City of Philadelphia

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

BILL NO. 120728

Introduced September 20, 2012

Councilmember Squilla

Referred to the Committee on Rules

AN ORDINANCE

Approving the sixth amendment of the redevelopment proposal for the Independence Mall Urban Renewal Area, Unit No. 4, being the area beginning at the intersection of the southerly side of Arch street and the westerly side of Ninth Street, including the sixth amendment to the urban renewal plan and the relocation plan, which provides, inter alia, for the additional land acquisition of certain parcels located within or adjacent to the bed of ground formerly known as Ridge avenue and generally situated between the northwest intersection of North Eighth street and Race street and the southeast intersection of North Ninth street and Vine street for mixed-use reuses; the provision of certain relocation services, as required by law; and declaring that condemnation is not imminent with respect to the Project.

WHEREAS, The redevelopment proposal, the urban renewal plan and the relocation plan of the Philadelphia Redevelopment Authority (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Independence Mall Urban Renewal Area, Unit No. 4 (hereinafter referred to as "Independence Mall") was approved by Ordinance of the Council on February 19, 1966, as last amended by Bill No. 050380, signed by the Mayor on September 29, 2005; and

WHEREAS, The Redevelopment Authority has prepared a sixth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the sixth

amended urban renewal plan, the relocation plan, the maps, and all other documents and supporting data which form part of the said proposal, for Independence Mall dated September 2012 (hereinafter collectively referred to as the "Sixth Amended Redevelopment Proposal"); and

WHEREAS, The Sixth Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of certain parcels of land located within or adjacent to the bed of ground formerly known as Ridge avenue and generally situated between the northwest intersection of North Eighth street and Race street and the southeast intersection of North Ninth street and Vine street for commercial and related uses; the provision of certain relocation services, as required by law and declaring that condemnation is not imminent with respect to the Project; and

WHEREAS, The Sixth 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 Sixth Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in Independence Mall; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The sixth amendment of the redevelopment proposal dated September 2012 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the sixth amended urban renewal plan, the relocation plan, the maps, and all

other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the "Sixth Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the Independence Mall Urban Renewal Area, Unit No. 4 (hereinafter "Independence Mall"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Sixth Amended Redevelopment Proposal for Independence Mall:

a. Is in conformity with the redevelopment area plan for the Center City Redevelopment Area.

b. Meets all of the conditions and requirements imposed by Title VI of the United States Civil Rights Act of 1964, the regulations and policies of the United States Department of Housing and Urban Development effectuating the Title, and Chapter 9-1100 of The Philadelphia Code, relating to non-discrimination and fair practices.

SECTION 3. Council finds and declares that:

a. The sixth amendment of the urban renewal plan 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. Financial aid is necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the sixth amendment of the urban renewal plan.

SECTION 4. Council finds and declares that the relocation plan:

a. Provides for the proper relocation of individuals and families displaced in carrying out the urban renewal activities approved herein in decent, safe, and sanitary dwellings in conformity with acceptable standards, is

feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the undertakings in Independence Mall, and that such dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the urban renewal area comprising the undertakings herein, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

b. Adequately provides for assistance to aid in relocation and to minimize the displacement of business concerns which are to be displaced.

SECTION 5. The Redevelopment Authority is authorized to take such action as may be necessary to carry out the terms of the Sixth Amended Redevelopment Proposal, including but not limited to:

a. Proceeding with minor changes in substantial conformity with the Sixth Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the Center City Redevelopment Area.

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 Sixth Amended Redevelopment Proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out such 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 6. Council is cognizant that condemnation, as expressly provided for in the hereby approved Sixth Amended Redevelopment Proposal, is not imminent with respect to Independence Mall, such condemnation being subject to the availability of public funds. Council is further aware that general and special notice of the imminence of said condemnation will be publicly announced by the Redevelopment Authority through all appropriate news media as may be required by law.

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

INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 4

SIXTH AMENDED REDEVELOPMENT PROPOSAL

SEPTEMBER 2012

PHILADELPHIA REDEVELOPMENT AUTHORITY

THE URBAN RENEWAL PLAN FOR
INDEPENDENCE MALL URBAN RENEWAL AREA
UNIT NO. 4

ORIGINAL PLAN	MARCH 1965
REVISED	NOVEMBER 1965
SECOND MODIFICATION	AUGUST 1968
THIRD MODIFICATION	FEBRUARY 1974
FOURTH MODIFICATION	FEBRUARY 1975
FIFTH MODIFICATION	JUNE 1975
FIRST AMENDMENT	NOVEMBER 1975
SECOND AMENDMENT	AUGUST 1981
THIRD AMENDMENT	JULY 1983
FIRST MODIFICATION	NOVEMBER 1983
SECOND MODIFICATION	DECEMBER 1986
THIRD MODIFICATION	JUNE 1988
FOURTH MODIFICATION	MAY 1991
FIFTH MODIFICATION	DECEMBER 1995
FOURTH AMENDMENT	FEBRUARY 2004
FIRST MODIFICATION	MARCH 2005
FIFTH AMENDMENT	APRIL 2005
SIXH AMENDMENT	SEPTEMBER 2012

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MAPS CONSTITUTING PART OF THE URBAN RENEWAL PLAN

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Fifth Amended Redevelopment Proposal & Fifth Amended Urban Renewal Plan

A. AMENDMENT SUMMARY

1. Purpose

The purpose of the Plan Amendment is to provide for the condemnation and acquisition of twenty-one (21) properties located along the bed of a portion of ground formerly known as Ridge Avenue, generally bounded by 8th, 9th, Race and Vine Streets. This acquisition will enable the Philadelphia Redevelopment Authority to assemble these properties with adjacent properties that have been previously acquired between 1966 and 2006. The consolidation of the properties will allow the Philadelphia Redevelopment Authority to facilitate the sale of this land as one disposition parcel upon the expiration of the lease held by the current occupant, EZ-Park, in March 2013.

2. Property Detail

The following twenty-one (21) properties are vacant lots that will be acquired:

208 N. 8th Street
210 N. 8th Street
212 N. 8th Street
213 N. Darien Street
215 N. Darien Street
217 N. Darien Street
219 N. Darien Street
221 N. Darien Street
223 N. Darien Street
238 N. Darien Street
240 N. Darien Street
242 N. Darien Street
801 Race Street
803 Race Street
805 Race Street
807 Race Street
809 Race Street
810 Spring Street
814 Summer Street
816 Summer Street
818 Summer Street

B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

a. A legal description of the boundaries of the Urban Renewal Area, as prepared by the Authority's Engineering Consultant is included as an exhibit hereto.

b. Urban Renewal Plan Map No.1, Boundary Map, showing boundaries of the Urban Renewal Area is included as an exhibit hereto.

2. Types of Proposed Renewal Actions

The type of renewal action proposed for Independence' Mall, Unit No.4 is clearance and redevelopment with commercial, light industrial, institutional, and public reuse.

Ridge Avenue, between Eighth and Ninth Streets, will be closed to surface vehicular through traffic. An underground easement will be maintained to accommodate subway public transportation at this location.

Race Street, between 8th and 9th Streets will be widened on the north side by 12 feet to, provide for a cartway width of 38 feet.

An expressway access ramp whose tentative location is shown on Map. No.2, is proposed to run through the Urban Renewal Area between Eighth and Ninth Streets. This will ultimately connect with a transportation terminal and parking complex proposed for Market Street East in the Center of the City.

Underground rail facilities, also connecting with the proposed transportation terminal, are proposed to be constructed beneath the Expressway access ramp. A right-of-way will be established to accommodate these facilities.

C. LAND USE PLAN

I. Land Use Map

Map No.2, Land Use Map is included as an exhibit to the Urban Renewal Plan. This map shows the proposed streets, rights-of-way, easements, proposed land uses, and uses to remain in the project area.

2. Land Use Provisions and Building Requirements

In addition to the provisions of any building and zoning ordinances now or hereinafter in force, there are hereby imposed on and will hereafter apply to each site or portion thereof in the Project Area pursuant to this Plan, the following controls on redevelopment and use which will be implemented by appropriate covenants running with the land or other provisions in the Redevelopment Agreement and conveyance executed pursuant thereto.

