

GRAYS FERRY REDEVELOPMENT AREA

GRAYS FERRY URBAN RENEWAL AREA

ELEVENTH AMENDED

URBAN RENEWAL PLAN

APRIL 2012

**THE URBAN RENEWAL PLAN
FOR
GRAYS FERRY URBAN RENEWAL AREA**

Original Plan	October 1969
First Amendment	July 1971
Second Amendment	August 1973
Third Amendment	April 1974
Fourth Amendment	January 1977
Fifth Amendment	January 1979
First Modification	March 1981
Sixth Amendment	June 1981
First Modification	October 1981
Second Modification	December 1985
Third Modification	May 1986
Fourth Modification	January 1988
Fifth Modification	April 1988
Seventh Amendment	October 1995
Eighth Amendment	April 1998
Ninth Amendment	September 1999
Tenth Amendment	August 2000
Eleventh Amendment	April 2012

GRAYS FERRY
URBAN RENEWAL PLAN

TABLE OF CONTENTS

A. DESCRIPTION OF PROJECT

1. Boundary of Urban Renewal Area
2. Urban Renewal Plan Objectives
3. Types of Proposed Renewal Actions

B. LAND USE PLAN

1. Proposed Land Use Map
2. Land Use Provisions and Building Requirements
 - a. Land Uses Permitted
 - b. Additional Regulations, Controls or Restrictions
 - c. Statement of Duration of Provisions and Effective Date of Plan
 - d. Applicability of Provisions to Properties Not to be Acquired

C. PROJECT PROPOSALS

1. Land Acquisition
 - a. Identification of Property to be Acquired
 - b. Statement of Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired
 - c. Special Conditions Under Which Properties to be Acquired May be Exempted from Acquisition
2. Conservation and Rehabilitation
3. Statement of Proposal to Provide Low and Moderate Income Housing
4. Underground Utility Lines
5. Redeveloper's Obligation
6. Aesthetic Control and Approval of Plans and Specifications

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

E. PROCEDURE FOR CHANGES IN APPROVED PLAN

EXHIBITS TO THE URBAN RENEWAL PLAN

Exhibit "A"	Project Boundary Legal Description
Exhibit "B"	Conservation Standards for Commercial, Industrial and Mixed Commercial/ Residential Properties
Exhibit "C"	Residential Property Rehabilitation Standards
Exhibit "D"	Relocation Plan

MAPS CONSTITUTING PART OF THE URBAN RENEWAL PLAN

Boundary and Land Acquisition Map
Proposed Land Use Map

A. DESCRIPTION OF PROJECT

* Revised July 1971 and April 1974
*# Revised October 1981
*** Revised December 1985
**** Revised May 1986

1 BOUNDARY OF URBAN RENEWAL AREA

- a. Urban Renewal Plan Boundary and Land Acquisition Map shows boundaries of the Grays Ferry Urban Renewal Area.
- b. The legal description of the boundaries of the Grays Ferry Urban Renewal Area is attached hereto as Exhibit "A".

2. URBAN RENEWAL PLAN OBJECTIVES

- a. Revitalize, preserve, and strengthen the predominantly residential character of the neighborhood by developing a pattern of land uses which better relates the activities of the people who live in the neighborhood to each other and to the people who work in the area, stimulating and encouraging a program of private rehabilitation as a result of a general renewal of confidence in the neighborhood's viability, and providing opportunities for new residential redevelopment.
- b. Develop at least twenty percent of the parcels that have been designated for disposition for residential redevelopment as affordable housing units for low- and moderate-income households.
- c. Remove buildings that are structurally substandard and buildings warranting clearance to eliminate blighting influences.
- d. Eliminate or convert obsolete mixed residential/commercial buildings.
- e. Provide land to increase the amount of available parking for both the residents and industries within the community.
- f. Provide land for off-street loading facilities for existing industries.
- g. Assist semi-public institutional uses in expanding their facilities to enhance the community with essential supporting facilities.
- h. Close minor streets to improve the street circulation pattern and create marketable parcels.
- i. Make provisions for adequate water and sewer facilities, street lighting, curbs

and sidewalks, and street tree planting to enhance existing and proposed development in the area.

Provide employment opportunities within the area by the expansion of industrial and commercial areas where appropriate, the development of an industrial park and the retention of viable businesses.

