

City of Philadelphia



(Bill No. 130063)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by City Avenue, 52nd Street, Overbrook Avenue, and 54th Street.

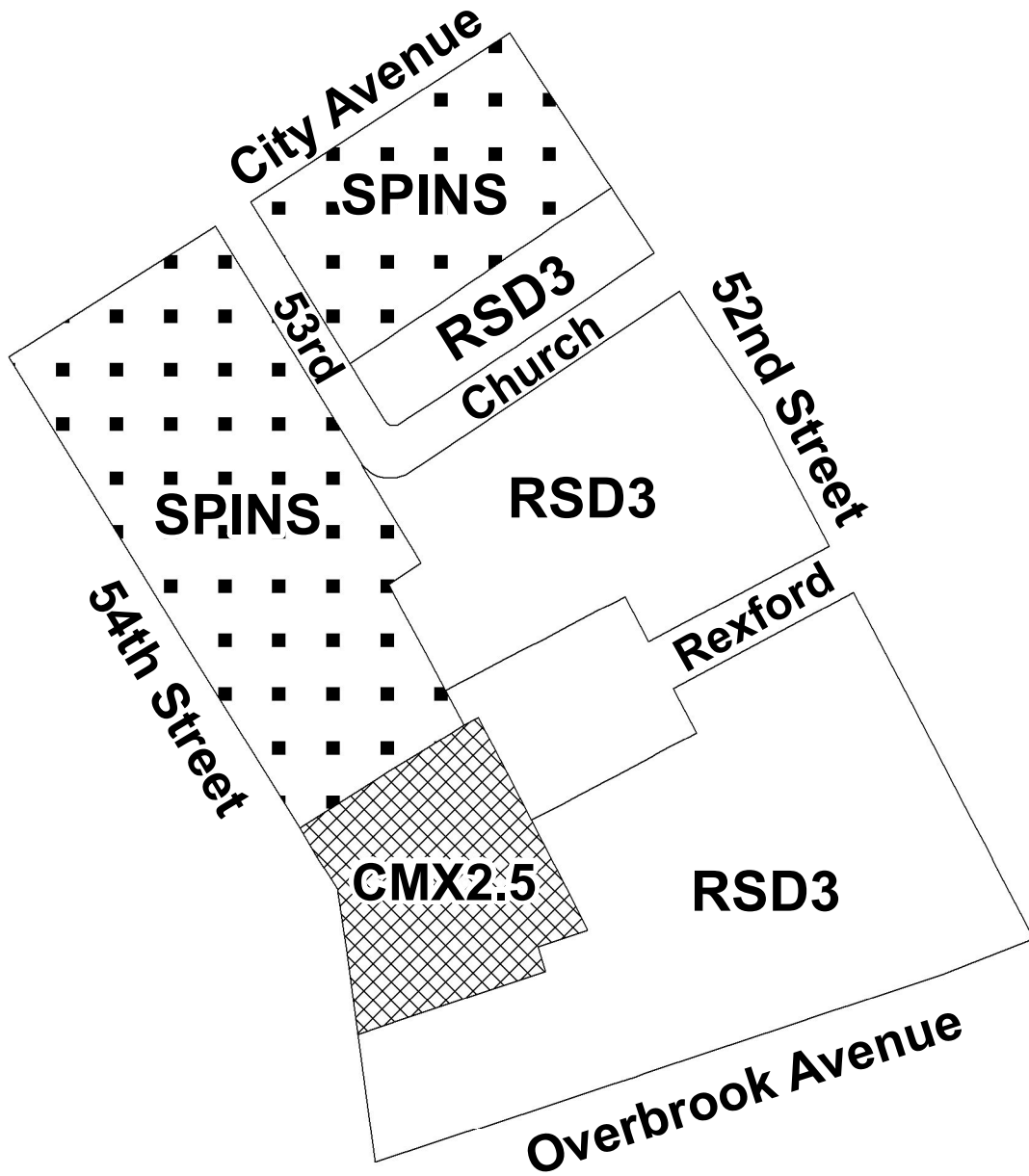
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by City Avenue, 52nd Street, Overbrook Avenue, and 54th Street, from the existing zoning designations indicated on Map “A” attached hereto, to the zoning designations indicated on Map “B” attached hereto.


