



City of Philadelphia

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

RESOLUTION NO. 220621

Introduced June 16, 2022

Councilmember Gauthier

RESOLUTION

Approving the Fourteenth Amendment to Redevelopment Agreement of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the University City Unit 3 Urban Renewal Area, identified as Parcel No. 13A and Parcel No. 13C; and authorizing the Redevelopment Authority to execute the Fourteenth Amendment to Redevelopment Agreement with University City Science Center and to take such action as may be necessary to effectuate the Fourteenth Amendment to Redevelopment Agreement.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the University City Unit 3 Urban Renewal Area (hereinafter "University City Unit 3"), which said plan and proposal were approved by Ordinance of the Council on September 17, 1965, as amended; and

WHEREAS, The Philadelphia Redevelopment Authority (the "Authority") entered into a Redevelopment Agreement with University City Science Center ("Redeveloper") dated November 26, 1965, for the development of certain parcels of property located within the University City Unit 3, including two (2) undeveloped parcels identified as "Parcel 13A" and "Parcel 13C" (collectively, the "Properties"), which are owned by the Redeveloper; and

WHEREAS, The Authority and the Redeveloper subsequently executed First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth and Thirteenth Amendatory Agreements, and other Extension Agreements; and

WHEREAS, The Redeveloper has completed construction on eighteen (18) of the original twenty (20) parcels conveyed subject to the Redevelopment Agreement, and only the Properties remain undeveloped; and

WHEREAS, The Redevelopment Authority has prepared a Fourteenth Amendment to Redevelopment Agreement (hereinafter "Fourteenth Amendment") for the Properties, which

City of Philadelphia

RESOLUTION NO. 220621 continued

includes the detailed Design Development Plans for the development of Parcel 13A. The area of the Properties is bounded as follows:

Parcel No. 13A Beginning at the intersection of the northerly side of Ludlow street and the easterly side of former Thirty-ninth street; Thence extending north eleven degrees, one minute, zero seconds east along the easterly side of former Thirty-ninth street, one hundred eighty-nine feet six inches, more or less, to a point on the southerly side of proposed widened Market street (one hundred forty feet wide); Thence extending south seventy-eight degrees, fifty-nine minutes, zero seconds east along the southerly side of proposed widened Market street, two hundred fifty-seven feet zero inches, more or less, to a point, Thence extending south eleven degrees, one minute, zero seconds west along a line parallel with former Thirty-ninth street, one hundred eighty-nine feet six inches, more or less, to a point on the northerly side of Ludlow street; Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of Ludlow street, two hundred fifty-seven feet zero inches, more or less, to the place of beginning.

Parcel No. 13C Beginning at the intersection of the westerly side of proposed widened Thirty-eighth street (one hundred four feet wide) and the northerly side of Ludlow street; Thence extending north seventy-eight degrees, fifty-nine minutes, zero seconds west along the northerly side of Ludlow street, one hundred feet zero inches, more or less, to a point; Thence extending north eleven degrees, one minute, zero seconds east along a line parallel with Thirty-eighth street, two hundred fourteen feet six inches, more or less, to a point on the southerly side of Market street (one hundred feet wide); Thence extending south seventy-eight degrees, fifty-nine minutes, zero seconds east along the southerly side of Market street, one hundred feet zero inches, more or less, to a point on the westerly side of proposed widened Thirty-eighth street; Thence extending south eleven degrees, one minute, zero seconds west along the westerly side of proposed widened Thirty-eighth street, two hundred fourteen feet six inches, to the place of beginning.

The said Fourteenth Amendment is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council.

WHEREAS, University City Science Center desires to enter into the said Fourteenth Amendment for the Properties; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the Fourteenth Amendment to Redevelopment Agreement (hereinafter "Fourteenth Amendment") submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the University City Unit 3 Urban Renewal Area, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved Fourteenth Amendment. The Redevelopment Authority is authorized to execute the hereby approved Fourteenth Amendment with University City Science Center (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such

City of Philadelphia

RESOLUTION NO. 220621 continued

action in substantial conformity to the Fourteenth Amendment as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Redeveloper are authorized to prepare or cause 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, location and relocation of public utilities, and related items which are required in order to facilitate and effectuate the Fourteenth Amendment hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the Fourteenth Amendment 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 with the Fourteenth Amendment.

City of Philadelphia

RESOLUTION NO. 220621 continued