

City of Philadelphia



(Bill No. 150378)

AN ORDINANCE

Approving the ninth amendment of the redevelopment proposal for the Market Street East Urban Renewal Area, including the second amendment to the urban renewal plan, which provides, inter alia, for the rehabilitation of the Gallery at Market East as a first class mixed use retail center.

WHEREAS, The redevelopment proposal and the urban renewal plan of the Philadelphia Redevelopment Authority (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Market Street East Urban Renewal Area (hereinafter referred to as "Market East") were approved by Ordinance of the Council on December 16, 1969, as last amended by Bill No. 59, signed by the Mayor on October 9, 1984; and

WHEREAS, The Redevelopment Authority has prepared a ninth amendment of the redevelopment proposal and a second amendment of the urban renewal plan each dated February, 2015 (hereinafter collectively referred to as the "Ninth Amended Redevelopment Proposal"), which provide for certain changes, namely, the detachment of all controls previously set forth by all previous redevelopment proposals from all blocks consisting of 833 Market street, 901 Market street and 905 Market Street (hereinafter, "Gallery I"), 1001-1019 Market street (hereinafter, "Gallery II"), and 1025 Market street (hereinafter, "JCP Building") (collectively referred to herein as the "Gallery Mall Premises"), the implementation of the Philadelphia2035 Comprehensive Plan (herein, the "2035 Plan") to all blocks consisting of the Gallery Mall Premises, the application of the City of Philadelphia's reformed zoning code as detailed by the 2035 Plan's *Citywide Vision* and the application of all local level objectives prescribed by the Central District Plan adopted on June 11, 2013 (herein, the "CD Plan"); and

WHEREAS, The Ninth Amended Redevelopment Proposal has been submitted to the City Planning Commission of the City of Philadelphia and has been certified by the Commission to the Council; and

WHEREAS, The aforesaid Ninth Amended Redevelopment Proposal will forward a central objective of the City of Philadelphia by providing substantial increments in jobs, real estate and wage taxes, interim construction taxes, and moreover with respect to the materialization of the City's stated redevelopment and urban renewal goals; and

WHEREAS, The Redevelopment Authority desires approval by the Council of the aforesaid Ninth Amended Redevelopment Proposal in order to better effectuate its

City of Philadelphia

BILL NO. 150378 continued

Certified Copy

purposes of promoting sound urban renewal and redevelopment, and the elimination of urban blight in Market East; therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The ninth amendment of the Redevelopment Proposal dated February, 2015 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, as amended, the urban renewal plan, as amended, the maps, and all other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the "Ninth Amended Redevelopment Proposal"), submitted by the Redevelopment Authority for Market Street East Urban Renewal Area (hereinafter called "Market East"), having been duly reviewed and considered, is approved. The Redevelopment Authority is authorized to take such action as may be necessary to carry it out.

SECTION 2. Council finds and declares that the Ninth Amended Redevelopment Proposal for Market East, having been duly reviewed and considered is approved, and that:

- a. The Ninth Amended Redevelopment Proposal conforms to the general plan for the development of the locality as a whole;
- b. The Ninth Amended Redevelopment Proposal meets all of the conditions and requirements imposed by Title VI of the United States Civil Rights Act of 1964, as amended and supplemented, and the regulations and policies of the United States Department of Housing and Urban Development effectuating the Title for the purpose of prohibiting discrimination with regard to race, color, creed, sex or national origin.

SECTION 3. Council finds and declares that:

- a. The Ninth Amended Redevelopment Proposal in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area by private enterprise under the circumstances;
- b. The Ninth Amended Redevelopment Proposal is in conformity with the redevelopment area plan, as amended, for Center City Redevelopment Area, a portion of which said redevelopment area has been designated as Market Street East Urban Renewal Area.