3. TYPES OF PROPOSED RENEWAL ACTIVITIES

Proposed renewal activities for the Grays Ferry Urban Renewal Area are as follows:

- a. Conservation and rehabilitation of existing residential and non-residential properties by the present owners.
- b. Acquisition of certain properties by the Authority for rehabilitation and conservation.
- c. Acquisition of properties for clearance and redevelopment for residential, industrial, public and semi-public institutional uses.

The areas proposed for acquisition for clearance and rehabilitation are delineated in the attached Urban Renewal Area Boundary and Land Acquisition Map. Recommended reuses are shown on the Urban Renewal Area Proposed Land Use Map.

B. LAND USE PLAN

I. PROPOSED LAND USE MAP:

- a. Major thoroughfares, street rights-of-way, easements.
- b. All other public uses, as well as proposed semi-public institutional uses.
- c. Residential, predominantly residential (mixed use), commercial and industrial uses.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

In addition to the provisions of any building and zoning ordinances now or hereafter in force, there are hereby imposed on and will hereafter apply to each site or portion thereof in the Project Area, the following controls for 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: and certain controls subject to variances or certificates required by provision of building or zoning ordinances now or hereinafter in force.

a. Land Uses Permitted

The following uses permitted shall be for the erection, construction, alteration or use of completely enclosed buildings and/or land:

1) Residential "A- and "B"

- a) Detached, semi-detached or attached single and multiple dwellings.
- b) Existing mixed uses, predominantly residential, including: offices of doctor of medicine, osteopathy, dentistry, chiropractor, optometry, minister or lawyer permitted to remain, but not permitted for new construction.
- c) Garage or outdoor parking as an accessory use.
- d) Private side yard or rear yard.

2) Residential "A-1"

- a) Attached single and duplex dwellings.
- b) Garage or outdoor parking as an accessory use.
- c) Private side yard or rear yard.

3) Commercial "A"

- a) Hardware, shoe repair, dry goods, jewelry, groceries, meat, delicatessen, bakery goods, confections, drugs, wearing apparel, tailoring, personal services, laundries, including self-service establishments: laundry pick-up station and dry cleaning pick-up station.
- b) Self-service dry cleaning establishment.
- c) Business or professional office or agency, financial institution or studio.
- d) Restaurant, café, soda or ice cream fountain including outdoor dining areas.
- e) Accessory uses not otherwise prohibited, customarily incidental to any permitted principal use.

4) Commercial "B"

- a) Uses permitted in any residential district except attached buildings used solely for dwelling purposes.
- b) Food sales.
- c) Service shops such as beauty shops, barber, shoe repair, tailors, pharmacies, locksmiths, dry cleaning or laundry pick-up, and other shops consistent with the aforementioned.
- d) Business or professional office, financial institution.
- e) Open air parking as an accessory use.
- d) Automobile service station.
- g) Garden supply sales.
- h) Parking garages and parking lots.
- i) Accessory uses customarily incidental to any of the above permitted uses provided that the accessory use does not occupy more than 25% of the gross floor area and does not include open air storage of materials, equipment or merchandise except as provided in e) above.

5) Industrial "A"

- a) Distribution plants, storage
- b) Laboratories
- c) Light manufacture such as textile, metal fabrication, electric, electronic, scientific equipment, paper products (using purchased paper, paperboard or fiberboard) and other goods consistent with those described above.
- d) Printing and publishing
- e) Truck, rail terminal
- f) Bottling, canning or distribution of liquids for human consumption
- g) Accessory uses customarily incidental to any of the above permitted uses
- h) Repair of any product permitted to be manufactured in this district

6) Industrial "B"

- a) Industrial "A" uses
- b) Machine shops
- c) Auto repair
- d) Food processing
- e) Manufacture of fabricated metal products
- f) Lumber yards
- g) Laundry and dry-cleaning
- h) Furniture manufacture
- i) Private ambulance service facilities
- j) Accessory uses customarily incidental to any of the above permitted uses
- k) Repair of any product permitted to be manufactured in this district

7) Industrial "C"

- a) Industrial "A" and "B" uses
- b) Manufacture of:
 - (1) Abrasives, asbestos gypsum and mineral wool products
 - (2) Artificial leather, oilcloth and other impregnated and coated fabrics
 - (3) Felt padding and upholstery fillings
 - (4) Linoleum, asphalted felt base and other hard floor coverings
 - (5) Milling, blending and storage of grain and grain mill products
 - (6) Asphaltic products
- c) Hot dip galvanizing and/or coating; tinning and/or re-tinning; electroplating, plating, anodizing and coloring of metals.
- d) Accessory uses incidental to any of the above permitted uses.

