

City of Philadelphia



(Bill No. 020315)

AN ORDINANCE

Amending an Ordinance approved December 14, 1971, as amended, which approved the redevelopment proposal, the urban renewal plan and the relocation plan of the Redevelopment Authority of the City of Philadelphia for the redevelopment of South Central Urban Renewal Area, by approving the twelfth amendment of the redevelopment proposal and the twelfth amendment to the urban renewal plan, which provide, *inter alia*, for certain additional land acquisition of one (1) property for commercial and related reuses and one (1) property for residential and related reuses and declaring that condemnation is imminent with respect to the Project; all as contained in the twelfth amendment of the redevelopment proposal and the twelfth amendment to the urban renewal plan.

WHEREAS, The redevelopment proposal, the urban renewal plan and the relocation plan, of the Redevelopment Authority of the City of Philadelphia (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the South Central Urban Renewal Area (hereinafter referred to as "South Central") was approved by Ordinance of the Council on December 14, 1971, as amended; and

WHEREAS, The Redevelopment Authority has prepared a twelfth amendment of the redevelopment proposal, and an twelfth amendment to the urban renewal plan, each dated April, 2002, by providing, *inter alia*, for certain changes; namely, for certain additional land acquisition of one (1) property for commercial and related reuses and one (1) property for residential and related reuses and declaring that condemnation is imminent with respect to the Project; all as contained in the twelfth amendment of the redevelopment proposal and the twelfth amendment to the urban renewal plan; and

WHEREAS, The twelfth amendment of the redevelopment proposal and the twelfth amended urban renewal plan have been submitted to the City Planning Commission of the City of Philadelphia and have been certified by the Commission to the Council; and

WHEREAS, The aforesaid amendments to the redevelopment proposal and the urban renewal plan will forward a central objective of the Community Development Program and activities of the City of Philadelphia with respect to the materialization of the City's stated housing and other redevelopment and urban renewal goals; and

WHEREAS, The twelfth amendment of the redevelopment proposal, and the twelfth amendment to the urban renewal plan promote sound urban renewal and redevelopment, and the elimination of blight in South Central; now, therefore

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THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. SECTIONS 1, 2, 3, 5, 6 and 7 of the Ordinance approved December 14, 1971, as amended, entitled “An Ordinance approving the proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of South Central Urban Renewal Area, being the area beginning at the intersection of the southerly side of Washington avenue projected and the easterly side of Delaware avenue; approving the urban renewal plan and determining that such plan conforms to a general locality plan and makes adequate provision for individuals, business concerns and families who are displaced; determining the necessity for changes in and for zoning, streets, alleys, public ways, parks and recreational facilities, street patterns, location and relocation of public utilities; determining that the urban renewal plan and the proposal prohibits discrimination because of race, color, creed, or national origin pursuant to the provisions of Title VI of the Civil Rights Act of 1964 and the Federal regulations and policies promulgated with respect thereto; declaring that certain expressly designated and provided for condemnation is imminent with respect to the Project; determining that the urban renewal plan cannot be achieved through more extensive rehabilitation and declaring the interest of the City of Philadelphia in participating in the program of State assistance with respect to slum clearance, elimination of blight and deterioration, and for urban renewal and redevelopment purposes for the Project Area and requesting an allocation of funds to the Redevelopment Authority, as provided for by the Act of May 20, 1949, P. L. 1633, as amended,” are hereby further amended as follows:

SECTION 1. The [eleventh] *twelfth* amendment dated [September, 1999], *April, 2002* of the redevelopment proposal including the detailed redevelopment area plan, the relocation plan and the urban renewal plan, as amended, the maps, the disposition supplement, and all other documents and supporting data which form part of the said proposal, submitted by the Redevelopment Authority for South Central Urban Renewal Area (hereinafter “South Central”) 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. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the said redevelopment proposal as long as said minor changes are in conformity with the current area redevelopment plan for South Central. South Central is bounded as follows:

* * *

SECTION 2. Council finds and declares that the [eleventh] *twelfth* amendment of the urban renewal plan for South Central Urban Renewal Area, having been duly reviewed and considered, is approved, and that:

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a. The [eleventh] *twelfth* amendment of the urban renewal plan, as amended, conforms to the general plan for the development of the locality as a whole;

b. Community Development Program financial aid is necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the [eleventh] *twelfth* amendment of the urban renewal plan, as amended;

c. The [eleventh] *twelfth* amendment of the urban renewal plan, as amended, in the locality 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;

* * *

e. The [eleventh] *twelfth* amendment of the urban renewal plan, as amended, gives due consideration to the provision of adequate park and recreation areas and facilities, as may be desirable for neighborhood improvements, with special consideration for the health, safety and welfare of children residing in the general vicinity of the urban renewal area; and

f. The [eleventh] *twelfth* amendment of the urban renewal plan and proposal meet all of the conditions and requirements imposed by law, including but not limited to 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, sex, color, creed or national origin.

SECTION 3. Council finds and declares that the [eleventh] *twelfth* amended redevelopment proposal is in conformity with the redevelopment area plan for South Central.

* * *

SECTION 5. The Redevelopment Authority is authorized to prepare or cause to be prepared for introduction into the Council such

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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 [eleventh] *twelfth* amendment of the redevelopment proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out such [eleventh] *twelfth* 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 6. Council is cognizant that condemnation provided for in the hereby approved [eleventh] *twelfth* amendment of the urban renewal plan and the redevelopment proposal is [not] imminent with respect to South Central Urban Renewal Area[, such said 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 and as required by law.

SECTION 7. Council finds and determines that the objectives of the [eleventh] *twelfth* amendment of the urban renewal plan and the [eleventh] *twelfth* amendment of the redevelopment proposal for South Central can best be achieved, as the case may be, through rehabilitation with respect to the hereinbefore described and hereby approved acquisition of properties as described in the [eleventh] *twelfth* amendment of the urban renewal plan and the [eleventh] *twelfth* amendment of the redevelopment proposal.

SECTION 2. Council determines that this *twelfth* amendment 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.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 13, 2002. The Bill was Signed by the Mayor on June 26, 2002.



Marie B. Hauser
Chief Clerk of the City Council