SECTION 4. The Redevelopment Authority is authorized to take such action as may be necessary to carry out the terms of the Ninth Amended

City of Philadelphia

BILL NO. 150378 continued

Certified Copy

Redevelopment Proposal including, but not limited to:

- a. Proceeding with minor changes in substantial conformity with the Ninth Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for Market East.
- b. Preparing or causing to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns and location and relocation of public utilities in order to implement and facilitate the Ninth Amended Redevelopment Proposal hereby approved. Accordingly the Council hereby declares that it will cooperate in helping to carry out such ninth amended redevelopment proposal and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent therewith.

SECTION 5. Council finds and determines that the objectives of the Ninth Amended Redevelopment Proposal can best be achieved through a combination of new construction and rehabilitation of the Gallery Mall Premises located in Market East as a first class mixed use retail center.

SECTION 6. Council determines that the Ninth Amended Redevelopment Proposal meets all of the conditions and requirements relating to non-discrimination and fair practices imposed by federal and state law, by Chapter 9-1100 of The Philadelphia Code, and by regulation.

SECTION 7. The Chief Clerk of City Council shall keep on file and make available for inspection by the public the Ninth Amended Redevelopment Proposal approved by this Ordinance.

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**

TABLE OF CONTENTS

1. FACT SHEET

- I. Purpose
- II. Boundaries
- III. Proposed Changes
- IV. Certification

2. EXHIBITS

- A. Central District Plan ([Link](#))

3. MAPS

Boundary Description

Land Use Map

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

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.

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

EXHIBIT A

***CENTRAL DISTRICT PLAN
PHILADELPHIA 2035***

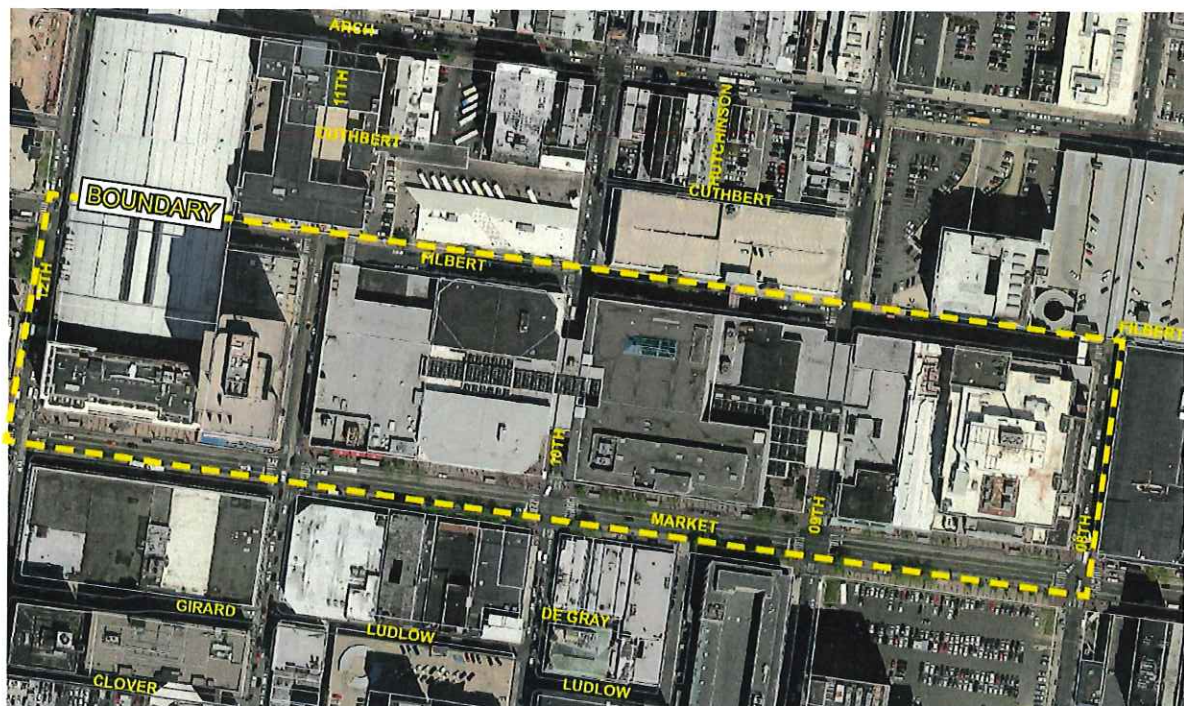
**PHILADELPHIA CITY
PLANNING COMMISSION**

