

City of Philadelphia



(Bill No. 160096)

AN ORDINANCE

To amend Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by establishing the Broad Street Area, Mid-South within the Center City Overlay District, revising certain provisions within the Center City Overlay District, and removing certain exceptions to off-street loading requirements.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

Key:

1. In Tables that contain bracketed table notes, and in the table notes, deletions are indicated by { } rather than [].

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-502. /CTR, Center City Overlay District.

(2) Applicability.

* * *

(b) Area Boundaries.

The standards and regulations of this section apply to the areas within the /CTR Overlay district set forth as follows:

* * *

(.2) Broad Street Area.

The Broad Street Area consists of:

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* * *

(.e) Mid-South: Lots zoned CMX-5 in the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street.

* * *

(d) /CTR Summary Table.

Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay District). In the event of conflict between the provisions of Table 14-502-1 and the text of this Zoning Code, the text shall govern.

Table 14-502-1: /CTR Summary Table

| Area | Height Controls | Setback / Build-To Controls | Supplemental Use Controls | Parking & Loading Controls | Sign Controls | Special Review Controls | Bulk and Massing Controls |
|---------------------------------------|-----------------|-----------------------------|---------------------------|----------------------------|---------------|-------------------------|---------------------------|
| Benjamin Franklin Parkway Area | § 14-502(3)(d) | | | § 14-502(6)(a) | | | |
| Broad Street Area | | | | | | | |
| * * * | | | | | | | |
| <i>Mid-South</i> | | | § 14-502(5) | § 14-502(6)(i) | | | |
| * * * | | | | | | | |

* * *

(5) Supplemental Use Controls.

For the purposes of this § 14-502(5) (Supplemental Use Controls), the following supplemental use controls apply to the areas listed in Table 14-502-2 and Table 14-502-3.

(a) Use Table 14-502-2.

Principal uses are allowed within the Center City Overlay District in accordance with the use regulations of the underlying zoning district, except as provided in Table 14-502-2 (See accompanying Supplemental Use Controls Area Map for illustrative purposes only). Uses classified as accessory uses are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

* * *

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(.6) Notes for Table 14-502-2.

* * *

[5] Permitted for lots {designated “CMX-5”} within the *Broad Street Area, Mid-South* {area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street}, *provided that this provision shall expire on January 1, 2020 for lots located entirely within the area bounded by Watts Street, Pine Street, Broad Street, and Cypress Street (extended).*

* * *

(c) *Permitted Accessory Uses and Structures.*

In addition to those accessory uses and structures permitted in the underlying zoning district, roof decks shall be permitted for non-residential uses within the Broad Street Area, Mid-South, provided that this §14-502(5)(c) shall expire on January 1, 2020.

(6) Parking and Loading Regulations.

(a) Motor Vehicle Ingress and Egress Restrictions.

Vehicular ingress and egress is prohibited to and from the following: (See Parking and Loading Regulations Area Map 1 for illustrative purposes only):

* * *

(.4) Spruce Street within the Spruce Street Area, East, except for lots [designated “CMX-5”] within the *Broad Street Area, Mid-South*. [area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street, and Broad Street]

* * *

(i) *Broad Street Area, Mid-South.*

The following requirements apply to lots within the Broad Street Area, Mid-South, provided that this § 14-502(6)(i) shall expire on January 1, 2020 for lots located entirely within the area bounded by Watts Street, Pine Street, Broad Street, and Cypress Street (extended).

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- (.1) *The minimum width for parking aisles shall be 16 ft.*
- (.2) *Notwithstanding the provisions of Table 14-806-2 (Off-Street Loading in RMX-3, CMX-4, and CMX-5), a minimum of one loading space shall be provided for every 450,000 sq. ft. of gross floor area.*
- (.3) *Loading spaces are not required to meet the requirements of Table 14-806-3 (Required Loading Space Dimensions).*
- (.4) *Loading spaces are not required to meet the requirements of § 14-806(d) (Ingress and Egress).*
- (.5) *Notwithstanding the provisions of Table 14-802-2 (Required Parking in Commercial Districts), the minimum number of parking spaces required for multi-family household living shall be one parking space for every ten units.*

* * *

CHAPTER 14-800. PARKING AND LOADING

* * *

§ 14-806. Off-Street Loading.

* * *

(2) RMX-3, CMX-4, and CMX-5 Districts.

(a) Required Spaces.

Off-street loading in RMX-3, CMX-4, and CMX-5 districts shall be provided in accordance with Table 14-806-2, except for:

* * *

[(.2) Lots designated “CMX-5” located within in the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street, where 1 loading space shall be provided for every 450,000 square feet of gross floor area.]

