Legislation Details (With Text)

File #:	150378	**Version:**	0	**Name:**	
Type:	Bill			**Status:**	ENACTED
File created:	4/23/2015			**In control:**	Committee of the Whole
On agenda:				**Final action:**	6/18/2015
Title:	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.				
Sponsors:	Councilmember Squilla				
Indexes:	MARKET STREET EAST URBAN RENEWAL AREA, REDEVELOPMENT AUTHORITY				
Code sections:					
Attachments:	1. 150378 - Exhibit A, As Introduced.pdf, 2. CertifiedCopy15037800.pdf				

Date	Ver.	Action By	Action	Result	Tally
6/18/2015	0	CITY COUNCIL	READ AND PASSED	Pass	15:0
6/18/2015	0	MAYOR	SIGNED		
6/4/2015	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
6/4/2015	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
6/4/2015	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/3/2015	0	Committee of the Whole	HEARING NOTICES SENT		
6/3/2015	0	Committee of the Whole	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
5/28/2015	0	Committee of the Whole	HEARING NOTICES SENT		
5/28/2015	0	Committee of the Whole	HEARING HELD		
5/28/2015	0	Committee of the Whole	RECESSED		
4/23/2015	0	CITY COUNCIL	Introduced and Referred	Pass	

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

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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 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,

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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 Redevelopment Proposal including, but not limited to:

a. Proceeding with minor changes in substantial conformity with the inth 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.

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