

EXHIBIT "A"

Ninth Amended Redevelopment Proposal

**CENTER CITY REDEVELOPMENT AREA
MARKET STREET EAST URBAN RENEWAL AREA**

NINTH AMENDED REDEVELOPMENT PROPOSAL

FEBRUARY 2015

**MARKET STREET EAST URBAN RENEWAL AREA
NINTH AMENDED REDEVELOPMENT PROPOSAL
SECOND AMENDED URBAN RENEWAL PLAN**

Original plan	March 1969
First Amended Redevelopment Proposal and First Amended Urban Renewal Plan	October 1969
First Modification	March 1970
Second Amended Redevelopment Proposal and First Amended Urban Renewal Plan	December 1971
Third Amended Redevelopment Proposal and First Amended Urban Renewal Plan	March 1972
Fourth Amended Redevelopment Proposal and First Amended Urban Renewal Plan	January 1973
Fifth Amended Redevelopment Proposal and First Amended Urban Renewal Plan	January 1978
Sixth Amended Redevelopment Proposal and First Amended Urban Renewal Plan	December 1980
Seventh Amended Redevelopment Proposal and Second Amended Urban Renewal Plan	October 1983
Eighth Amended Redevelopment Proposal and Second Amended Urban Renewal Plan	October 1998
Ninth Amended Redevelopment Proposal and Second Amended Urban Renewal Plan	January 2015

**MARKET STREET EAST URBAN RENEWAL AREA
NINTH AMENDED REDEVELOPMENT PROPOSAL
SECOND AMENDED URBAN RENEWAL PLAN**

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FACT SHEET

I. PURPOSE

To amend the Market Street East Urban Renewal Plan to facilitate the rehabilitation of the Gallery at Market East (the Gallery). The Rehabilitation of The Gallery will support continued growth and opportunities for new development on and around Market Street east of City Hall as prescribed by *Philadelphia2035*.

II. BOUNDARIES

The Gallery is located within the Market Street East Urban Renewal area on blocks generally bounded by North 8th Street to the east, Filbert Street to the north, N. 12th Street to the west and Market Street to the south.

III. PROPOSED CHANGES

The Ninth Amended Redevelopment Proposal and Second Amended Urban Renewal Plan will provide for the following:

- Detach all controls set forth by all previous Redevelopment Proposals from all blocks consisting of The Gallery.
- Implement the Philadelphia2035 Comprehensive Plan to all blocks consisting of the Gallery and apply the City's reformed zoning code as detailed by the Plan's *Citywide Vision*.
- Apply all local level objectives prescribed by the Central District Plan to the Gallery and any future or proposed development to occur on the blocks containing this property.

IV. CERTIFICATION

Philadelphia 2035 is the city's currently adopted comprehensive plan that promotes the creation of a more livable, healthy and economically viable city in the future. Its first component, the *Citywide Vision*, was adopted in 2011 to identify forward thinking goals and strategies for achieving such. The second component of the plan is composed of subsequent district plans tailored with local level strategies. Of these plans, the Central District Plan was completed for Center City Philadelphia, adopted on June 11, 2013 and pertains to the Market East Urban Renewal Area.