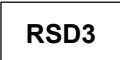

SECTION 2. The Special Purpose Institutional (SP-INS) Development Master Plan of Saint Joseph’s University is hereby amended with respect to the area bounded by City Avenue, 52nd Street, Overbrook Avenue, and 54th Street, as set forth in Exhibit “1,” on file with the Chief Clerk’s Office and a copy of which is attached hereto for reference.

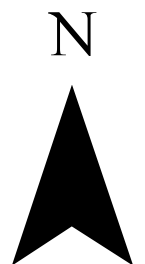
SECTION 3. This Ordinance shall become effective immediately.

Map A - Existing Zoning

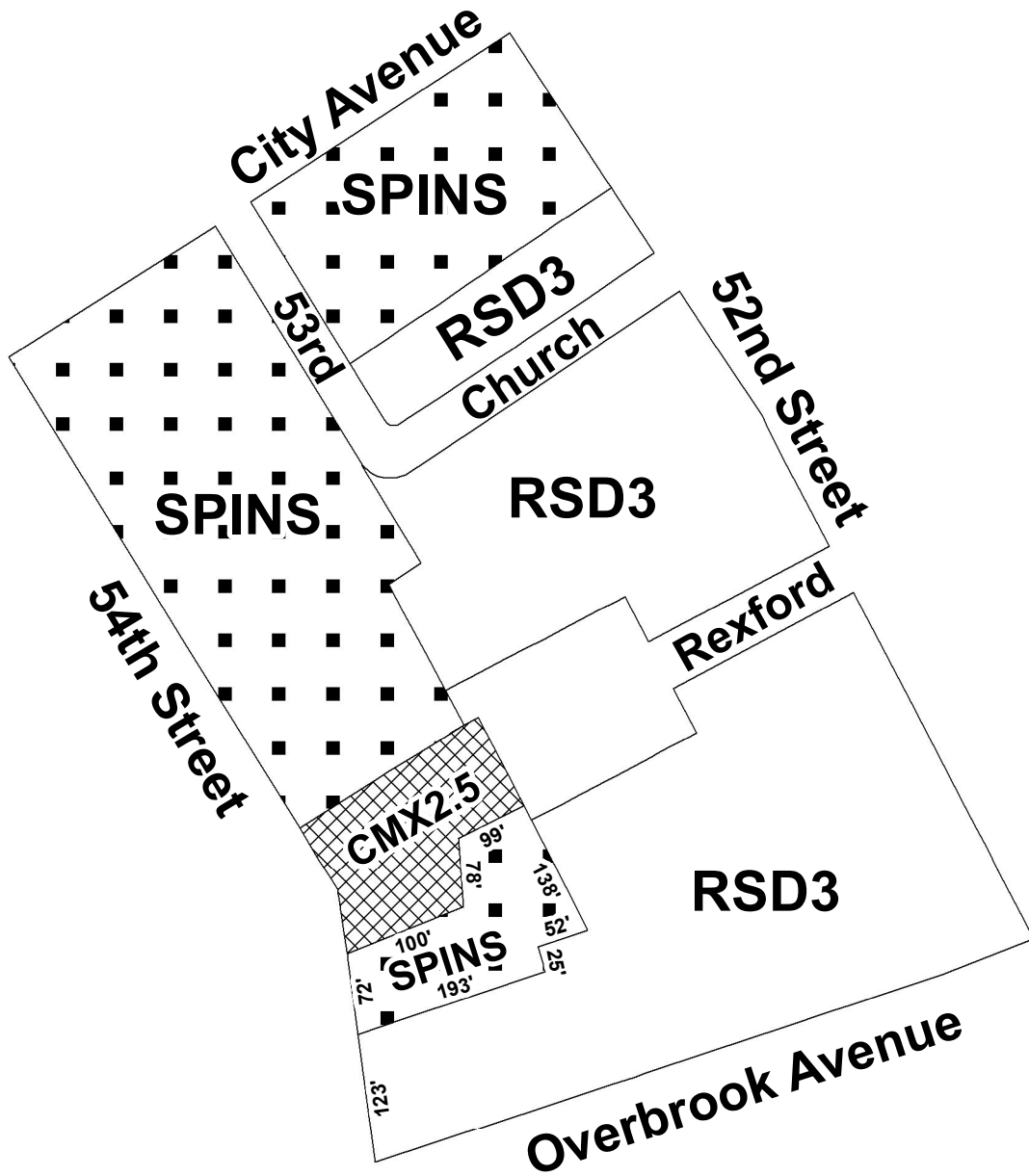


Legend




-  Neighborhood Commercial Mixed-Use
-  Residential Single-Family Detached
-  Institutional (Special Purpose) District



