Amending Chapter 14-516 of the Philadelphia Zoning Code, entitled "West Overlay District," all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of the Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§ 14-516. /WST, West Overlay District.

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(3) Subarea B.

The following standards apply to Subarea B of the West Overlay District.

(a) ***Schuylkill Yards Development Area.***

.1) Specifically, the purpose of this development area is to promote, encourage and increase the following: 1) public spaces that will attract pedestrian traffic; 2) sustainable development; 3) retail space for an upwards of 100,000sf; and 4) support of public transit.

.2) SYDA Public Amenities. SYDA seeks the creation of the following specific amenities in the public interest in exchange for the increase in density for this development area. They include:

(i) Public Space - The Schuylkill Yards Development Plan provides for four (4) public space areas which include a public park and 3 public areas under the highline rail, as marked on the Development Plan.

(ii) Sustainable Development - All newly constructed buildings will be LEED certified or its equivalent. Green Roofs will be added as both a design and sustainable element to enhance

buildings within SYDA.

(iii) Below Grade Parking - Below grade parking will be provided for use within the SYDA.

(iv) Transit Improvements - In promoting this development area financial commitments towards transit improvements are necessary. SYDA shall have contributed to the improvements of the 30th Street substation.

(v) Retail Space - SYDA shall have an upwards of 100,000sf of retail space within this Subarea.

(.c) Notwithstanding the provisions with section 14-904, total signage area for each structure shall be 2500sf and shall include accessory digital display, wall, projecting, marquee and window signs, without limitation.

* * *

(d) Optional Unified Development Plan.

(.1) Purpose.

The optional Unified Development Plan process is intended to encourage the development of multiple lots in a single plan to promote sound economic development, enhance economic vitality, and support diverse walkable neighborhoods.

(.2) Applicability.

(.a) The regulations of this subsection (d) apply to any area subject to a Unified Development Plan. A Unified Development Plan shall meet the criteria set forth in subsection (.3), below, complete the reviews and approvals set forth in subsection (.4), below, and shall be subject to the area regulations of subsection (.5), below.

(.b) Notwithstanding the provisions of this Subsection (d) all rights of appeal under § 14-303(15)(a) (Appeals to Zoning Board of Adjustment) from any decision of L&I, including, without limitation the issuance of any zoning permit under § 14-303(6) (Zoning Permits), shall be preserved.

(.c) Should the regulations of this subsection (d) conflict with any other provision of the zoning code, the requirements of this subsection (d) shall control.

(.3) Criteria.

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A Unified Development Plan shall meet all of the criteria in this subsection (.3) in order to be subject to the regulations in subsection (.5).

(.a) Plan Area and Boundaries.

The area subject to the Unified Development Plan shall contain at least 10 acres of land area and be located entirely within Subarea B of the /WST Overlay.

(.b) Ownership of Lots.

Each of the lots within the area subject to the Unified Development Plan shall be held in common ownership, subject to an agreement providing equitable title, or subject to a written legal agreement between the record owners if the respective lot or lots are not in common ownership. Any such written legal agreement shall be included with the Unified Development Plan.

(.c) Base Zoning.

The base zoning of all the lots within the area subject to the Unified Development Plan shall be CMX-5.

(.d) Uses.

At least 30% of the length of the ground floor of the total building street frontage of any building must be occupied by an office, retail sales, commercial services, or public, civic, and institutional use; except that regulated uses, as set forth in § 14-603(13) (Regulated Uses), shall be prohibited from the ground floor of the building frontage.

(.e) Public Space.

At least 21% of the total area subject to the Unified Development Plan, exclusive of streets, shall be a public open space, public park, or public plaza and shall be identified on the Unified Development Plan.

(.f) Parking.

No new parking lots shall be constructed and no existing parking lot shall be expanded within the area subject to the Unified Development Plan.

(.4) Review and Approvals.

A Unified Development Plan shall complete all of the reviews and approvals of this subsection (.4) to be subject to the regulations in subsection (.5).

(.a) A Unified Development Plan shall not become effective until the Unified Development Plan completes the same procedure as required for master plan districts as provided in § 14-304 (3)(e)(.1).

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(.b) Any amendment to a Unified Development Plan shall follow the same procedure as required for amendments to master plan districts as provided in § 14-304(4).