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EXHIBIT A

***CENTRAL DISTRICT PLAN
PHILADELPHIA 2035***

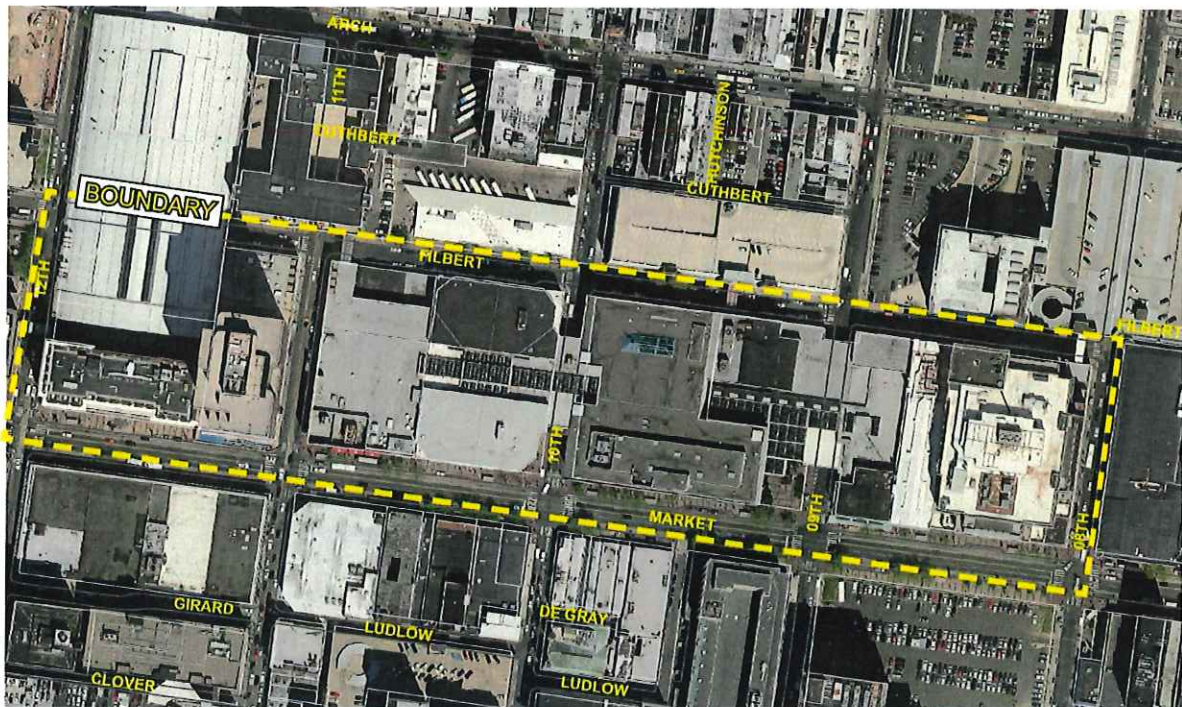
**PHILADELPHIA CITY
PLANNING COMMISSION**

JUNE 2013

[\(Link\)](#)

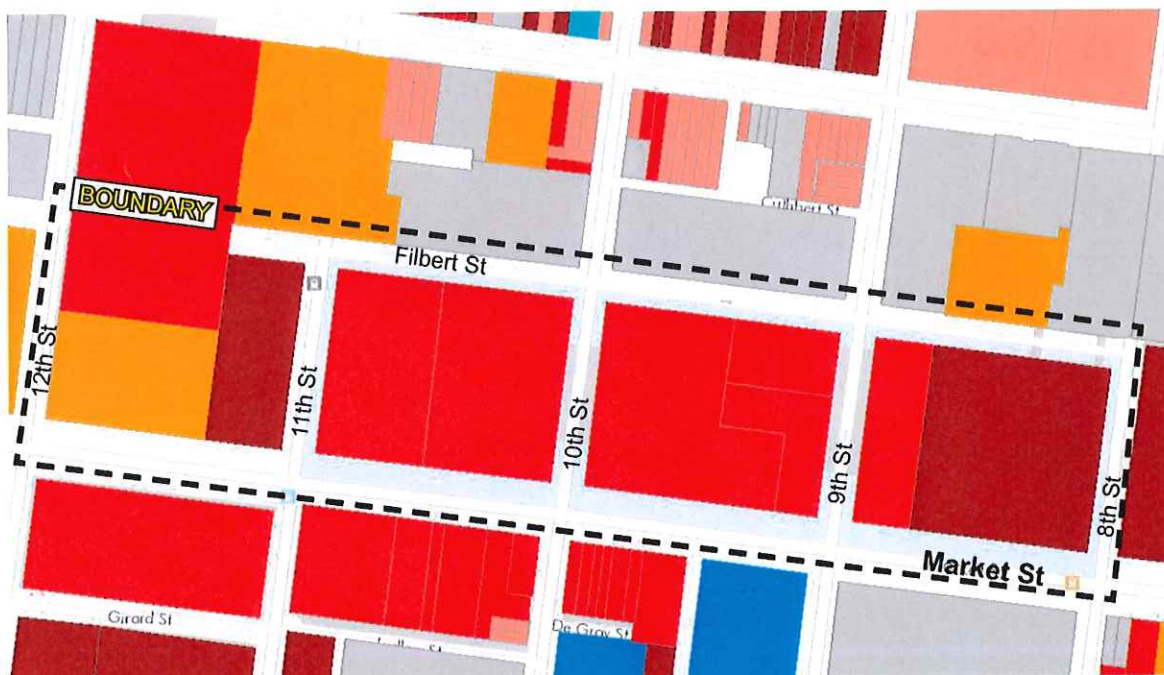
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BOUNDARY DESCRIPTION



**MARKET STREET EAST URBAN RENEWAL AREA
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LAND USE



- Land Use**
- Residential Low
 - Residential Medium
 - Residential High
 - Commercial Consumer
 - Commercial Business/Professional
 - Commercial Mixed Residential
 - Industrial
 - Civic/Institution
 - Transportation
 - Culture/Amusement
 - Active Recreation
 - Park/Open Space
 - Cemetery
 - Water
 - Vacant
 - Other/Unknown