

Legislation Text

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Approving the First Amendment to License Agreement of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Market Street East Urban Renewal Area, for a certain pedestrian bridge located between Tenth and Eleventh streets above Filbert street, including air rights; and authorizing the Redevelopment Authority to execute the First Amendment to License Agreement with Keystone Philadelphia Properties, L.P. and to take such action as may be necessary to effectuate the First Amendment to License 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 Market Street East Urban Renewal Area (hereinafter "Market East"), which said plan and proposal were approved by Ordinance of the Council on September 16, 1969, as amended; and

WHEREAS, The Redevelopment Authority and Keystone Philadelphia Properties, L.P. (hereinafter "Licensee") entered into a License Agreement dated March 19, 2021, but effective March 26, 2021 (the "License Agreement"), for a portion of Market East, whereby the Licensee was granted the right to use and maintain a certain pedestrian bridge located between Tenth and Eleventh streets above Filbert street (hereinafter, the "Pedestrian Bridge") as a means of access between Licensee's property located at 1001 Market street and the Parametric Garage located at 1027 Filbert street for a period of less than one (1) year. The area of the Pedestrian Bridge is bounded as follows:

All that certain parcel of ground situate in the City of Philadelphia, Commonwealth of Pennsylvania, being more particularly bounded and described as follows: Beginning at a point on the easterly right-of-way line of Tenth street, (fifty-five and seven hundred eighty-one thousandths feet wide), said point being located north eleven degrees, one minute and zero seconds east, a distance of sixty-one feet from the intersection of said easterly right-of-way line of Tenth street and the northerly right-of-way line of Market street (one hundred feet wide) and extending; Thence, crossing the right-of-way of Tenth street, north seventy-eight degrees, fifty-nine minutes, and zero seconds west, a distance of fifty-five and seven hundred eighty-one thousandths feet to a point in the westerly right-of-way line of Tenth street; Thence, along the said line of Tenth street, north eleven degrees, one minute, and zero seconds east, a distance of one hundred eighty-one and five tenths feet; Thence, crossing the right-of-way of Tenth street, south seventy-eight degrees, fifty-nine minutes and zero seconds east, a distance of fifty-five and seven hundred eighty-one thousandths feet to a point in the easterly right-of-way line of Tenth street; Thence, along said line of Tenth street, south eleven degrees, one minute, and zero seconds west, a distance of one hundred eighty-one and five tenths feet to the first mentioned point and place of beginning. Area is limited in vertical dimension to the space lying between the underside of the structural members forming the bottom of the second level, and a plane of elevation of approximately plus one hundred eighteen vertical feet, as related to City of Philadelphia vertical datum, said plane of elevation being approximately twenty vertical feet above the upper side of the structural members forming the roof level; and

WHEREAS, The Redevelopment Authority and Licensee have prepared a First Amendment to License

Agreement (hereinafter "First Amendment") to continue to permit Licensee to use and maintain the Pedestrian Bridge for an additional five (5) year period with automatic renewals on a five year basis that only terminates if either party provides notice to the other party of its intent not to renew unless Licensee is in default of the First Amendment; and

WHEREAS, The said First Amendment is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by Council; and

WHEREAS, The Licensee desires to enter into the said First Amendment for the Pedestrian Bridge.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the First Amendment to License Agreement (hereinafter "First Amendment") submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for that portion of the Market Street East 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 First Amendment. The Redevelopment Authority is authorized to execute the hereby approved First Amendment with Keystone Philadelphia Properties, L.P. (hereinafter "Licensee"). The Redevelopment Authority and the Licensee are authorized to take such action in substantial conformity to the First Amendment as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Licensee 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 First Amendment hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the First 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 First Amendment.