The provisions of this Plan specifying land uses for the Project Area and the requirements and instructions thereto shall be in effect for a period of not less than fifty (50) years following the date of approval of the Plan by the City Council of the City of Philadelphia.

a-1. Uses to be permitted in Commercial Areas.

(1) Banks, financial, professional or general business in offices or agencies with retail operations at the ground floor;

(2) Retail Sales;

(3) Display or storage of goods, merchandise and commodities in showrooms;

(4) Restaurants and cafes;

(5) Hotels and motels:[1]

(6) Medical and surgical hospitals, medical centers and sanataria;

(7) Structural parking,- may include' air-rights development;'

(8) Residential -above the ground floor level only;

(9) Recreational use;

(10) Accessory uses customarily incidental to any of the above permitted uses.

(11) Parcel No. 11(A)(Revised)[2], Parcel Nos. 13(A) and 13(B)[3] only - Public Surface Parking

b-1. Additional regulations, controls, or restrictions to be imposed on sale, lease, or retention of all property acquired in Commercial Areas.

(1) Center City Commuter Connection Overbuild Requirements
In the project area bounded by Eighth, Ninth, Arch, and Vine Streets no foundation within sixty (60') feet of the Center City Commuter Connection may adversely affect the tunnel structure. All working drawings for development within this area must be reviewed and approved by the Commissioner -Department of Public Property, prior to the submission to the Department of Licenses and Inspections for building permits;

(2) Minimum Building Heights [4]
The minimum building height for all buildings in Commercial Areas shall be 30 feet.

(3) Maximum Building Heights [1]

(a) Vine Street -No height limit is required for buildings on Vine Street between 8th Street and the Center City Commuter Rail Tunnel.

(b) Ninth Street between Cherry and Race [3] Streets -a 50' Height limit is required.

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[1] Revised June, 1988
[2] Revised March 2005
[3] Revised April 2005
[4] Revised December, 1986

(c) Ninth Street between Race and Vine Streets – a height limit of 75' along Ninth Street and a height limit of 350' for the remaining area.[5]

(d) Ninth Street between Arch and Cherry Streets – a 90' height limit is required.[6]

(e) All buildings in the remaining area shall not exceed 150 feet.

(4) Setbacks - No building setbacks shall be required.

(5) Maximum land coverage in Commercial Areas shall not exceed 100 percent of net buildable area. [2]

(6) Base Floor Area Ratio is 500 percent (500%) of the net buildable area, plus bonuses as defined under C-4 in the Zoning Code.[7]

(7) Off-Street Parking

(a) One off-street parking space shall be provided for each 3000 square feet of gross floor building area (calculated exclusive of garage areas) of new construction.

(b) The minimum dimensions of each individual parking space shall not be less than nine by eighteen feet. An additional area equal to 25% of the area of all required individual parking spaces shall be provided for aisles and driveways as access to the parking

(c) Off-street parking shall be screened from the neighbor-hood by masonry walls, or be completely enclosed within a building.

(d) Access and egress to the parking structure between Race and Vine Streets may be from 8th, 9th, or Vine Streets.[8]

(e) Ninth Street between Arch and Cherry Streets (Parcel 11A(Revised)) – Off street parking shall be screened by a system made up of concrete, steel or brick piers with concrete, steel or brick infill or a design approved by the Authority's Advisory Board of Design.[9]

(8) Off-Street Loading

(a) Each hospital or related use permitted in Commercial Areas having a gross floor area up to 150,000 square feet shall have a minimum of one (1) space for off-street loading.

(b) Additional off-street loading spaces for hospital or related uses shall be provided in accordance with the following

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[5] Added April 2005
[6] Added March 2005
[7] Revised December, 1986
[8] Revised June, 1988
[9] Added March 2005

GROSS FLOOR AREA (Sq. Ft.)	SPACES
150,001- 400,000	2
400~001 - 660,000	3
660,001 970,000	4
970,001 -1,300,000	5
for each additional 350,000 sq. ft. over 1,300,000	1 additional

(c) Every building erected which is arranged, intended or designed to be used or occupied for uses permitted in this district, (except hospital or related uses and Parcels 11(A)(Revised), 13(A) and 13(B))[10], and which has an aggregate gross floor area of 20,000 or more square feet arranged, intended or designed for such use, shall have loading spaces in accordance with the following table:

GROSS FLOOR AREA (Sq. Ft.)	SPACES
20,000 - 40,000	1
40,001 - 100,000	2
100,001 -160,000	3
160,001 - 240,000	4
240,001-320,000	5
for each additional 90,000 ,sq. ft. over 320,000	1 additional

(d) Off street loading spaces for Parcels 11(A) (Revised), 13(A) and 13(B) shall have loading spaces in accordance with the following tables[11]:

Residential Uses

GROSS FLOOR AREA (Sq. Ft.)	SPACES
Less than 40,000	0
50,000 - 150,000	1
150,001 -500,000	2
greater than 500,001	3

Commercial Uses (except office building & hotels)

GROSS FLOOR AREA (Sq. Ft.)	SPACES
40,000 - 100,000	1
100,001 -160,000	2
160,001 - 240,000	3
240,001-320,000	4
for each additional 90,000 ,sq. ft. over 320,000	1 additional

(e) Each off street loading space for Parcel Nos. 11(A)(Revised), 13(A) and 13(B) shall be in accordance with the following table[1]:

First Required Space	10 feet wide, 40 feet long, 14 feet high
Second Required Space	11 feet wide, 60 feet long, 14 feet high

[10] Revised March 2005 & April 2005)
[11] Added March, 2005 and April 2005

Third Required Space	10 feet wide, 30 feet long, 14 feet high
Fourth Required Space	10 feet wide, 40 feet long, 14 feet high
Fifth Required Space	11 feet wide, 60 feet long, 14 feet high
Each Additional Space	10 feet wide, 30 feet long, 14 feet high

(f) All other off-street loading space shall not be less than 11 feet wide, 50 feet long and, have a minimum clear height of less than 14 feet.

(9) Signs

(a) Parcel Nos. 11(A), 13(A) & 13(B)[1]:

(i) Signs shall not extend more than 45 feet above the street grade, nor shall they be erected above roofs, regardless of roof height, nor shall they project more than 40 inches from the face of the building. No sign shall have flashing, animated, or intermittent illumination. Illumination of signs shall be permitted only when illumination is focused upon the sign itself in such a manner as to prevent glare on the surrounding area.

(ii) No signs shall have an area greater than 40 square feet unless it is integral with the architecture of the structure and has the approval of the Art Commission of the City of Philadelphia.

(b) All other areas:

(i) Signs shall not extend more than 45 feet above the street grade, nor shall they be erected above roofs, regardless of roof height, nor shall they project more than 12 inches from the face of the building. No sign shall have flashing, animated, or intermittent illumination. Illumination of signs shall be permitted only when illumination is focused upon the sign itself in such a manner as to prevent glare on the surrounding area.

(ii) No signs shall have an area greater than 10 square feet unless it is integral with the architecture of the structure and has the approval of the Art Commission of the City of Philadelphia.

a-2. Uses to be permitted in Light Industrial Areas.

(1) The uses permitted in Commercial, except residential;

(2) Central heating plant;

(3) Cinema, radio and television studio (provided a Zoning Board of Adjustment Certificate is obtained).