Map B - Proposed Zoning



Legend

-  CMX2.5 Neighborhood Commercial Mixed-Use
-  RSD3 Residential Single-Family Detached
-  SPINS Institutional (Special Purpose) District



- THE PURPOSE OF THIS PLAN IS TO IDENTIFY EXISTING PROPERTIES AND PHYSICAL FEATURES WITHIN THE EXISTING SP-INS ZONING DISTRICT IN THE PHILADELPHIA DISTRICT OF PHILADELPHIA. THE PLAN IS TO BE INCORPORATED INTO THE SP-INS ZONING DISTRICT PER THIS PLAN.
- INFORMATION USED TO PREPARE THIS PLAN IS BASED ON THE FOLLOWING:
 - AN AERIAL SURVEY BY AERIO-METRIC, 4189 BUSINESS COURT, BULLETS, VA PERFORMED ON MARCH 12, 2009.
 - DRAWING NO. "101" BY LANGAN ENGINEERING & ENVIRONMENTAL, INC., DATED JANUARY 15, 2010.
 - A PLAN TILED "INSTITUTIONAL DEVELOPMENT DISTRICT PLAN - 2007 AMENDMENT", DRAWING NO. 00-12, BY BART HILL, INC., DATED APRIL 1, 2007.
 - A PLAN TILED "INSTITUTIONAL DEVELOPMENT DISTRICT 2010 PROPOSED AMENDMENT", DRAWING NO. 00-14, BY PFS ARCHITECTS, LLC, DATED JANUARY 15, 2010.
 - A PLAN TILED "PLAN OF PROPERTY FOR 2443-45 N 54th STREET, PHILADELPHIA, PA 19104", DATED JANUARY 15, 2010.
 - A PLAN TILED "PLAN OF PROPERTY FOR 5400-14 OVERBROOK AVENUE, PHILADELPHIA, PA 19131", DATED JANUARY 16, 2013.
- THE ACCURACY OF THE FEATURES SHOWN ON THIS PLAN ARE COMMENSURATE WITH THE METHODS USED TO OBTAIN INFORMATION (E.A.S.A. SURVEY, AS CONVEY ZONING BOUNDARY INFORMATION).