* * *

(b) Minimum Dimensions.

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Loading spaces shall be designed to meet the dimensions in Table 14-806-3[, except for lots designated “CMX-5” located within the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street].

* * *

(d) Ingress and Egress

Each individual loading space or group of loading spaces shall be limited to one two-way curb cut with a maximum width of 24 ft. on the street frontage or two one-way curb cuts with a maximum width of 16 ft. on each street frontage [(except for lots designated “CMX-5” located within the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street)]; provided that, for curb cuts on the south side of Fairmount Avenue, between Broad Street and Thirteenth Street, on lots designated “CMX-4,” the 24 ft. maximum width shall not apply to a two-way curb cut and a maximum of two two-way curb cuts shall be allowed if the curb cuts are intended to be used for a mixed use development with at least 50,000 gross square feet of space for retail use. As an exception to this standard, when the loading spaces or their access drives have direct access to a street of less than 40 ft. wide, there shall not be a limit imposed on the size of the curb cut(s) to that street. Driveways that cross the public sidewalk must be at the same level as the sidewalk. The driveway material must change at the building line to demarcate the transition to the sidewalk. Sidewalks should be visually continuous across driveways to indicate pedestrians have the right-of-way.

* * *

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

**City of Philadelphia
Economic Opportunity Plan**

Broad & Pine

EOP version June 1, 2015

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I. Introduction and Definitions

The City of Philadelphia strongly encourages the use of certified Minority ("MBE"), Women ("WBE"), Disabled ("DSBE") and Disadvantaged ("DBEs") Business Enterprises (collectively, "M/W/DSBEs") and minority and female workers in all aspects of Broad and Pine (the "Project") located at 337-41 S Broad ST, Philadelphia, Pennsylvania ("the Site") which may include financial investment, design, construction, and operations. ¹ In support of this objective, the City of Philadelphia will require that Broad and Pine Associates (the "Owner") commit to this Economic Opportunity Plan ("EOP" or "Plan"). This Plan contains ranges of projected M/W/DSBE utilization and goals for the employment of minority and female workers in connection with the Project at the Site. This Plan shall be a part of and incorporated into the resulting agreement(s) with the owners of Broad and Pine.

The Owner hereby verifies that all information submitted to the Office of Economic Opportunity ("OEO") in response to this Plan is true and correct and takes notice that the submission of false information is subject to the penalties of 18 PA C. S. Section 4904, relating to unsworn falsification to authorities and 18 PA C. S. Section 4107.2 (a)(4), relating to fraud in connection with minority business enterprises or women's business enterprises.

For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by OEO. Only the work or supply efforts of firms that are certified as M/W/DSBEs by an OEO-approved certifying agency will be eligible to receive credit as a Best and Good Faith Effort. ² In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at www.phila.gov/oEO/directory.

For this Plan, the term "Best and Good Faith Efforts," the sufficiency of which shall be in the sole determination of the City, means: efforts, the scope, intensity and appropriateness of which are designed and performed to foster meaningful and representative opportunities for participation by M/W/DSBEs and an appropriately diverse workforce and to achieve the objectives herein stated. Best and Good Faith Efforts are rebuttably presumed met when commitments are made within the M/W/DSBE participation ranges established for the Project and a commitment is made to employ a diverse workforce as enumerated herein.

II. Project Scope

Mixed-use building totaling approximately 180,000 gross square feet. Building program includes mix of rental apartments, hotel, ancillary parking and restaurant and bar.

III. Goals

A. M/W/DSBE Participation Ranges

As a benchmark for the expression of "Best and Good Faith Efforts" to provide meaningful and representative opportunities for M/W/DSBEs in the Project, the following participation ranges have been established. These participation ranges represent, in the absence of discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable through the exercise of Best and Good Faith Efforts. These percentages relate to the good faith

¹ Disadvantaged Business Enterprises ("DBEs") are those socially or economically disadvantaged minority and woman owned businesses certified under 49 C.F.R. Part 26.

² A list of "OEO approved certifying agencies" can be found at www.phila.gov/oEO

estimated cost of the entire Project. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g., MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The ranges are based upon an analysis of factors such as the size and scope of the Project and the availability of MBEs, WBEs, DSBEs and DBEs to participate in this development.