JUNE 2013

[\(Link\)](#)

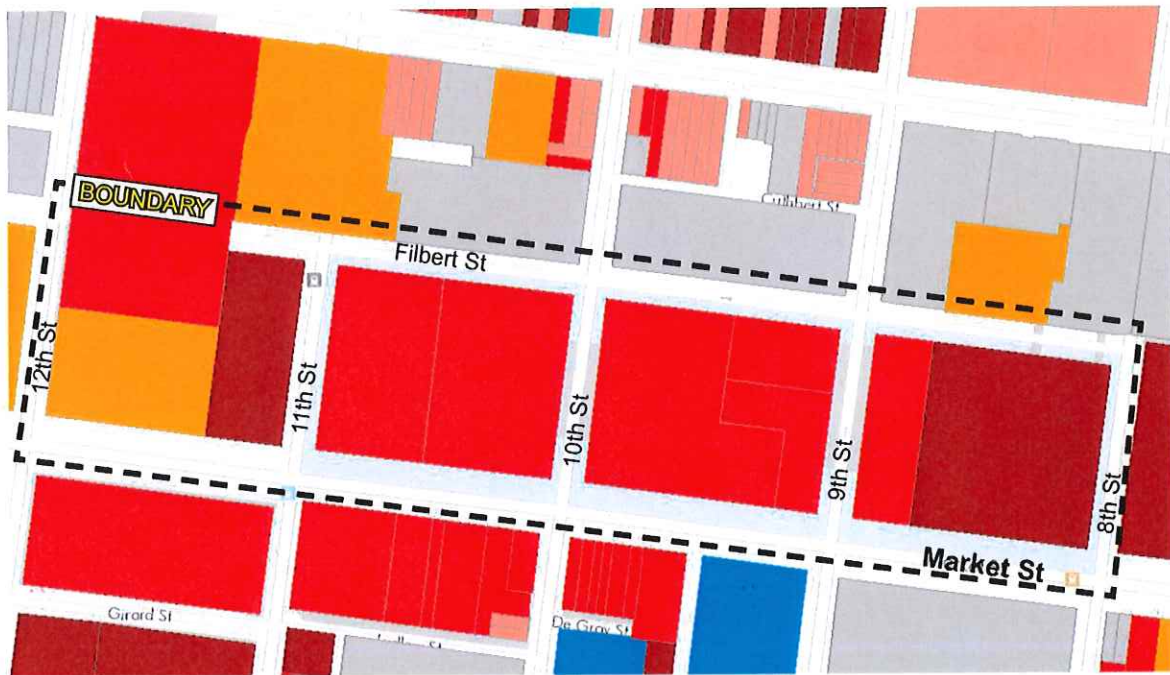
**MARKET STREET EAST URBAN RENEWAL AREA
NINTH AMENDED REDEVELOPMENT PROPOSAL
SECOND AMENDED URBAN RENEWAL PLAN**

BOUNDARY DESCRIPTION



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

LAND USE



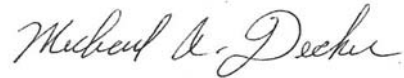
- Land Use
- Residential Low
 - Residential Medium
 - Residential High
 - Commercial Consumer
 - Commercial Business/Professional
 - Commercial Mixed Residential
 - Industrial
 - Civic/Institution
 - Transportation
 - Culture/Amusement
 - Active Recreation
 - Park/Open Space
 - Cemetery
 - Water
 - Vacant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

City of Philadelphia

BILL NO. 150378 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 18, 2015. The Bill was Signed by the Mayor on June 18, 2015.



Michael A. Decker
Chief Clerk of the City Council