(4) Die cutting of purchased paper, purchased paperboard or purchased cardboard; pressing and moulding of purchased paper, pulp goods; printing and embossing of purchased wallpaper stock; excluding any manufacture or processing of pulp; waste paper, or waste paper products;

(5) Distribution plants, parcel delivery, and food commissaries;

(6) Water booster or sewer booster sub-stations, telephone exchange buildings, railroad passenger stations, electric transforming or gas regulating sub-station, completely enclosed within a building;

(7) Laboratories (analytical, chemical, and research) and assay offices; provided, that any laboratory animals shall be kept within completely enclosed buildings at all times;

(8) Manufacture of:

(a) Apparel and garments of all sorts; lace, linen, and fur goods; textile raincoats and outer garments of textile; apparel accessories; curtains, draperies and textile house furnishings; canvas products; trimmings, stamped art goods and needlework; embroideries; pleating, stitchings and tuckings; felt goods; and other kindred textile articles;

(b) Automatic merchandising and amusement machines;

(c) Cigarettes, cigars, smoking and chewing tobacco and snuff;

(d) Rope and twine, except if made of jute or sisal:

(e) Drugs, including biological products, botanical products; medicines and pharmaceutical preparations;

(f) Electrical measuring instruments and test equipment switchgear and switchboard apparatus; electrical industrial controls; electrical welding apparatus; electrical household appliances; electrical wiring and wiring equipment (including light bulbs and lighting fixtures); radio and television receiving sets; communication equipment; X-ray apparatus and tubes; electrical equipment for internal combustion engines; and kindred electrical and electronic components and products; provided, that no process involving coating with rubber shall be permitted in this area.

(g) Engineering, laboratory, scientific and research instruments, mechanical measuring and controlling instruments; automatic temperature controls; optical instruments and lenses; surgical, medical and dental clocks, clockwork operated devices and watch cases; sighting and gunnery fire-control equipment; provided that any fully assembled product regularly produced by any use in this sub-paragraph shall not exceed 2,000 pounds in weight;

(h) Paper envelopes and bags; paperboard and fiber boxes, tubes, drums, and containers; other paper and paperboard products; provided, that the products herein shall be made from purchased paper, purchased paperboard, or purchased fiber board; and further provided, that the manufacture or processing of pu1p waste paper or waste paper products is prohibited;

(i) Jewelry; jewelers' findings and materials; lapidary work (including the cutting and polishing of diamonds), dolls, pens, pen points, mechanical pencils and parts; hand stamps stationery seals; stencils, costume jewelry and costume novelities; ornamental feathers, plumes, and artificial flowers; needles, pins and fasteners, lamp shades (except) of glass or metal); umbrellas, parasols and canes; tobacco pipes and cigarette holders; scale models; insignia, emblems and badges;

(j) Leather gloves and mittens, luggage, handbags and personal leather goods, excluding footwear and saddlery;

(k) Statuary and art goods made of plaster of Paris or papier-mache;

(l) Typewriters; computing and accounting machines (including cash registers); scales and balances; and other office machines;

(9) Offices and office record storage;

(10) Plastic articles from purchased plastic materials; provided that no pressure molding or casting shall be permitted;

(11) Printing, publishing and allied arts and trades;

(12) Repair of any products permitted to be manufactured or produced in this district; provided, that this paragraph shall not be construed to limit repair uses specifically permitted in any Commercial Area;

(13) Storage buildings and warehouses, not including storage and bailing of junk, scrap metal, rags, waste paper or used rubber;

(14) Accessory uses, customarily incidental to any of the above permitted uses;

(15) Parking facilities;

(16) Truck holding area.

b-2. Additional regulations, controls, or restriction to be imposed on the sale, lease, or retention of all real property to be acquired in Light Industrial Areas.

(1) In the project area bounded by Eighth, Ninth, Arch and Vine Streets no foundation within sixty (60') feet of the Center City Commuter Connection may adversely affect the tunnel structure. All working drawings for developments within this area must be reviewed and approved by the Commissioner - Department of Public Property, prior to the submission to the Department of Licenses and Inspections for building permits.

(2)Minimum Building Heights

The minimum building height for buildings in Light Industrial Areas shall be 25 feet.

(3)Maximum Building Heights

Buildings within Light Industrial Areas shall not exceed 300 feet in height.

(4) Setbacks

No building setback shall be required.

(5) Land Coverage

Construction within areas designated for Light Industrial use may have 100 percent coverage of net buildable area.

(6) Floor Area

No building in Light Industrial Areas shall have a gross floor area greater than 500 percent of the net buildable area.

(7) Off-Street Parking

(a) At all Light Industrial Areas within the project one (1) off-street parking space shall be provided for each 7,000 square feet of gross floor building area (calculated exclusive of garage areas) of new construction (except for the area bounded by Race Street, Eighth Street, Cherry Street and the eastern line of the Commuter Tunnel right-of-way where one off-street parking space shall be provided for each 4,000 square feet of gross floor area shall be required, said parking to be located within a distance of 800 feet from the building or buildings which they are to serve).

(b) The minimum dimensions of each individual parking space shall not be less than ten by twenty feet. An additional area equal to 25% of the area of all the required individual parking spaces shall be provided for aisles and driveways as access to the parking spaces.

(c) Off-street parking shall be screened from the neighborhood by masonry walls or be completely enclosed within a building.

(d) Access to off-street parking shall not be permitted from Vine, Race or Arch Streets.

(8) Off-Street Loading

(a) Each Light Industrial use shall have a minimum of one (1) space for off-street loading.

(b) In every Light Industrial Area, every building erected which is arranged, intended, or designed to be used or occupied for the uses permitted by the Urban Renewal Plan in Light Industrial Areas, and which has an aggregate gross floor area of 20,000 or more square feet shall have loading space in accordance with the following table:

GROSS FLOOR AREA (Sq. Ft.)	SPACES
20,000 -40,000	2
40,001 -60,000	3
60,001 -80,000	4
80,001 -100,000	5
For each additional 50,000 sq.ft. over 100,000	1 additional

(c) Each off-street loading space shall not be less than 11 feet wide, 50 feet long and have a minimum clear height of less than 14 feet.

(9) Signs

(a) Signs shall not exceed more than 45 feet above street grade, nor shall they be erected above roofs, regardless of roof height, nor shall they project more than 12 inches from the face of the building. No sign shall have flashing, animated, or intermittent illumination. Illumination of signs shall be permitted only when it. is focused upon the sign itself in such a manner as to prevent glare on the surrounding areas.

(b) No sign shall have an area greater than 15 square feet for each lineal foot of a streetline.

(10) Truck Holding area:

The truck holding area shall be paved and lighted in accordance with the City Code with landscaping and screening provided where possible.

a-3. Uses to be permitted in Public Areas (except for parcel located at the northwest corner of 7th and Arch Streets -see page 11).[12]

(1) Municipal and governmental services; Museums;

(2) Park and Landscaped areas;

(3) Accessory uses customarily incidental to any of ' the above uses,

b-3. Additional regulations, controls or restrictions to be imposed on the sale, lease, or retention of all property acquired in Public Areas (except for parcel located at the northwest corner of 7th, and' Arch Streets -see page 11).[13]

(1) Minimum Building Heights

The minimum building height for all buildings in Public Areas shall be 25 feet.

(2) Maximum Building Heights

Buildings within Public Areas shall not exceed 100 feet in height.

(3) Setbacks
No building setbacks shall be required.

(4) Land Coverage

Construction within areas designated for Public Land use shall have a maximum land coverage of 60 percent of net building area.

(5) Floor Area

[12] Revised May, 1991
[13] Revised May, 1991

No building in Public Area shall have a gross floor area greater than 500 percent of the net buildable area.

(6) Parking

(a)One off-street parking space shall be provided for each 7,000 square feet of gross building floor area (calculated exclusive of garage areas) of new construction, except in the area at the Northwest corner of Seventh and Arch Streets where one parking space for each 3,000 square feet of gross building floor area (calculated exclusive of garage areas) of new construction shall be provided.

(b) The minimum dimensions of each individual parking space will not 'be less than ten by twenty feet., An additional area equal to 25% of the area of all the required individual parking spaces shall be provided for aisles and driveways as access to the parking spaces.

(c) Off-Street permanent parking shall be screened from the neighborhood by walls, or be completely enclosed within a building.

(d) Access to off-street parking shall not be permitted from Race Street.