The following contract goals have been set for the Project:

| Contracts | Minority Owned | Female Owned | DSBE | Total |
|--------------|----------------|--------------|------|--------|
| Construction | 20-25% | 10-15% | BGFE | 30-40% |

B. Employment Goals

The owner agrees to exhaust Best and Good Faith Efforts to employ minority persons and females in its workforce of apprentices and journeymen at the following levels:³

- Minority Apprentices - 50% of all hours worked by all apprentices
- Minority Journeymen - 32% of all journey hours worked across all trades
- Female Apprentices - 7% of all hours worked by all apprentices
- Female Journeypersons – 2% of all hours worked across all trades

| |
|------------------------|
| Local Residents |
| 32% |

IV. Equity Ownership

The Philadelphia Code 17-1603 requires that each Economic Opportunity Plan include information concerning the Equity Ownership (as defined) of (1) the contractor, developer and/or recipient of financial assistance required to submit the Plan; (2) participants (as defined) engaged by the contractor, developer and/or recipient of financial assistance; and (3) the eventual owner or owners of the project or contract to which the Plan relates; and requiring periodic reports for the purpose of updating Equity Ownership information; all under certain terms and conditions.

Identify the current equity owners of the project.

| Type of Ownership | % Minority Owned | % Women-Owned | % Disabled Persons |
|---------------------|------------------|---------------|--------------------|
| Sole Proprietorship | | | |
| Partnership | 0% | 0% | 0% |
| Corporation | | | |

If the project is privately owned, the following individuals will become the anticipated Equity Owners upon completion.

³ These goals are based upon the recommendations of the Mayor’s Advisory Committee on Construction Industry Diversity (MACCID), published in the 2009 MACCID Report; they have been augmented by OEO over time based upon labor market data.

| Type of Ownership | % Minority Owned | % Women-Owned | % Disabled Persons |
|---------------------|------------------|---------------|--------------------|
| Sole Proprietorship | | | |
| Partnership | 0% | 0% | 0% |
| Corporation | | | |

Following the completion of the project, the project owner is responsible for meeting the reporting guideline identified in the Philadelphia Code.⁴

V. Diversity Practices

In compliance with Chapter 17-1603, the Economic Opportunity Plan shall contain a statement from the contractor, developer, and/or recipient of financial assistance summarizing past practices by identifying and describing examples of processes used to develop diversity at any/all levels of its organization including, but not limited to, Board and managerial positions. This statement shall also summarize strategic business plans specific to current or past practices of M/W/DSBE utilization on government and non-government projects and procurement.

1. Describe employment and recruitment policies used to achieve diversity in your workforce.

None

2. Provide the race, gender, and residential (local) status of your:

| | |
|----------------------|--------------------------------|
| A. Directors | 1 Caucasian male, Philadelphia |
| B. Management | 1 Caucasian female, New Jersey |
| C. General Workforce | |

3. Identify your organization's methods of solicitation and utilization of Minority, Woman and Disabled Businesses (M/W/DSBEs). Please be specific in describing outreach and any procurement policies that are focused on creating or sustaining business relationships with M/W/DSBEs.

None

4. What percentage of your company's total spend with vendors and suppliers is attributable to M/W/DSBEs? Please include a list of the largest M/W/DSBEs used by your organization in the last 12 months.

⁴ Per The Philadelphia Code 17-1603: *Continuing Reporting Requirements*.

(i) Within 30 days of each anniversary of the date that the Plan is finally certified, the contractor, developer and/or recipient of financial assistance shall file with the Chief Clerk of Council and the certifying agency an addendum to the original Plan that provides the Equity Ownership information required in subsection (g)(.2), updated so that it is accurate as of the anniversary date. This requirement shall continue until the project is completed.

(ii) The final EOP report required pursuant to § 17-1604(2)(a) shall include updated Equity Ownership information that is accurate as of the date of the final report.

(iii) After the final EOP report has been filed, the owner or owners of the completed project shall have a continuing obligation to file a Statement of the owner's or owners' Equity Ownership within 30 days of each anniversary of the date that the final EOP report is submitted. The Statement shall be accurate as of the relevant anniversary date, and shall be filed with the Chief Clerk of Council and the certifying agency. No Statement shall be required if the completed project is not privately-owned.

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| | |
|--|---|
| A. Identify the type of goods or services purchased. | None |
| B. Amount of the contract. | N/A |
| C. Indicate if any of these M/W/DSBEs are listed in the City of Philadelphia's Office of Economic Opportunity Registry. | N/A |
| D. Are these companies certified as M/W/DSBEs? Do you rely on any particular certifying agency? | N/A |
| E. If there is no previous M/W/DSBE utilization, the Plan shall contain a statement that explains the reason for the lack of M/W/DSBE participation in past contract(s) or project(s). | This is a newly formed entity with no past contracts or projects. |

5. Describe any initiatives made by your organization to increase investment and promote equity ownership by minorities and women.

