

City of Philadelphia



(Bill No. 230829)

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City, to facilitate development of a Project Area consisting of (1) property bounded by Callowhill Street, North 19th Street, Wood Street, and North 20th Street; and (2) property bounded by Wood Street, North 18th Street, Vine Street and North 19th Street, by (a) conveying to the Philadelphia Authority for Industrial Development fee simple title to all or portions of parcels of land within the Project Area; (b) acquiring fee simple title to all or portions of parcels of land or condominium units and improvements located in the Project Area; and (c) acquiring and granting fee or lesser interests in real estate in all or portions of parcels of land and condominium units and improvements in the Project Area, including leaseholds, easements, and other interests; all for the purpose of facilitating the potential development, construction, and operation of an annex to the Free Library of Philadelphia Parkway Central Branch; a building to house the African American Museum of Philadelphia; a residential apartment building with ancillary retail and other uses; a parking garage; a public plaza; and a hotel or other use of the former Family Court building; and appurtenant improvements; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is authorized to facilitate development of a Project Area consisting of (1) property bounded by Callowhill Street, North 19th Street, Wood Street, and North 20th Street,; and (2) property bounded by Wood Street, North 18th Street, Vine Street and North 19th Street, both as more particularly described in Exhibit A, by (a) conveying to the Philadelphia Authority for Industrial Development fee simple title to all or portions of parcels of land within the Project Area; (b) acquiring fee simple title to all or portions of parcels of land or condominium units and improvements located in the Project Area; and (c) acquiring and granting fee or lesser interests in real estate in all or portions of parcels of land and condominium units and improvements in the Project Area, including leaseholds, easements, and other interests; all for the purpose of facilitating the potential development, construction, and operation of an annex to the Free Library of Philadelphia Parkway Central Branch; a building to house the African American Museum of Philadelphia; a residential apartment building with ancillary retail and other uses; a parking garage; a public plaza; and a hotel or other use of the former Family Court building; and appurtenant improvements.

SECTION 2. The authorizations granted by Section 1 of this Ordinance are conditioned on the instruments and documents between the City and PAID requiring that PAID expressly obligate the developer of the structures contemplated in Section 1 and all related improvements in the Project Area, to comply with an Economic Opportunity Plan in accordance with Section 17-1602 of the Philadelphia Code, as amended, in connection with design and construction of the structures contemplated in Section 1 and all related improvements in the Project Area.

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SECTION 3. The City Solicitor is authorized to draft, negotiate, review, and approve, prior to execution, all documents necessary and helpful to implement the developments contemplated in this Ordinance, and to include in the documents all provisions the City Solicitor deems necessary and proper to protect the interests of the City.

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EXHIBIT A
Project Area

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 14, 2023. The Bill was Signed by the Mayor on December 20, 2023.



Michael A. Decker
Chief Clerk of the City Council