

Legislation Text

File #: 130458-A, Version: 2

Amending Chapter 19-3200 of The Philadelphia Code, entitled “Keystone Opportunity Zone, Economic Development District, and Strategic Development Area,” by providing for additional zones or subzones; and by providing for extensions of the term of benefits for certain properties; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 19-3200 of The Philadelphia Code is amended to read as follows:

CHAPTER 19-3200. KEYSTONE OPPORTUNITY ZONE, ECONOMIC DEVELOPMENT DISTRICT,
AND STRATEGIC DEVELOPMENT AREA

§ 19-3201. Designation of Zone.

* * *

(2) The areas of the City generally known as follows, and more fully defined in Section 2 of the ordinance enacting this subsection, shall each separately be designated a Philadelphia Keystone Opportunity Expansion Subzone, and shall collectively be designated as the Philadelphia Keystone Opportunity Expansion Zone:

* * *

(i) Former Sunoco Site Subzone (East). The Former Sunoco Site Subzone (East) shall include the following parcels:

	<u>OPA Number</u>	<u>Street Address</u>
(.1)	88-4-097024	2700 West Passyunk Avenue
(.2)	88-4-097044	3144 West Passyunk Avenue
(.3)	88-5-044000	3600 Lanier Street

(j) Former Sunoco Site Subzone (South). The Former Sunoco Site Subzone (South) shall include the following parcels:

	<u>OPA Number</u>	<u>Street Address</u>
(.1)	88-4-095400	3000 Penrose Ferry Road
(.2)	88-4-095500	3002 Penrose Ferry Road
(.3)	88-4-096500	3404 Penrose Avenue

(.4) 88-4-096700 6900 Essington Avenue

(k) City-wide Subzone. The City-wide Subzone shall include the following parcels:

<u>OPA Number</u>	<u>Street Address</u>
(.1) 88-4-463840	3309 S. Galloway Street
(.2) 88-4-152200	3401 S. Lawrence Street
(.3) 88-4-237645	10098 Sandmeyer Lane
(.4) 88-2-907700	1 Red Lion Road
(.5) 88-2-675105	4101 Market Street
(.6) 88-4-123010	3401 Grays Ferry Avenue

(.7) 88-3-805600 3801 Market Street (Air rights only, as more fully defined in Attachment 2 to the ordinance enacting this subsection (.7)).

(.8) 77-4-688700 3501 Market Street (Parking area only, as more fully defined in Attachment 6 to the ordinance enacting this subsection (.8)).

(.9) 77-4-675500 3401 Filbert Street (Parking area only, as more fully defined in Attachment 7 to the ordinance enacting this subsection (.9)).

(.10) 100 E. Erie Avenue (two portions, as more fully defined in Attachments 3 and 4 to the ordinance enacting this subsection (.10)).

(.11) Navy Yard (various sites, as more fully defined in Attachment 5 to the ordinance enacting this subsection (.11)).

(.12) Ridge Avenue Lower Triangle and Ridge Avenue Upper Triangle (as more fully described in Attachment 8 to the ordinance enacting this subsection (.12)).

(.13) The following Units at 2275 Bridge Street:

<u>Street Address</u>	<u>OPA Number</u>
2275 Bridge Street, Unit 7	884529025
2275 Bridge Street, Unit 39	884529080
2275 Bridge Street, Unit 119A	884529186
2275 Bridge Street, Unit 201c	884529238
2275 Bridge Street, Unit 202c	884529243
2275 Bridge Street, Unit 202d	884529244
2275 Bridge Street, Unit 208a	884529246
2275 Bridge Street, Unit 208c	884529248
2275 Bridge Street, Unit 208d	884529249
2275 Bridge Street, Unit 208F	884529262
2275 Bridge Street, Unit 209C	884529253
2275 Bridge Street, Unit 209D	884529254

2275 Bridge Street, Unit 209F	884529264
2275 Bridge Street, Unit 210B	884529257
2275 Bridge Street, Unit 210C	884529258
2275 Bridge Street, Unit 210D	884529259
2275 Bridge Street, Unit 210E	884529266
2275 Bridge Street, Unit 210F	884529267

(.14) The following parcels:

<u>Street Address</u>	<u>OPA Number</u>
5601 Tabor Ave	88-4-116102
2-4 Farragut Street	87-1-249600
6 Farragut Street	87-1-249650
8 Farragut Street	60-1-079400
10 Farragut Street	60-1-079650
12 Farragut Street	60-1-079750
14 Farragut Street	60-1-079850
16 Farragut Street	60-1-079900
18 Farragut Street	60-1-080000
20 Farragut Street	60-1-080100
22 Farragut Street	60-1-080200
24 Farragut Street	60-1-080300

* * *

§ 19-3203. Authorization of Exemption, Abatement or Credits from Certain Taxes.