(7) Off-Street Loading

(a) Newly erected structures in Public Areas having gross floor area of 100,000 or more square feet shall have loading spaces in accordance with the following table:

GROSS FLOOR AREA (SQ. FT.)	SPACES
100,000 - 150,001	1
150,000 - 400,000	2
400,001 - 660,000	3
660,001 - 970,001	4
970,000 - 1,300,000	5
For each additional 350,000 sq.ft. over 1,300,000	1 additional

(b) Each off-street loading space shall not be less than 11 feet wide, 50 feet long, and have a minimum clear height of less than 14 feet.

(8) Signs

(a) Signs shall not extend more than 45 feet above street grade, nor shall they be erected above roofs, regardless of roof height, nor shall they project more than 12 :inches from the face of the building. No sign will have flashing, animated, or intermittent illumination. Illumination of signs will be permitted only when illumination is focused upon the sign itself in such a. mariner as to prevent glare upon the surrounding area.

(b) No sign in Public Areas shall have an area greater than ten (10) square feet unless it is integral with the architecture of the structure and has the approval of the Art Commission of the City of Philadelphia.

(9) Fine Arts

(a) No less than 1% of the total construction cost shall be expended for a work(s) of art on land designated for public use at the Northwest corner of Seventh and Arch Streets.

(10) Uses and Controls for the Parcel located at the northwest corner of 7th and Arch Streets approved May, 1991

Permitted Land Uses:
Municipal and government services, museums, parks and landscaped areas; recreational uses; retail sales; bank, financial, professional or general business or agencies with retail operations on the ground floor; restaurants and cafes; hotels and motels; structural parking including air rights development; residential uses above the ground floor level only; and accessory uses customarily incidental to any of the above permitted uses.

CONTROLS:

Height
The minimum building height shall be 30 feet and the maximum building height shall be 150 feet.

Setback
No building setback shall be allowed at the ground level.

Lot Coverage
Maximum lot coverage may be 100%.

Floor Area Ratio
The allowable floor area shall be as permitted under C-4 in the zoning code.

Off-Street Parking
One off-street parking space shall be provided for every 7,000 square feet of gross floor area built exclusive of garage areas.

D. PROJECT PROPOSALS

1. Land Acquisition

a. The attached Land Acquisition Map, Urban Renewal Plan Map No.3, shows all real property proposed to be acquired for clearance and redevelopment, including spot clearance, development of vacant land, public facilities, and rehabilitation and conservation. [14]

Structures and Areas Not to be Acquired
Police Administration Building
Property of St. Michael's Zion German Evangelical Lutheran Church
Property of the Delaware River Joint Commission

b. There are no special conditions under which properties not designate for acquisition may be acquired.

[14] Revised April 2005

c. There are no special conditions under which properties designated for acquisition may be exempted from acquisition.

2. Conservation and Rehabilitation -Not Applicable

3. Redevelopers' Obligations

In order to achieve the objectives of the Urban Renewal Plan each redeveloper shall begin and complete the development of the land and the improvements for the uses specified in the Urban Renewal Plan within a reasonable time as determined by the Philadelphia Redevelopment Authority.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The Center City Redevelopment Area Plan dated February, 1963 has been prepared and approved by the City Planning Commission. The Philadelphia Redevelopment Authority shall prepare a Redevelopment Proposal conforming to and containing therein a copy of the Redevelopment Area Plan. The Proposal shall be reviewed by the Planning Commission and approved by the City Council of the City of Philadelphia as required under state law.

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be amended from time to time upon compliance with requirements of law, provided that with respect to any land in the Project Area previously disposed of by the Redevelopment Authority for use in accordance with the Urban Renewal Plan, the Redevelopment Authority receives the written consent of the then owner of such land whose interest is materially affected by such amendment.

a-4. Uses to be permitted in Institutional Areas

(1) Churches, chapels, convents, monastaries or other places of worship and their adjunct residential dwellings.

(2) Church related schools.

b-4. Additional regulations, controls, or restrictions to be imposed on the sale, lease or retention of all real property to be acquired in institutional areas.

(1) Minimum Building Heights

The minimum building height for all buildings in Institutional Area shall be 25 feet.

(2) Maximum Building Heights

The maximum building heights for all buildings in Institutional Area shall be 125 feet.

(3)Building Setbacks

No building setbacks shall be required, but where setbacks exist they shall not be reduced by adding on the existing 'buildings.

(4) Land Coverage

Land coverage in institutional areas shall not exceed 80% of the net buildable area.

(5) Floor Area

No building in Institutional Areas shall have a gross floor area greater than 500 percent of the net buildable area.

(6) Off-Street Parking

None required.

(7) Off-Street Loading

None required.

(8) Signs

(a) Signs shall not extend more than 45 feet above street grade, nor shall they be erected above roofs regardless of roof height, nor shall they project more than 12 inches from the face of the building. No sign shall have flashing, animated, or intermittent illumination. Illumination of signs will be permitted only when it is focused upon the sign itself in such a manner as to prevent glare upon the surrounding area.

(b) No sign shall have an area greater than ten square feet unless it is integral with the architecture of the structure and has the approval of the Art Commission of the City of Philadelphia.

(c) The provisions of the Urban Renewal Plan specifying the land uses and requirements and restrictions with respect thereto shall be in effect for a period of fifty (50) years following the official adoption of the Urban Renewal Plan by the Council of the City of Philadelphia.

(d) Applicability of provisions of the Plan with respect to permitted uses and additional regulations and restrictions on real property not to be acquired. The permitted uses and regulations, controls and restrictions shall become applicable to real property not to be acquired following the official adoption of the Urban Renewal Plan by the Council of the City of Philadelphia.

EXHIBIT "A"

LEGAL DESCRIPTION
INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 4
PROJECT BOUNDARY

ALL THOSE CERTAIN lots or pieces of ground with the building and improvements thereon known as Independence Mall Urban Renewal Area, Unit No. 4 situate in the Twelfth and Thirteenth Ward of the City of Philadelphia, described as follows:

BEGINNING at the intersection of the southerly side of Arch Street (legally open 66 feet wide) and the westerly side of Ninth Street (50 feet wide); thence extending North along the westerly side of Ninth Street, crossing the beds of Arch Street, Cherry Street (40 feet wide); Race Street (50 feet wide), Spring Street (40 feet wide), Winter Street (40 feet wide); and Vine Street (157 feet wide), 1,414 feet, more or less to the point of intersection of the westerly side of Ninth Street, projected and the northerly side of Vine Street, projected; thence extending East along the northerly side of Vine street, crossing the beds of Ninth Street, Darien Street (30 feet wide), Eighth Street (40 feet wide), and Franklin Street (50 feet wide) 798,0,0024 feet more or less to the intersection of the northerly side of Vine Street and the easterly side of Franklin Street, projected; thence extending south along the easterly side of Franklin Street and the easterly side of Franklin Street projected 634.0027 feet more or less to the intersection of the northerly side of Race Street (97 feet wide) and the easterly side of' Franklin Street; thence extending east along the northerly side of Race Street 97.28 feet more or less to the point of intersection of the northerly side of Race Street, projected and the westerly side of Seventh Street, crossing the beds of Race Street, Cherry Street (30 feet wide), and Arch Street (66 feet wide), 776,3958 feet, more or less, to a point on the southerly side of Arch Street; thence extending west along the southerly side of Arch Street, crossing the beds of Eighth Street and Ninth Street, 893.90' feet, more or less, to the place of beginning containing 27.61 acres more or less.

EXHIBIT "B"

INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 4
RELOCATION STATEMENT AND PLAN

RELOCATION STATEMENT

The Redevelopment Authority's Relocation Program outlines the housing resources available to relocatees and the services and payments that would be offered to them. The Authority, with the full cooperation of all concerned public and private agencies, gives assurance that State and Federal Relocation requirements will be met. No families or individuals will be relocated until adequate resources are brought to bear on each situation and rehousing can be accomplished according to Federal specifications and the Authority's Policies and Procedures.

The proposed acquisition will involve no relocation activities.

A. Residential Relocation

There are no residential properties that will require relocation in this acquisition..

B. Commercial Relocation

There are no commercial properties that will require relocation in this acquisition.

C. Institutional Relocation

There are no institutional properties that will require relocation in this acquisition.