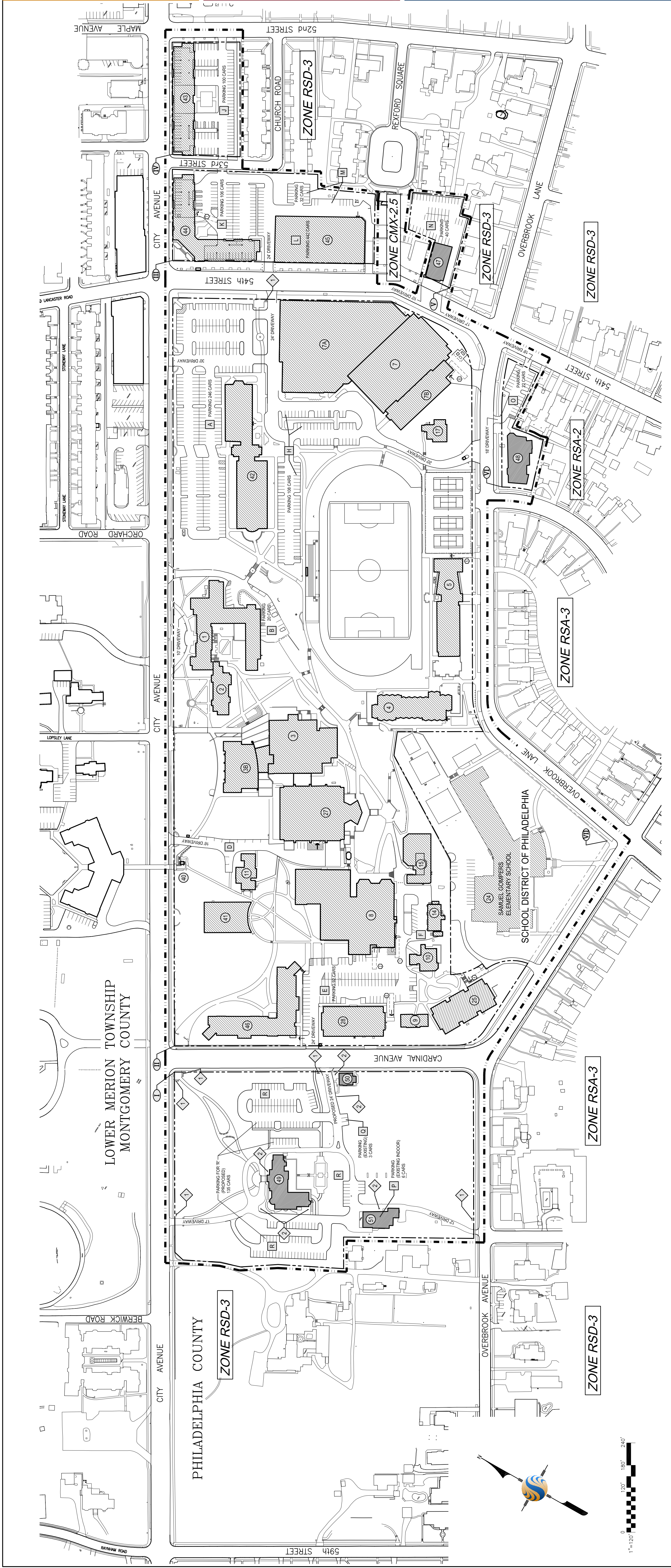


Exhibit 1

PROPERTY DESCRIPTIONS AND AREA SUMMARY	AREA
① SVU - 5800 CITY AVENUE	387,777 S.F. 8.90 ac
② SVU - CORE CAMPUS	1,534,919 S.F. 35.24 ac
③ SVU - BUILDINGS 44 (LANNON) & 45 (HAWKS LANDING)	122,887 S.F. 2.82 ac
④ SVU - BUILDING 43 (RASHFORD)	55,147 S.F. 1.27 ac
⑤ SVU - 2443-45 N 54th STREET - BUILDING 47 (AFROTC)	24,883 S.F. 0.57 ac

PROPERTY LINE DIMENSIONS SHOWN ON THIS PLAN REFLECT A CONSOLIDATED CONDITION WITH THE INDIVIDUAL PARCELS OWNED BY SAINT JOSEPH'S UNIVERSITY ARE CONTIGUOUS.