None

VI. Responsiveness

A. The owner shall identify M/W/DSBE commitments and other agreements evidencing their intent to use Best and Good Faith efforts to employ minority persons and females at the levels stated herein. The identified commitments constitute a representation that the M/W/DSBE is capable of providing commercially useful goods or services relevant to the commitments and that the Owner has entered into legally binding commitments or other legally binding agreements with the listed M/W/DSBEs for the work or supply effort described and the dollar/percentage amounts set forth. In calculating the percentage of M/W/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern.

B. M/W/DSBE commitments are to be memorialized in a written subcontract agreement. Letters of intent, quotations, contracts, subcontracts and any other documents evidencing commitments with M/W/DSBEs become part of and an exhibit to the Agreement resulting from the RFP.

C. OEO will review the owner's commitments for the purpose of determining whether Best and Good Faith Efforts have been made. OEO reserves the right to request further documentation and/or clarifying information at any time during the construction and development of the Project.

VII. Compliance and Monitoring of Best and Good Faith Efforts

A. The owner agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, upon the request of OEO, documentation relative to its implementation of the Plan, including the items described below:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation; and

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- Telephone logs and correspondence relating to M/W/DSBE commitments.
- To the extent required by law, the Owner shall ensure that its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeypersons. These documents are subject to inspection by OEO.

B. Prompt Payment of M/W/DSBEs

The owner agrees and shall cause its contractors to ensure that M/W/DSBEs participating on the Project receive prompt payment for their work or supply effort within five (5) days after receipt of payment from the project owner.

C. Oversight Committee

For this Project, in the sole discretion of the City, an oversight committee may be established consisting of representatives from the Owner, representatives of the building trades, the construction manager, and the City which may include the Project site's district councilperson, OEO, and appropriate community organizations ("Committee"). The Committee will meet regularly to provide advice for the purpose of facilitating compliance with the Plan.

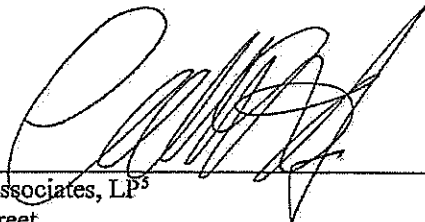
D. Reporting

The owner agrees to file an annual report with the City of Philadelphia and City Council concerning the performance of the Economic Opportunity Plan through the duration of the Project. In addition, during construction, the Owner will provide "snapshot" reports containing updates for certain categories of information contained in its annual report on a monthly basis during construction. Snapshot reporting will include: (i) utilization of M/W/DSBEs, and (ii) the hiring and employment of minorities and females. All reports (quarterly & annually) provided to the City under this section will also be provided to the Office of Economic Opportunity.

VIII. Remedies and Penalties for Non-Compliance

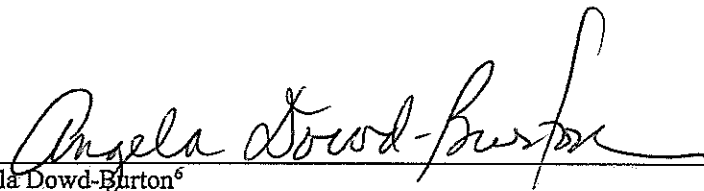
A. The owner agrees that its compliance with the requirements of this Plan is material to the Agreement. Failure to comply with the Plan may constitute a substantial breach of the Agreement and is subject to the remedies and penalties contained therein or otherwise available at law or in equity. Notwithstanding the foregoing, no privity of contract exists between the City and any M/W/DSBE identified in any contract resulting from implementation of the Plan. Neither the Owner nor the City intends to give or confer upon any such M/W/DSBE any legal rights or remedies in connection with subcontracted services under any law or policy or by any reason of any contract resulting from implementation of the Plan except such rights or remedies that the M/W/DSBE may seek as a private cause of action under any legally binding contract to which it may be a party.

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Broad & Pine Associates, LP⁵
755 S. Broad Street
Philadelphia, PA 19147

Date



2/3/2016
Date

Angela Dowd-Burton⁶
Executive Director
Office of Economic Opportunity
City of Philadelphia

⁵ The Owner's Representative is required to sign and date, but the City reserves the right to obtain the Owner's Representative signature thereon at any time prior to Plan certification. The Owner Representative will receive from the City a certified copy of its Plan which should be filed with the Chief Clerk of City Council within fifteen (15) days of the issuance and published by OEO, in a downloadable format, on the OEO website.

⁶ Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of this Plan are in compliance with Chapter 17-1600.

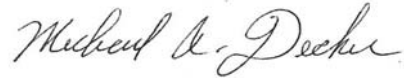
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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 5, 2016. The Bill was Signed by the Mayor on May 10, 2016.



Michael A. Decker
Chief Clerk of the City Council