8) Semi-Public Institutional

- a) Educational, religious and recreational buildings and grounds together with offices, existing residences and appurtenant structures associated with such uses.
- b) Clubs, lodges and fraternal organizations.

- c) Accessory uses incidental to any of the above permitted uses.

9) Public

- a) Public walkways, parks, streets, and Expressway R.O.W.
- b) Neighborhood library and schools
- c) Community center
- d) Firehouse
- e) Accessory uses not otherwise prohibited and customarily incidental to any of the above permitted uses.

10) Existing Mixed Uses

Existing mixed uses which are not permitted in the individual use categories above, when discontinued for a period of one year, shall be considered abandoned and may not be resumed. The subsequent use will be the most restrictive of the adjacent uses. When any structure containing a non-conforming use has two thirds or more of its gross floor area destroyed by fire or other Act of God or is legally condemned, the new construction which is erected shall conform to the most restrictive of the adjacent uses.

b. Additional Regulations, Controls or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of all Real Property Acquired

General Controls

1) Parking

- a) Each space shall be nine by eighteen feet with an additional area equal to not less than 25% of the total area of the lot parking area for access driveways and aisles.
- b) The surface of all off-street parking areas shall be paved by the redeveloper with a hard top all-weather surface.
- c) Provision shall be made for the separation of open-air parking areas from adjacent residential properties by a planted buffer at least six feet wide and six feet high of a design and material approved by the Redevelopment Authority.
- d) If ten or more spaces are provided, the area must have adequate lighting facilities at night. This lighting must be focused to prevent glare on all dwellings.
- e) All parking spaces shall be situated on grades of less than 10%.
- f) Open air off-street parking shall not be permitted within twelve feet of a sidewalk or other public area and there shall be no parking areas or curb cuts adjacent to residential areas.

2) Off-Street Loading

- a) Where off-street loading is required it shall be provided for each parcel according to the following tables:

(1) Commercial

<u>Gross Floor Area (Square Feet)</u>	<u>Spaces</u>
20,000 - 40,000	1
Over 40,000 - 100,000	
Over 100,000 - 160,000	3
Over 160,000 - 240,000	4
Over 240,000 - 320,000	5

(2) Industrial

<u>Gross Floor Area (Square Feet)</u>	<u>Spaces</u>
10,000 - 20,000	1
Over 20,000 - 40,000	2
Over 40,000 - 60,000	3
Over 60,000 - 80,000	4
Over 80,000 - 100,000	5

For each additional 50,000 square feet, 1 additional space

(3) Semi-Public and Public Institutional

<u>Gross Floor Area (Square Feet)</u>	<u>Spaces</u>
Under 100,000	1
Over 100,000	2

- b) Minimum width of access to off-street loading areas shall be 12 feet.
c) Minimum loading space dimensions shall be 11 feet by 50 feet; minimum vertical clearance shall be 14 feet.

**

- d) No curb cuts for loading shall be permitted adjacent to residential uses.

- e) All loading, vehicles shall enter and exit in forward gear.

3) Signs

- a) All signs must pertain only to a use permitted on the premises.
b) The following types of signs are not permitted:
- (1) Revolving, flashing, animated or intermittently illuminated signs.
 - (2) Ground signs except as noted in Industrial "A" 4.i.1), (2) and Industrial "B" 5.j. (2) and Industrial "C" 6.j. (2).
 - (3) Signs which project above the roof.

- c) Signs may be illuminated provided the illumination is focused on the sign itself without glare upon the surrounding area.
- d) Lighted red and green signs may not be located within fifty (50) feet of a signaled intersection.
- e) Signs are prohibited in front of windows, doors, bays, pent eaves, and other similar openings or appurtenances and should be restricted to the solid portions of the wall surface, except that signs may be painted or attached to a window or similar opening if it is completely contained within the frame of that opening.
- f) No sign may project:
 - (1) More than 6" if the lowest part is less than 7' above the sidewalk.
 - (2) More than 2' when such part of the sign is between 7' and 10' above the sidewalk.
- g) No sign shall be erected or maintained within 660 feet from the perimeter of the right-of-way of limited access highways, if any part of the sign is visible from any place on the main travel way thereof. This prohibition does not apply to accessory signs succinctly identifying the name and nature of the activity conducted therein which have been reviewed and approved by the Art Commission.
- h) Temporary signs advertising the sale or rent of property shall be limited to a maximum of 25 square feet of flat, unilluminated area.
- i) Signs identifying the existence of protective devices of giving warning are permitted provided they each do not exceed 1.5 square feet in area and are located at intervals of not less than 50 feet.