NO.	BUILDING	BUILDING HEIGHT	GROSS FLOOR AREA, S.F.	BUILDING COVERAGE, S.F.	PARKING LOT	INCREASE/DECREASE FROM 2010 AMENDMENT
1	BARBELIN HALL (CLASSROOM)	42'	58,400	21,890	A	430,911 S.F.
2	LOHMEGAN HALL (CLASSROOM)	32'	11,440	5,670	A	58,825 S.F.
3	POST LEARNING COMMONS (LIBRARY ANNEX)	35'	282,250	15,425	B	24,887 S.F.
4	BELMORIAN BUILDING (CLASSROOM)	39'	35,000	16,000	H	-10.4%
5	BELMORIAN BUILDING (CLASSROOM)	39'	49,500	12,475	H	-4.8%
6	HAGAN ARENA (ATHLETIC COMPLEX)	33'	78,100	38,480	H	
7	REGISTRATION FACILITY (ATHLETIC COMPLEX)	36'	74,000	61,700	H	
8	RAMSAY BASKETBALL CENTER (ATHLETIC COMPLEX)	35'	24,000	12,620	L/M	
9	CAMPION STUDENT CENTER (ATHLETIC COMPLEX)	35'	87,540	41,710	E/R	
10	TARA HALL (STUDENT RESIDENCE)	29'	5,885	1,885	E (1)	
11	QUICK HALL (STUDENT RESIDENCE)	29'	7,472	2,974	F (1)	
12	WELINGTON HALL (OFFICE)	29'	8,622	2,974	D	
13	WELINGTON HALL (OFFICE)	29'	8,622	2,974	D	
14	WELINGTON HALL (OFFICE)	29'	8,622	2,974	D	
15	SMYRNA HALL (STUDENT RESIDENCE)	28'	13,512	6,286	G/R	
16	BARRY HALL (OFFICE)	24'	6,420	2,280	H	
17	SAMUEL COMPTON ELEMENTARY SCHOOL	25'	83,100	41,550	H	
18	LAFARGE STUDENT CENTER (CLASSROOMS AND LABS)	58'	82,851	12,640	E (1)	
19	SCIENCE CENTER (CLASSROOMS AND LABS)	31'	107,880	26,943	A/R	
20	PEDESTRIAN BRIDGE ELEVATOR	48'	63,000	12,600	E (1)	
21	UNIVERSITY CENTER (OFFICE)	39'	2,350	670	D	
22	UNIVERSITY CENTER (OFFICE)	39'	10,250	2,050	D	
23	UNIVERSITY CENTER (OFFICE)	39'	10,250	2,050	D	
24	RASHFORD RESIDENCE HALL	72'	78,700	10,175	J	
25	HAWKS LANDING (RETAIL AND PARKING)	65'	103,000	25,750	K	
26	VILLIGER RESIDENCE HALL	89'	48,280	48,280	L/M	
27	VILLIGER RESIDENCE HALL	89'	133,518	20,025	E	
EXISTING BUILDINGS TOTAL					598,106	
EXISTING BUILDINGS (PROPOSED TO BE ADDED TO THIS SP-INS PLAN)						
28	2443-45 N 54th (AFROTC BUILDING) (OFFICE)	18'	4,810	4,922	N	
29	5400-14 OVERBROOK (ELS BUILDING) (CLASSROOM)	30'	12,800	7,355	O	
30	5800 CITY AVENUE (MAIN BUILDING) (OFFICE and EVENTS)	48'	33,175	8,150	O, P, R	
31	5800 CITY AVENUE (GATE HOUSE) (OFFICE)	30'	2,140	1,020	O, P, R	
32	5800 CITY AVENUE (SERVICE BUILDING) (OFFICE/STAFF)	20'	5,800	3,470	O, P, R	
NEW BUILDINGS TOTAL					24,887	
GRAND TOTALS					1,399,271	
GRAND TOTALS					534,003	

REY	QTY.	DESCRIPTION
①	6	20 S.F. "SAINT JOSEPH'S UNIVERSITY" SIGN ON 6 HIGH MASONRY WALL
②	6	8 S.F. BUILDING IDENTIFICATION SIGN
③	6	TWO SIDED METAL SIGN MOUNTED ON 4 HIGH POSTS

NOTES:
 (1) FRESHMAN HOUSING - FRESHMAN ARE NOT PERMITTED TO HAVE CARS ON CAMPUS

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NOTES FOR PROPERTY DESCRIPTIONS AND AREA SUMMARY:
 1. AREAS AND DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD MEASURE.
 2. ALL PROPERTIES ARE DESCRIBED CLOCKWISE FROM THEIR POINT OF BEGINNING, INDICATED ON THE PLAN.
 3. PROPERTY LINE DIMENSIONS SHOWN ON THIS PLAN REFLECT A CONSOLIDATED CONDITION WITH THE INDIVIDUAL PARCELS OWNED BY SAINT JOSEPH'S UNIVERSITY ARE CONTIGUOUS.

NO.	BUILDING	BUILDING HEIGHT	GROSS FLOOR AREA, S.F.	BUILDING COVERAGE, S.F.	PARKING LOT	INCREASE/DECREASE FROM 2010 AMENDMENT
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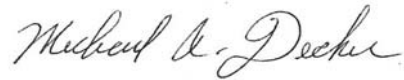
Certified Copy

City of Philadelphia

BILL NO. 130063 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 9, 2013. The Bill was Signed by the Mayor on May 21, 2013.



Michael A. Decker
Chief Clerk of the City Council