(1) The provisions set forth in subsections (.1) through (.6) below, shall apply as follows:

* * *

(f.3) with respect to real property or business activity, as applicable, attributable to certain parcels in certain Keystone Opportunity Improvement Subzones, more particularly identified in subsection (2.2) of this Section, effective, for each such parcel, upon the later of (i) the date on which such parcel is occupied by a qualified business; and (ii) the date of approval by DCED of this extension pursuant to the Act of February 14, 2012, P.L. 183, No. 16; and continuing through and including the date ten years following the date of occupancy or the date of approval;

* * *

(g.3) effective January 1, 2014, and continuing through and including December 31, 2023, with respect to real property or business activity, as applicable, attributable to those parcels in the Keystone Opportunity Expansion Zone added thereto by the enactment of subsections (2)(i), (j) and (k) of Section 19-3201; provided that the exemption from sales and use tax set forth at subsection (.5) below shall be effective on the date of approval by DCED pursuant to the Act of February 14, 2012, P.L. 183, No. 16;

(g.4) with respect to real property or business activity, as applicable, attributable to certain

parcels in certain Keystone Opportunity Expansion Subzones, more particularly identified in subsection (3.2) of this Section, effective on the later of (i) January 1, 2014; or (ii) the date on which such parcel is occupied by a qualified business; and continuing through and including December 31, 2023; provided that the exemption from sales and use tax set forth at subsection (.5) below shall be effective on January 1, 2014.

* * *

(2.2) The benefits provided for in subsection (1)(f.3) shall apply to:

(A) The following parcels in the Navy Yard Improvement Zone:

(.1) OPA No. 78-8-008400

(B) The following parcels in the West Philadelphia Subzone:

(.1) 3020 Market Street (OPA No.77-4-524500)(Parking area only, as more fully defined in Attachment 9 to the ordinance enacting this subsection (B)(.1)).

* * *

(3.2) The benefits provided for in subsection (1)(g.4) shall apply to:

(A) The following parcels in the Lower Schuylkill Expansion Zone:

(.1) OPA No. 88-4-099901.

(.2) Sunoco North and West Yard (as more fully defined in Attachment 1 to the Ordinance enacting this subsection).

(B) The following parcels in the Upper Delaware River Expansion Zone:

<u>Street Address</u>	<u>OPA Number</u>
2275 Bridge Street, Unit 2	884529005
2275 Bridge Street, Unit 3	884529010
2275 Bridge Street, Unit 5	884529015
2275 Bridge Street, Unit 14	884529050
2275 Bridge Street, Unit 15	884529055
2275 Bridge Street, Unit 23	884529060
2275 Bridge Street, Unit 28	884529065
2275 Bridge Street, Unit 28A	884529070
2275 Bridge Street, Unit 38	884529075
2275 Bridge Street, Unit 40	884529085
2275 Bridge Street, Unit 111	884529170
2275 Bridge Street, Unit 112	884529175
2275 Bridge Street, Unit 219	884529260
2275 Bridge Street, Unit 220	884529265
2275 Bridge Street, Unit 222	884529270

(C) *The following parcels in the West Philadelphia Expansion Zone:*

<u>Street Address</u>	<u>OPA Number</u>
<i>4628 Market Street</i>	<i>88-3-081100</i>
<i>4700-06 Market Street</i>	<i>88-4-920602</i>
<i>4708-12 Market Street</i>	<i>88-4-920603</i>
<i>4714-16 Market Street</i>	<i>88-4-351065</i>
<i>4718-46 Market Street</i>	<i>88-4-920605</i>
<i>4711 Ludlow Street</i>	<i>88-4-920606</i>
<i>4713-19 Ludlow Street</i>	<i>88-4-920607</i>

SECTION 2. Where this Ordinance authorizes designation of a subparcel for abatements or exemptions, the authorization is contingent on formal subdivision of the property so that the subparcel becomes a separate parcel, with a unique OPA number.

SECTION 3. This Ordinance shall be effective upon approval by the Commonwealth Department of Community and Economic Development of an application for the expansion and extension of certain zones and subzones, as provided for in the Act of February 14, 2012, P.L. 183, No. 16, and only with respect to such expansions and extensions as are approved therein, and only for such period of time as the Commonwealth provides for exemptions, abatements or credits with respect to sales and use tax, personal income tax, corporate net income tax and capital stock franchise tax for businesses and residents in such zone, as set forth in The Pennsylvania Keystone Opportunity Zone Act, Act of October 6, 1998, P.L. 705, No. 92, as amended.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.