RELOCATION PLAN

The Relocation Plan will be administered by the Redevelopment Authority's Relocation and Real Estate Transactions Department.

The objectives of this Relocation Plan are to assure that displaced families and individuals shall have the full opportunity to move into decent, safe and sanitary housing, that their displacement and the displacement of any business concerns shall be carried out with a minimum of hardship, and that they receive the full range of payments and benefits provided by law.

1. Residential

a. Determination of Relocation Needs

A Survey of each family and individual who's living accommodation is to be acquired will be conducted prior to actual relocation to determine funding relocation needs. As soon as possible after approval of the appropriate contract, the relocation staff will conduct a 100 percent survey of site occupants for the purpose of obtaining information on family composition, housing needs and income, and to determine eligibility for low and moderate income housing. The total number of families and

individuals to be displaced, their social and economic characteristics, and special problems are determined by these surveys.

Relocation staff will also determine relocation requirements of the site occupants, determining the relocation assistance which site occupants require, and deliver to the site occupant's informational material which explains the relocation service which will be available.

b. Relocation Standards (Physical, Occupancy, and Ability-To-Pay)

1) Physical Standards

a. In certifying that rehousing accommodations are decent, safe and sanitary, the Relocation Department uses the standards provided by the Housing Code of the City of Philadelphia. The standards and related regulations provided by the Code establish minimum standards for basic equipment and facilities; for light, ventilation and heating; for space, use, and location; for safe and sanitary maintenance; and for cooking equipment.

The same standards apply to non-housekeeping units which may be occupied by individuals.

b. The Housing Code provides that the structural conditions of a dwelling or dwelling unit shall be in sound condition including foundation, exterior walls and roof, interior walls and ceilings, floors, windows, doors, and stairs, and that they shall be substantially weather tight, watertight and rodent proof.

2) Occupancy Standards

The Number of rooms to be occupied by families of various sizes for sleeping purposes shall be determined by the floor area requirements of the Housing Code and by age and sex of persons in a family. The same standards will apply to both single-family dwellings and apartments. Generally the bedroom requirements are estimated as follows:

No. of Persons in Family	Bedrooms Required
1-2	1
3-4	2
5-6	3
7-8	4
9 or more	5 or more

3) Standards of Displacee's Ability to Pay for Housing

The Relocation Department makes determination with respect to ability to pay for housing based primarily on family income. Units must be available at a rent or price within the financial means of the families and individuals. Amounts of rent which families and individuals can pay are estimated using family size and total income as guides. Gross rent income ratios of 25 to 30 percent are used for families and individuals as standards for determining gross

rent-paying ability. These ratios vary according to family size and composition and family income.

For determination relating to ability-to-purchase housing income, assets and debts are evaluated in relation to monthly carrying costs (amortization, interest, taxes, insurance, utilities, fuel and reserves for repairs, maintenance, and replacement) , and the ability of the family to secure mortgages financing). As a general rule, the ratio (between annual income and purchase price) is about 2-1/4 times annual income.

The information booklet distributed to all site occupants specifically states that relocation housing must be within the occupant's ability to pay.

4) Location Standards

All housing to which displacees are referred will be reasonably accessible to places of employment and in areas generally not less desirable in regard to public utilities and public and commercial facilities.

c. Temporary Relocation

The Authority does not anticipate the need for temporary relocation; however, site occupants will be temporarily relocated whenever it is necessary to alleviate hardship for the site occupant and/or to effect monetary savings in project costs. However, no site occupant will be temporarily relocated into a facility which is less desirable in character than the housing unit vacated, and the temporary facility will be safe and habitable.

The duration and extent of all temporary housing will be kept at a minimum. The temporary relocation will in no way diminish the responsibility of the Relocation Department in obtaining permanent housing for the site occupants.

d. Relocation Assistance for Families and Individuals

1) The Redevelopment Authority's Relocation Department will develop an informational program to advise site occupants of available relocation assistance and all pertinent information pertaining to the redevelopment of the site.

Informational Statements will be distributed to all site occupants setting forth:

a) The purpose of the Relocation Program and the assistance available through the Relocation Department.

b) The assurance that site occupants will not be required to move except on a temporary basis or for eviction reasons, before they have been given an opportunity to obtain decent, safe, and sanitary housing within their financial means.

c) The fact that Federal Housing Administration acquired properties are a relocation resource, a listing of these properties with size and price will be available for examination to assist interested site occupants in contacting agents.

d) That site occupants should apply for public housing, if eligible, and cooperate with the Relocation Department in seeking their own standard, private rehousing accommodations when possible and notifying the office prior to moving.

e) The standards for decent, safe, and sanitary housing.

f) Eviction Policy

g) Availability of Relocation Payments and that details are obtainable at the relocation office.

h) Address and hours of the relocation office.

2) Site occupants will be encouraged to make use of the relocation office for referrals to real estate firms for private-rental units and to the Philadelphia Housing Authority for public housing. Individuals and families who are apparently eligible for public housing will be informed of their priority as relocatees and will be assisted in making application for public housing and any other low and moderate income housing assistance available.

The Philadelphia Housing Authority informs the Relocation Department of the disposition of each referral, and those rejected for public housing and other low and moderate housing assistance are then offered referral assistance in obtaining private-rental housing.

Site occupants unable to obtain public housing or other low and moderate income housing assistance, or expressing a preference for relocation to private-rental housing, will be referred to vacancy listings maintained by the Relocation Department. Arrangements will be made for the inspection of the vacancy by the family or individual. If necessary, transportation will be provided for the inspection; and a member of the relocation staff will accompany the family or individuals during the inspection. For those families and individuals interested in purchasing housing, information will be made available on builders or new housing under FHA-insured housing programs.

3) All housing to which displacees are referred, other than public housing and housing approved for FHA or VA mortgage insurance, will be inspected prior to referral to secure pertinent date on size and rent of the housing unit, and to insure that the housing unit is decent, safe, and sanitary.

All dwellings of self-relocated site occupants will be inspected if possible prior to the move. If the dwelling is found to be unsatisfactory, the Relocation Department will offer the relocatee referrals to standard housing. If the relocate moves to a substandard unit and declines the offer of a standard unit, the matter will be reported to the Department of Licenses and Inspections with the objective of bringing the unit into conformity with local codes.

4) The Relocation Department will attempt to trace site occupants who have disappeared from the project area by using available sources for locating them such as employers, school registrations, social agencies, utility records, and forwarding addresses left with the post office. When such site occupants are located, the above procedure will apply.

5) The provisions for low and moderate income housing assistance available through Federal programs will be explained to families and individuals interested.

2. Non-Residential

a. Determination of Relocation Needs

A relocation worker will contact each commercial and industrial business concern and non-profit organization to determine relocation needs and to explain benefits available to assist their move. Space needs and location preference of business firms will be secured and efforts made to discover and prevent any special problems which could hinder the orderly relocation of business establishments from the project area.

b. Relocation Assistance For Business Concerns and Non Profit Organizations

1) The Relocation Department will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects businesses to all concerned businessmen in the project area. The Relocation Department will arrange meetings with business owners in the area to explain the program, answer questions, and in general to guide business firms in moving to a new location under the most advantageous conditions.

2) A relocation worker will personally call on the principal of all business concerns affected by the area program. This person will be the liaison between business firms and other sections and divisions of the Authority.

3) The Relocation Department maintains close contacts with real estate agents. Agents send in listing of commercial and industrial buildings available for rent or sale. Arrangements shall include provisions for listings which include the names and addresses of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space. These lists will be made available to business firms which must relocate.

4) Relocation payments will be made to eligible business concerns to cover moving expenses, any actual direct loss of property, and other benefits as set forth in Regulations governing relocation payments.

c. Relocation Resources

The primary resources available to displaced "persons" are the relocation benefits and services mandated by the Eminent Domain Code as amended of the Commonwealth of Pennsylvania. The Philadelphia Redevelopment Authority, relying upon years of experience in administering an effective relocation program, will deliver to all displacees the relocation benefits and assistance provided under the law.

