City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 100656
(As Amended, 11/29/10)

Introduced October 7, 2010

Councilmember Clarke

Referred to the
Committee on Rules

AN ORDINANCE

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

Economic Opportunity Plan

November 24, 2010

I. Project Description

Granary Partners, L.P. ("Granary") is an affiliate of Pearl Properties L.P. and the record owner of 402 North 19th Street, 407 North 20th Street, 1901-1903 Callowhill Street and 1905-1939 Callowhill Street (the "Property"). On the Property, Granary plans to construct a mixed use retail and residential apartment building consisting of approximately 210 residential units, and plans to renovate the existing Granary Building to house twelve residential units, common amenities and retail space (collectively, the "Project").

As part of the Project, Granary has sought the approval of City of Philadelphia City Council Ordinance No. 100656, which will change zoning for the Property, and allow for the development of the Project. Granary is willing to enter into this Economic Opportunity Plan, to provide assurance to the City of Philadelphia that it will take reasonable efforts to expand its engagement with disadvantaged businesses and locally based workers, during the construction of the Project.

II. Plan Goals

The Granary is committed to exercise its best efforts to provide meaningful and representative opportunities for participation by minority-owned, woman-owned, disabled-owned business enterprises, and disadvantaged business enterprises ("M/W/DSBE/DBE") and Philadelphia residents in all phases of the development project.

The following targets have been set for the Project:

a.) Construction Contractors

MBE – 25-35% WBE 5-15%

b.) Construction Workforce

Minority – 25-35% Women – 5-15% Local Residents – 35-50%

III. Procedures for Recruitment and Minority Opportunities

Granary, working in conjunction with the general contractor, will promote M/W/DSBE/DBE participation in the Project. The M/W/DSBE/DBE objectives will be included in all requests for proposals, bid packages, and solicitations for the project. Pro-active outreach efforts will include:

- A review of Office of Economic Opportunity (OEO) Registry of Certified Firms by specialty for submission of bid documents for phases of the project
- Require the general contractor to identify local, qualified sub-contractors for project components
- Review of recent EOP development project reports to identify qualified contractors for comparable services
- Identifying appropriate steps to publicize contractor opportunities

IV. Monitoring and Plan Execution

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.