(.c) L&I shall not issue a zoning permit in the area subject to the Unified Development Plan until the Commission reviews the application and accompanying plans and determines the proposed development is consistent with the approved Unified Development Plan.

(.d) No zoning permit shall be issued for any development that would exceed:

(.i) 50% of the cumulative total gross floor area allowed within the area subject Unified Development Plan, until 50% of the required public space has completed construction; and

(.ii) 70% of the cumulative total gross floor area allowed within the area subject Unified Development Plan, until all public space required under § 14-516(3)(d)(.3)(.e) has completed construction.

(.5) Area Regulations

A Unified Development Plan that satisfies the requirements of subsections (.3) and (.4), above, shall entitle lots in the area subject to the Unified Development Plan to the following regulations.

(.a) Gross Floor Area.

The maximum gross floor area of all buildings within the area subject to the Unified Development Plan shall not exceed 2100% of the total area subject to the Unified Development Plan, exclusive of streets.

(.b) Occupied Area.

Not more than 79% of the area subject to the Unified Development Plan, exclusive of streets, may be occupied by buildings.

(.c) Yards

No front, side, or rear yards are required in the area subject to the Unified Development Plan.

(.d) Height and Massing Regulations.

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All buildings shall be subject to the bulk and massing controls of § 14-701(5) CMX-4 and CMX-5, except for buildings demonstrating compliance with § 14-701(5)(b) (Option A: Sky Plane Controls) the following standards shall apply for regulated street frontages of 80 ft. and wider:

Regulated Height Interval (ft. above sidewalk)	***Allowed Blockage of Sky Plane***
>1145	*0%*
570-1145	*75%*
285-570	*85%*
125-285	*90%*
<126	*100%*

(.e) Parking.

Accessory parking shall not be required for research and development uses.

(.f) Bicycle Parking.

Notwithstanding the location of bicycle parking space provisions set forth in § 14-804(2)(c) or the type of bicycle parking spaces provisions set forth in Table 14-804-1, all required bicycle parking spaces shall be located within a 500 ft. radius of the primary building entrance and may include Class 1A, Class 1B or outdoor spaces regardless of use.

(.g) Loading.

Buildings shall meet the off-street loading requirements of §14-806(2) (RMX-3, CMX-4, and CMX-5 Districts), except the number of loading spaces provided shall be in accordance with the following:

(.1) For a building with less than 750,000 sq. ft. of gross floor area, at least two off-street loading spaces shall be provided.

(.2) For a building with 750,000 sq. ft. or more of gross floor area, at least three loading spaces shall be provided.

(.h) Signs.

Accessory signs within the area subject to the Unified Development Plan shall comply with

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the provisions set forth in § 14-904 (Accessory Sign Controls), except as follows:

(.1) The maximum sign area for each lot shall be three sq. ft. for each linear foot of building frontage, and shall include wall, projecting, marquee, and window signs, without limitations to the provisions within § 14-904 (Accessory Sign Controls).

(.2) One roof sign that serves to identify the name of the Unified Development Plan shall be permitted within the area subject to the Unified Development Plan and shall not be included in the calculation of maximum sign area in §14-516(d)(.5)(h)(.1), provided:

(.i) The maximum roof sign area shall be 4,500 sq. ft.;

(.ii) Animated illumination shall be prohibited;

(.iii) The maximum sign height shall be 20 ft.; and

(.iv) The sign is approved by the Art Commission.

(.3) Building identification signs shall be permitted in accordance with §14-904(3) (Building Identification Signs in CMX-4, CMX-5, IRMX, ICMX, and I-1 Districts), except that one building within the area subject to the Unified Development Plan shall be exempt from the height requirements of §14-903(3)(b).

(.4) Distance limitations on sign location shall not apply.

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SECTION 2. Economic Opportunity Plan. The Economic Opportunity Plan as approved by the Office of Economic Opportunity pursuant to Chapter of 17-1600 of the Philadelphia Code is attached.

SECTION 3. This Ordinance shall be effective immediately.

Explanation:

~~Strikethrough~~ indicates matter deleted.
Italics indicate new matter added.

EXHIBIT "A"

(Schuylkill Yards Unified Development Plan)

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