The Relocation Department will obtain the assistance of professional industrial and commercial realtors in the relocation process. Public, quasi-public and private organizations and agencies dedicated to helping businesses will be sought for their professional expertise not only to identify suitable relocation sites, but also to provide management and financial assistance and advice, as needed.

The following agencies may be involved in providing relocation sites and financial assistance:

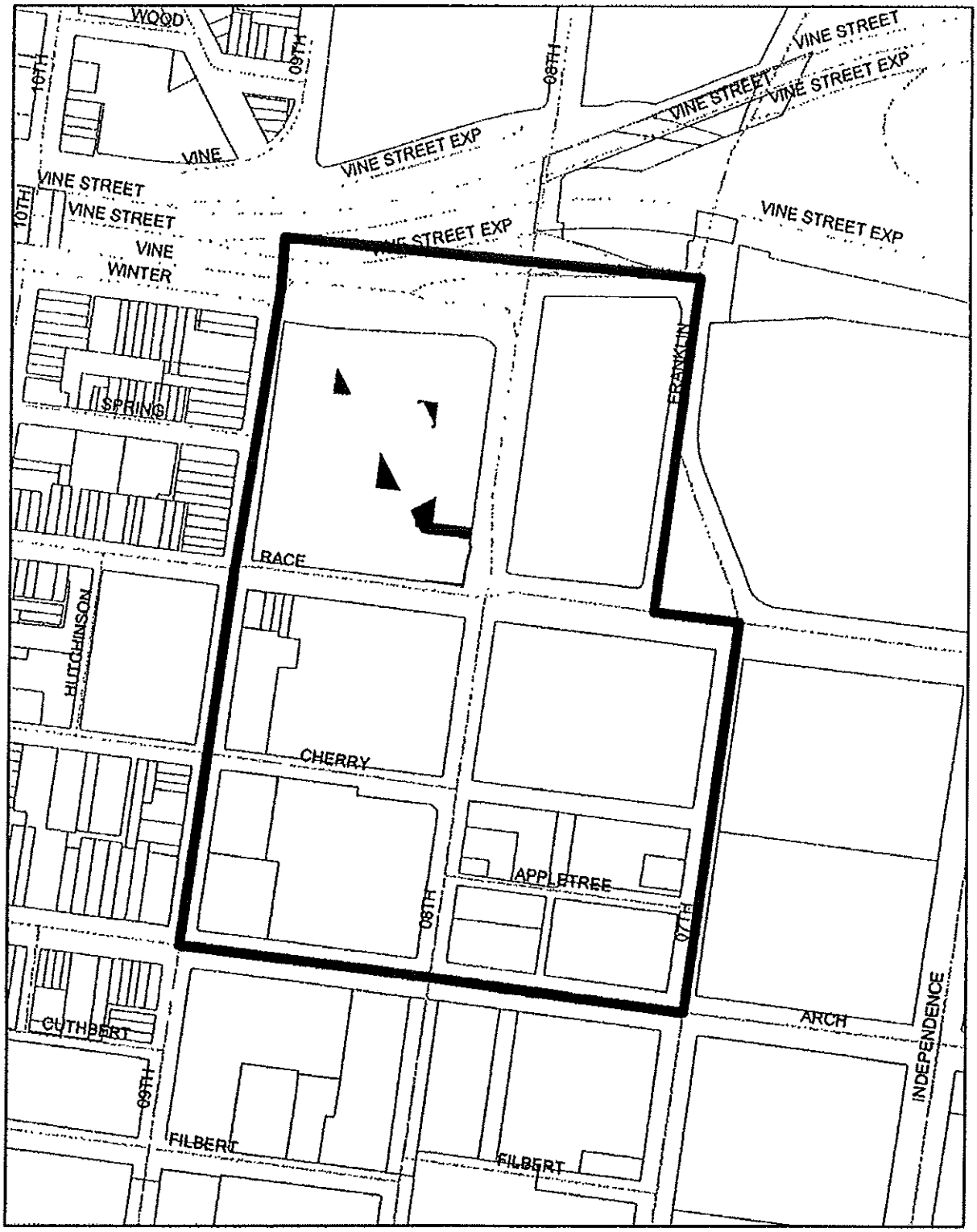
Philadelphia Industrial Development Authority (P.I.D.C.)

Philadelphia Citywide Development Corporation (P.C.D.C.)
Small Business Administration
City of Philadelphia, Department of Commerce
Reading Company and its consultants

E. Relocation Benefits & Services

Relocation benefits will be provided in accordance with Article VI A of the Pennsylvania Eminent Domain Code, as amended, and the Regulations Promulgated.

City of Philadelphia
Independence Mall URA, Unit 4
6th Amended Urban Renewal Plan