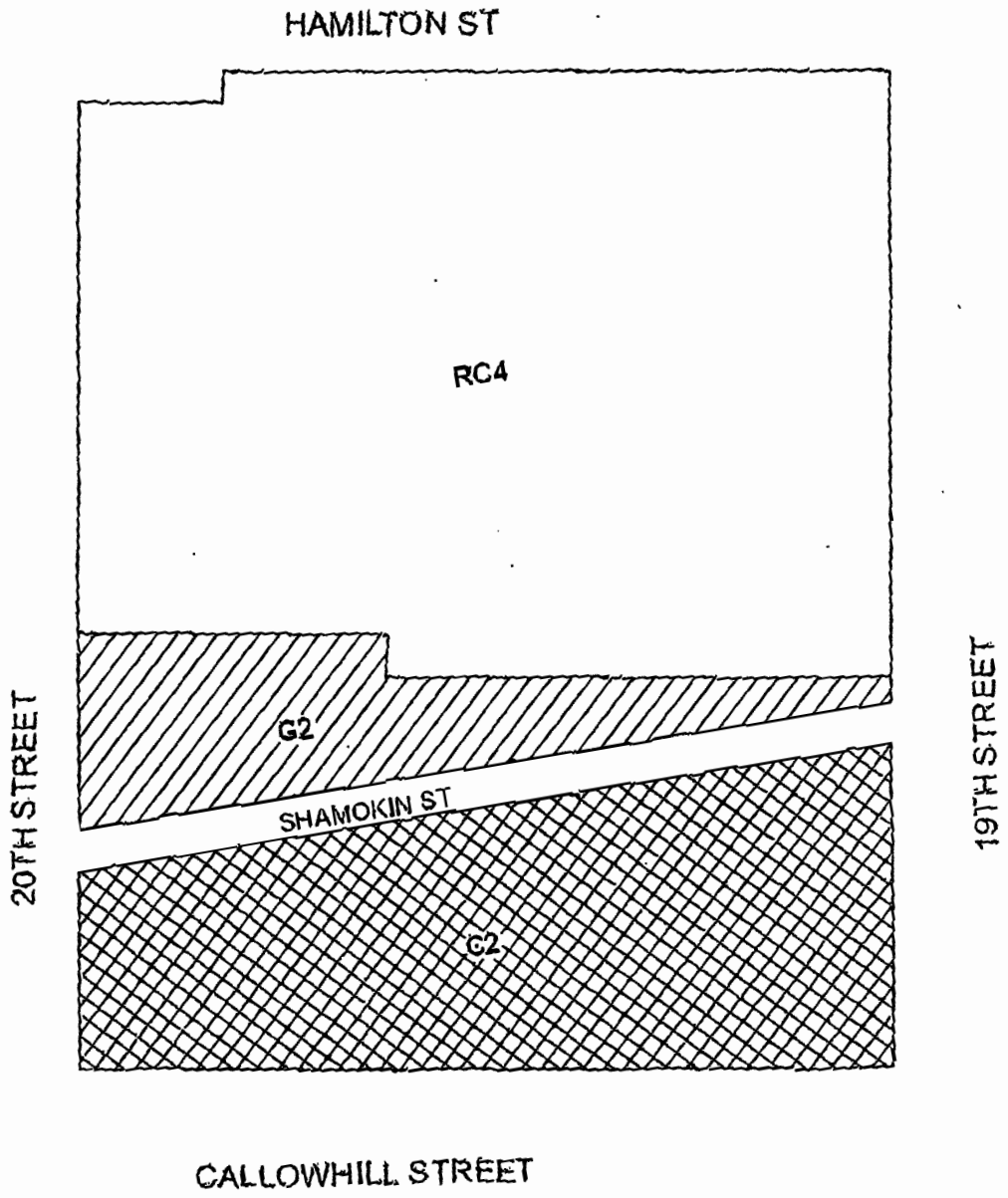
CITY OF PHILADELPHIA

DATE:_____ By:_____

GRANARY PARTNERS, L.P.

DATE:_____ By:_____

MAP A - EXISTING ZONING

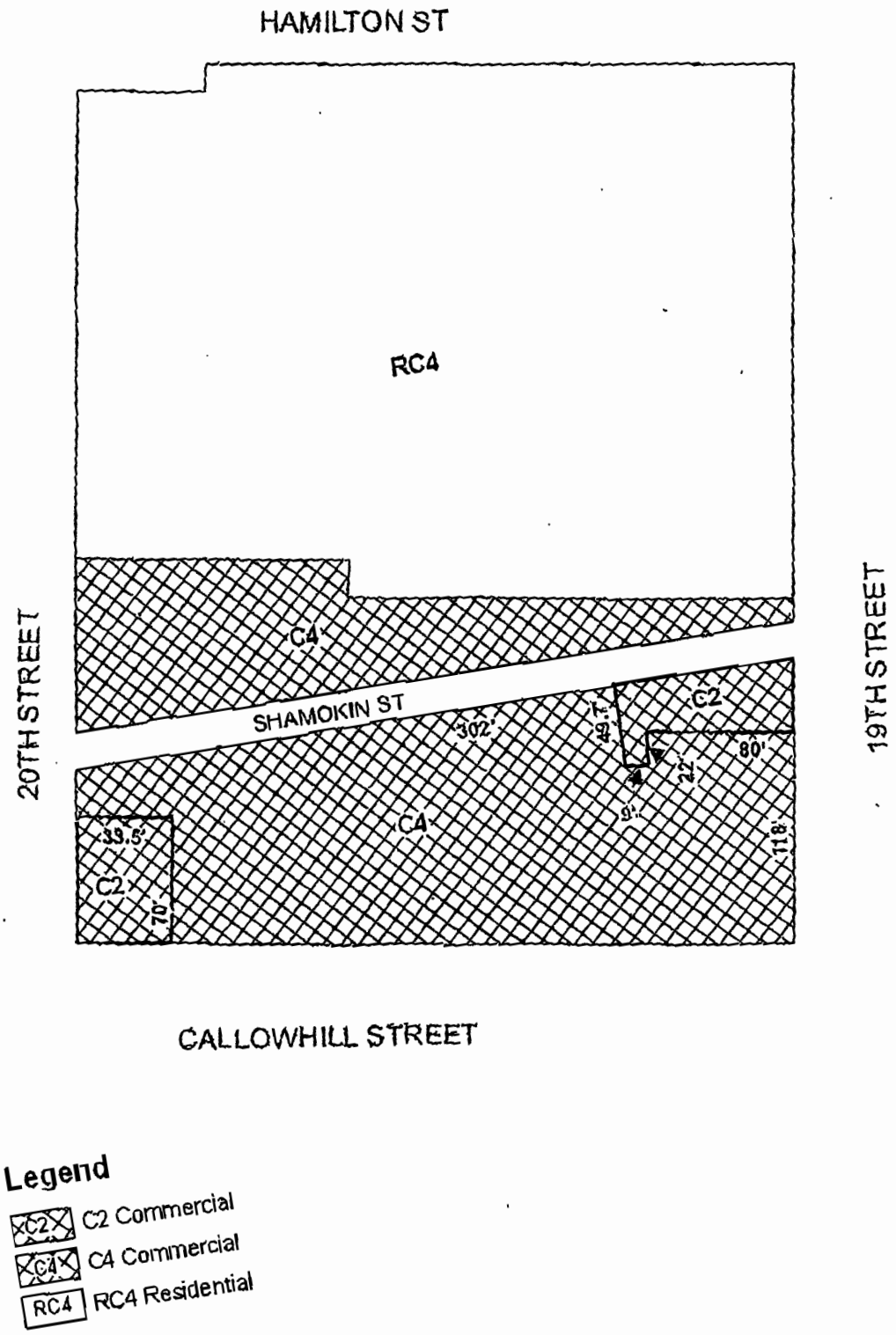


Legend

CODE

C2 Commercial

G2 Industrial

RC4 RC4 Residential

MAP B - PROPOSED ZONING