

## Legislation Text

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**File #:** 051235, **Version:** 0

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Approving Drexel University's proposed amendment to its Institutional Development District Master Plan pursuant to Chapter 14-1107(c) of The Philadelphia Code relating to "Zoning and Planning."

WHEREAS, By resolution dated October 17, 2005, the City Planning Commission recommended approval of Drexel University's proposed amendment to its Institutional Development District Master Plan allowing Drexel to construct a dormitory at 33<sup>rd</sup> and Race Streets in the 3<sup>rd</sup> Councilmanic District of Philadelphia ("Proposed Amendment"); and

WHEREAS, The City Planning Commission anticipated that Drexel University and the Powelton Village Civic Association would continue to negotiate their differences pending action by City Council pursuant to section 14-1107(c) of The Philadelphia Code; and

WHEREAS, Chapter 14-1107(c) requires City Council to approve, disapprove or defer the Proposed Amendment within 45 days of City Planning's recommendation or the Proposed Amendment is presumed approved; and

WHEREAS, On December 1, 2005, City Council deferred consideration of the Proposed Amendment in order to provide Drexel University and Powelton Village Civic Association with time to negotiate an amicable resolution to their differences concerning the dormitory at 33<sup>rd</sup> and Race Streets, which was the subject of the Proposed Amendment; and

WHEREAS, Drexel has committed that:

1. Drexel shall develop a park on the north side of the Consolidated Laundry Site that will encompass 50% of the site. On the remaining 50% of the site, Drexel shall not build any structures for a period of five years. After five years from the date of this agreement, Drexel may construct a building up to seven stories that Drexel can use for academic or administrative purposes, but not for residential purposes.
2. Drexel will retain an expert to perform a traffic and parking study, which shall include an evaluation of the feasibility of demand reduction measures and alternate transportation provided by Drexel (alone and/or in partnership with others), as a means of discouraging vehicular traffic. The parking and traffic study shall encompass the area from 31<sup>st</sup> Street to 36<sup>th</sup> Street and Chestnut Street to Spring Garden Street. The study will also consider direct subsidies for public transit as well as the quantification of anticipated and present parking and traffic congestion that will result from increases in population at Drexel. PVCA shall be involved in the design of the study. Drexel shall use its best efforts to implement recommendations of the study.
3. Drexel will use its best efforts to support the continuation and enhancement of the historic residential character of the Powelton Village neighborhood. Drexel and its affiliates will adhere to all building codes, occupancy codes and other city codes and will proactively insure that residents of their buildings comply with appropriate conduct consistent with a residential community, by enforcing student rules applicable to the campus.

4. Drexel shall provide grants up to \$3,000 to faculty and staff who purchase residential properties in Powelton Village.
5. Both parties shall work together to encourage the City of Philadelphia to cite and prosecute property owners in Powelton Village for violations of The Philadelphia Code.
6. Drexel shall not construct additional high density student housing buildings north of Powelton Avenue.
7. Drexel shall provide parking at a ratio of one parking space per five beds for the two new dormitories, if approved.
8. PVCA will not oppose the development of the Consolidated Laundry Site so long as it is constructed in the manner described above.

WHEREAS, Drexel University agrees to take the actions it proposes in this Resolution purely as an expression of good faith and without regard to whether it has an agreement with the Powelton Village Civic Association; and

WHEREAS, Drexel has committed to continue to work with the Powelton Village Civic Association to resolve outstanding differences; now, therefore be it

RESOLVED, That City Council approves the Proposed Amendment pursuant to Chapter 14-1107 (c) of the Philadelphia Code.