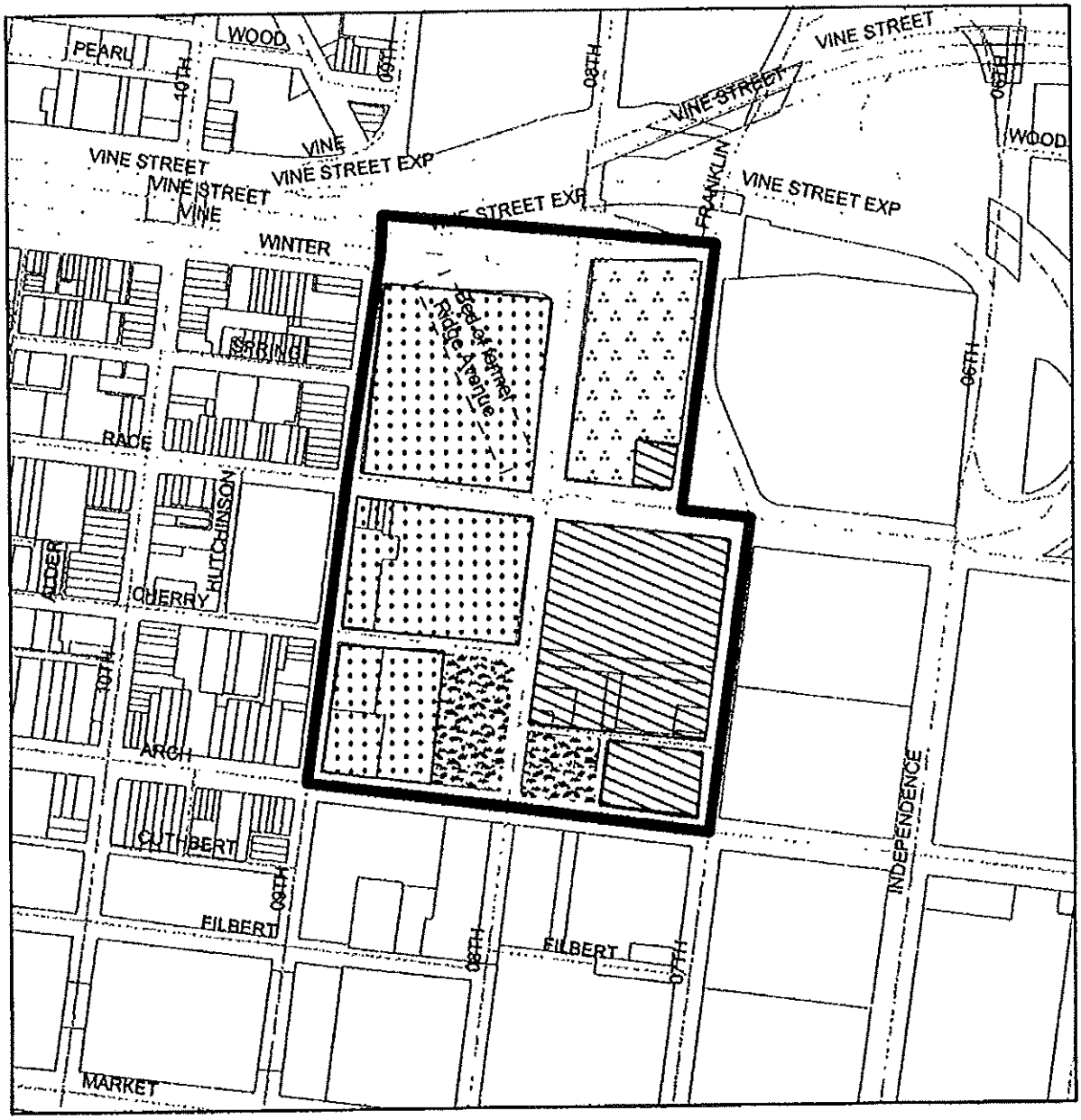


Urban Renewal Area Boundary

proposed acquisition

September 2012
Philadelphia Redevelopment Authority

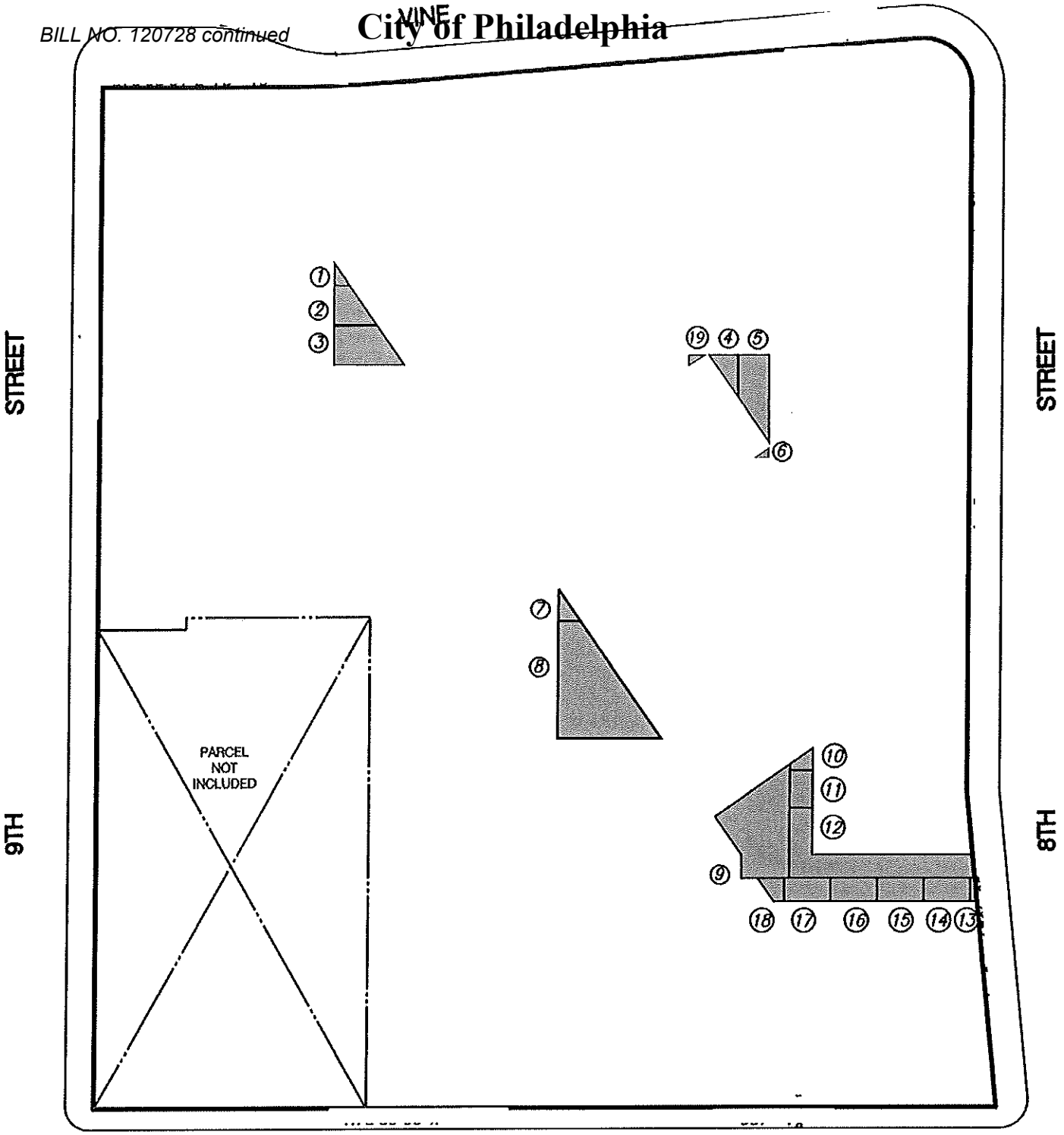
City of Philadelphia
Independence Mall URA, Unit 4
6th Amended Urban Renewal Plan



EXISTING LAND USE MAP

- commercial/mixed-use (w/accessory public parking)
- residential
- public
- light industrial
- **Urban Renewal Area Boundary**

September 2012
Philadelphia Redevelopment Authority



INDEPENDENCE MALL, UNIT NO. 4
URBAN RENEWAL AREA
SIXTH AMENDED URBAN RENEWAL PLAN
LAND ACQUISITION

Parcel No.	Address	Parcel No.	Address
1.	242 N. Darien Street	11.	210 N. 8th Street
2.	240 N. Darien Street	12.	208 N. 8th Street
3.	238 N. Darien Street	13.	801 Race Street
4.	816 Summer Street	14.	803 Race Street
5.	814 Summer Street	15.	805 Race Street
6.	814 Summer Street	16.	807 Race Street
7.	223 N. Darien Street	17.	809 Race Street
8.	221 N. Darien Street	18.	810 Spring Street
9.	213-219 N Darien Street	19.	818 Summer Street
10.	212 N. 8th Street		

APPENDIX

FACT SHEET

CENTER CITY REDEVELOPMENT AREA
INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 04

SECOND MODIFICATION TO THE THIRD AMENDED
URBAN RENEWAL PLAN

PROPOSED REVISION:

1. Expand Land *Uses* in Commercial Land Use Category to Include:

   Structural parking - may include air-rights

2. Revise Land use Controls in the Commercial land Use category, as follows:

   Minimum Building Height

   Increase height from 25 feet to 30 feet.

   Maximum Building Height

   Originally 300 feet for overall project area, expand to read:

   For all parcels south of Race Street, the maximum height shall be:

   a. Ninth Street - 50'
   b. Remaining area - 150'

   Land Coverage

   Increase land coverage from 80 percent (80%) of net buildable area to one hundred percent (100%) of net buildable area.

   Floor Area

   Expand Floor Area Ratio to permit bonuses as defined under C-4 in the Zoning Code.

December, 1986

City of Philadelphia

FACT SHEET

CENTER CITY REDEVELOPMENT AREA
INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 4

THIRD MODIFICATION TO THE THIRD AMENDED URBAN RENEWAL PLAN

PROPOSED REVISIONS:

1. Expand land uses in Commercial Land Use Category to include hotels and motels.
2. Revise land use controls in the Commercial Land Use Category, as follows:

MAXIMUM BUILDING HEIGHT

a. Vine Street - no height limit is required for buildings on Vine Street between 8th Street and the Center City Commuter Rail Tunnel.

b. Ninth Street - a 50' height limit is required.

c. All buildings in the remaining area shall not exceed 150 feet.

OFF-STREET PARKING

Revise control to allow access and egress from Vine Street to the parking structure located between Race & vine Street and access and egress to the loading dock from the North side of Race Street.

REASON FROM REVISIONS TO THE URBAN RENEWAL PLAN:

The Urban Renewal Plan is to be revised to bring the propos submitted by the selected developer, Strouse Greenberg & Cc Inc., and The Ciccone Group, into conformity with the Plan. The Invitation for Proposals for Parcel 13, the block bound generally by 8th, 9th, Race and Vine Street, included these controls and stated the Plan would be revised accordingly.

June, 1988

FACT SHEET

CENTER CITY REDEVELOPMENT AREA
INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 04

FOURTH MODIFICATION TO THE THIRD AMENDED
URBAN RENEWAL PLAN

PROPOSED REVISIONS

Public Land Use:

For the parcel located at the northwest corner of 7th and Arch Street the following controls shall apply:

Permitted Land Uses

Municipal and government services; museums: parks and landscaped are recreational *uses;* retail sales; banks, financial, professional or general business or *agencies* With retail operations on the ground floor restaurants and cafes; hotels and motels; structural parking including: air rights development; residential uses above the ground floor level only; and accessory uses customarily incidental to any of the above permitted uses.

