

## Legislation Text

---

**File #:** 100656, **Version:** 1

---

Amending Section 14-305 of The Philadelphia Code, entitled "'C-4' Commercial District," all under certain terms and conditions; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Hamilton Street, 19th Street, Callowhill Street and 20th Street.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Section 14-305 of The Philadelphia Code is hereby amended to read as follows:

§14-305. "C-4" Commercial District.

\* \* \*

*(16) Notwithstanding anything to the contrary in this Title, the following shall apply in the area bounded by Hamilton Street, 19th Street, Callowhill Street and 20th Street:*

- (a) Use Regulations. Accessory parking whether structured or open-air is permitted on lot.*
- (b) Area Regulations. Legally required windows may be located within 25 feet of the property line.*
- (c) Parking. Parking spaces shall be provided at a ratio of one space per every two dwelling units.*

SECTION 2. Pursuant to Section 14-103 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 Hamilton Street, 19th Street, Callowhill Street and 20th Street, from the existing zoning designations indicated on Map "A" set forth below to the zoning designations indicated on Map "B" set forth below.

SECTION 3. This Ordinance shall become effective immediately.

---

**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.

EXHIBIT A

GRANARY PARTNERS, L.P.

THE GRANARY PROJECT



The Granary anticipates retaining the services of an experienced local monitor (the “Monitor”) to assist with EOP implementation. The Monitor will develop a monitoring and reporting protocol that will track the EOP developments from initiation of contracting through completion of construction activities. The protocol will include these features:

- Establish a working committee with owner representative, general contractor, and the monitor to review contractor opportunities prior to release of bids
- Execute Recruitment activities outlined in previous section and provide a qualified M/W/DSBE list to all bidders prior to bid release
- Evaluate all qualified bid responses for M/W/DSBE/DBE inclusion
- Coordinate with Philadelphia Building Trade Council project liaison for Philadelphia resident initiative to pre-screen eligible trades members for contractor hiring

V. Compliance and Enforcement

The Granary will participate in the development of a project oversight committee upon the direction of the City. The Granary anticipates that the oversight committee will conduct an ongoing review of the EOP execution and provide interim recommendations for compliance if the Granary requires assistance in meeting program targets.

VI. Records and Final EOP Reporting

The Granary will provide data and submit reports consistent with current requirements of the City of Philadelphia. Draft reports will be submitted to the City and a final EPO project report will be available for public inspection.

This Plan, executed by an authorized representative of the Granary and the City, shall be effective upon adoption of Ordinance 100656 submitted for City Council’s approval, and the Granary’s receipt of building permits for the Project.

DATE: \_\_\_\_\_ CITY OF PHILADELPHIA  
By: \_\_\_\_\_

DATE: \_\_\_\_\_ GRANARY PARTNERS, L.P.  
By: \_\_\_\_\_