CONTROLS

Height:

The minimum building height shall be 30 feet and the maximum building height shall be 150 feet.

Setback:

No building setback shall be allowed at the ground level.

Lot Coverage:

Maximum lot coverage may be 100%

Floor Area Ratio:

The allowable floor area shall be as permitted under C-4 in the zoning code.

Off-Street Parking:

One off-street parking space shall be provided for every 7,000 square feet of gross floor area built exclusive of garage areas.

REASON FOR REVISIONS

These revisions are necessary to accommodate the potential development by the Afro-American Museum.

May, 1991

FACT SHEET

CENTER CITY REDEVELOPMENT AREA
INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 4

FIFTH MODIFICATION TO THE THIRD AMENDED URBAN RENEWAL PLAN

PROPOSED REVISIONS:

1. Decrease the minimum allowable parking space from 10 x 20' to 8' x 16'.
2. Remove the requirement for a perimeter masonry wall.
3. Establish a requirement for perimeter screening.
4. Permit a curb cut on Arch Street for ingress only.

REASON FOR REVISIONS:

Parkway Corporation plans to demolish the Pitney-Bowles building (721-37 Arch Street) and use the site for surface parking. The Fifth Modification to the Plan will allow responsible development of the parking lot.

Approval of the plan by the City Planning Commission was based on plans submitted by Parkway Corporation and dated November 13, 1995.

FACT SHEET

CENTER CITY REDEVELOPMENT AREA
INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 4

FOURTH AMENDED REDEVELOPMENT PROPOSAL
FOURTH AMENDED URBAN RENEWAL PLAN

PROPOSED REVISION:

Acquisition of the properties in the bed of former Ridge Avenue located in the block bounded by 8th Street, 9th Street, Race Street and Vine Street.

REASON FOR REVISION:

The acquisition of these properties will enable the Redevelopment Authority to consolidate the parcels bounded by 8th, 9th, Race and Vine Streets into one parcel for disposition to a proposed developer,

ACQUISITION:

45 properties are to be acquired

RELOCATION INFORMATION

No relocations are required as part of this project.

FACT SHEET

CENTER CITY REDEVELOPMENT AREA
INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 4

FIRST MODIFICATION TO THE FOURTH AMENDED URBAN RENEWAL PLAN

PROPOSED REVISIONS:

For the parcel located at the NEC of 9th and Arch Streets, referred to as Parcel No. 11A (rev.), the following controls shall apply:

1. Expand Permitted Land Uses in Commercial Land Use Category to Include: Public surface parking at grade

2. Revise Land Use Controls in the Commercial Land Use Category, as follows:

Maximum Building Heights
Amend height limit on 9 Street from 50' to 90'.

Off-Street Parking
Amend to include the use of a screening system made up of concrete., steel, or brick piers with concrete, steel or brick infill, or a design approved by the Authority's Advisory Board of Design.

Off-Street Loading
Amend off street loading requirements in accordance with the following:

Residential Uses	
Gross Floor Area	Required Spaces
<50,000 sq. ft.	0
50,000-150,000 sq. ft.	1
150,001-500,000 sq. ft.	
>500,001 sq.. ft.	3
Commercial Uses (except office buildings and hotels)	
Gross Floor Area	Required Spaces
40,000-100,000 sq. ft.	
100,001-160,000 sq. ft.	2
160,001-240,000 sq. ft.	3
240,001-320,000 sq. ft.	4
each additional 90,000 sq. ft.	
over 320,000 sq. ft.	1 additional space

Each off-street loading space shall not be less than the following:

First Required Space — ten feet wide, forty feet long, fourteen feet high
Second Required Space -- eleven feet wide, sixty feet long, fourteen feet high
Third Required Space — ten feet wide, thirty feet long, fourteen feet
Fourth Required Space -- ten feet wide, forty feet long, fourteen feet
Fifth Required Space -- eleven feet wide, sixty feet long, fourteen feet high
Each Additional Space — ten feet wide, thirty feet long, fourteen feet

Signs

Amend to allow a projection of 40" from the face of a building specifically with regards to public parking.

Amend to allow a maximum signage area of 40 square feet specifically with regards to public parking,

REASON FOR REVISIONS TO THE URBAN RENEWAL PLAN

The Urban Renewal Plan is to be revised, with respect to the parcel located at the NEC of 9th and Arch Streets, referred to as Parcel No. HA (rev.), to bring the proposal submitted by Nine Arch Associates, L.P. into conformity with the Plan.

FACT SHEET

CENTER CITY REDEVELOPMENT AREA
INDEPENDENCE MALL URBAN RENEWAL AREA, UNIT NO. 4

FIFTH AMENDED REDEVELOPMENT PROPOSAL
FIFTH AMENDED URBAN RENEWAL PLAN

A. PROPOSED REVISIONS:
For the parcel located at the between 8th, 9th, Race, and Vine Streets, referred to as Parcel No. 13, the following controls shall apply:

1. Expand Permitted Land Uses in Commercial Land Use Category to Include: Public surface parking at grade

2. Revise Land Use Controls in the Commercial Land Use Category, as follows:

Maximum Building Heights
Amend height limit on 9th Street from 50' to 75'.
Amend height limit in the remaining area from 150' to 350'.

Off-Street Loading
Amend off street loading requirements in accordance with the following:

Residential Uses	
Gross Floor Area	Required Spaces
<50,000 sq. ft.	0
50,000-150,000 sq. ft.	1
150,001-500,000 sq. ft.	2
>500,001 sq. ft.	3
Commercial Uses (except office buildings and hotels)	
Gross Floor Area	Required Spaces
40,000-100,000 sq. ft.	1
100,001-160,000 sq. ft.	2
160,001-240,000 sq. ft.	3
240,001-320,000 sq. ft.	4
each additional 90,000 sq. ft. over 320,000 sq. ft.	1 additional space

Each off-street loading space shall not be less than the following:

First Required Space -- ten feet wide, forty feet long, fourteen feet high
Second Required Space -- eleven feet wide, sixty feet long, fourteen feet high
Third Required Space -- ten feet wide, thirty feet long, fourteen feet high
Fourth Required Space -- ten feet wide, forty feet long, fourteen feet high
Fifth Required Space -- eleven feet wide, sixty feet long, fourteen feet high
Each Additional Space -- ten feet wide, thirty feet long, fourteen feet high.

Signs
Amend to allow a projection of 40" from the face of a building specifically with regards to public parking.

Amend to allow a maximum signage area of 40 square feet specifically with regards to public parking.

REASON FOR REVISIONS TO THE URBAN RENEWAL PLAN
The Urban Renewal Plan is to be revised, with respect to the parcel located between 8th and 9th Streets, and Race and Vine Streets, referred to as Parcel No. 13, to bring the proposal submitted by 9th Street Associates, LLC into conformity with the Plan.

B. ACQUISITION

This Plan Amendment will also provide for the acquisition of three (3) vacant parcels, located within the bed of a portion of ground formerly known as Ridge Avenue.

The acquisition of these properties will enable the Authority to consolidate the parcels bounded by 8th, 9th, Race and Vine Streets into one parcel for disposition to a proposed Redeveloper.

I. AREA DATA

Present Use	No. of Properties	Proposed Reuse
Parking lot	3	mixed-use and related

A. CLEARANCE/ACQUISITION

PROJECT	ADDRESS	OCCUPANCY	ZNG
Bed of Ridge Avenue	208-14 N. 8th Street	vacant lot	C4
Bed of Ridge Avenue	801-09 Race Street	vacant lot	C4
Bed of Ridge Avenue	810 Spring Street	vacant lot	04

II. RELOCATION INFORMATION
There will be no relocations as part of this Amendment.

III. SUMMARY DATA

Vacant Lots	3
Vacant Structures	0
Occupied Structures	0
Total Properties	3