4) Rear Service

At the rears or sides of new properties, the owners thereof shall provide service areas to allow for general deliveries, fuel delivery, and refuse collection to and from their properties and from said streets and/or easements where possible and economically feasible.

5) Accessory Buildings (New)

Where permitted, garages or other outbuildings shall be of masonry and be designed to harmonize with the principal structure in mass, material and detail. New accessory buildings shall be of a design and material approved by the Redevelopment Authority.

6) Street Trees and Landscaping

- a) The redeveloper shall provide a detailed landscaping plan for review by the Redevelopment Authority and the City Planning Commission.

- b) Street trees and appropriate landscaping shall be provided by the redeveloper to enhance development, and if necessary, screen objectionable features of the site, of adjacent properties and rights-of-way. All landscaping shall be subject to the approval of the Redevelopment Authority.
- c) Appropriate landscaping or a landscape buffer shall be provided where residential, public and semi-public uses abut industrial and commercial uses.

7) Yards and Gardens

Where specifically required by these controls or where owners choose to enclose yards, they shall be enclosed by masonry walls of a material similar to the adjacent structures or by a durable fence of a design and material approved by the Redevelopment Authority.

8) Fire Escape

- a) No exterior fire escapes will be permitted on new construction.
- b) No exterior fire escapes may be installed on walls of existing buildings fronting on streets or walkways.

9) Exterior Lighting

Exterior lighting may be used to light storefronts, doorways, parking areas, gardens and drives, but shall be located and shielded to prevent glare on other properties. No flood lighting of buildings, streets or walkways is permitted except by special approval of the Redevelopment Authority.

10) Projections

No exhaust mechanisms or equipment except unit type air conditioners used typically for residential purposes shall project beyond the face of a wall except by specific approval of the Redevelopment Authority.

11) Air Pollution

No structure, premises or property shall emit into open air, dust, fume, gas, mist, odor, smoke, vapor or any combination thereof of a quantity or character which creates an air pollution nuisance or violates any regulation of Air Management Services.

Specific Controls

1) Residential "As"

a) Lot Area and Width

Minimum Area	1,440 Square Feet
Minimum Width	18 Feet

b) Coverage

A maximum of 70 percent on intermediate lots.

A maximum of 80 percent on corner lots.

c) Setbacks

No setbacks are required.

d) Height

Maximum height shall be 35 feet or 3 stories, except as follows:

Where less than four new residential structures are built between rows of rehabilitated structures, the height of the new structures should match the cornice height of one of the adjacent structures.

e) Density

The maximum allowable density shall be 30 dwelling units per net acre.

f) Parking

One off-street parking space meeting the standards contained in B.2.b.1) shall be provided for each new dwelling unit.

g) Signs

- (1) Signs are limited to identification of name of residents, address and use permitted on the premises.
- (2) Signs must be mounted flat upon the thee of the building and are limited to a total area of 1.5 square feet.
- (3) The number of signs is limited to one sign upon each public right-of-way which the property abuts.

h) Residential Side Yards and Rear Yards

- (1) Accessory buildings shall be subject to review and approval by the Redevelopment Authority and the City Planning Commission.
- (2) Street trees and landscaping

(a) A minimum of 10% of a residential side yard or rear yard shall be landscaped.

(b) Existing live trees shall be retained.

- (3) The residential side yard or rear yard must be enclosed with a masonry wall or durable fence of a maximum height of 3 feet six inches of a design and materials approved by the Redevelopment Authority..
- (4) Exterior lighting
 - (a) Where former public open space containing light standards is conveyed, existing exterior light fixtures shall be disconnected and dismantled.
 - (b) New exterior light fixtures shall be focused upon the yard so as to prevent glare upon the surrounding areas.
- i) Mixed uses, predominantly residential and predominantly non-residential, shall be restricted to structures currently containing mixed uses as shown on the Urban Renewal Plan Proposed Land Use Map.

Residential "A-1"

a) Lot Area and Width

Minimum Area	1,000 Square Feet
Minimum Width	20 Feet

b) Coverage

A maximum of 70 percent on intermediate lots.
 A maximum of 80 percent on corner lots.

c) Setbacks

No setback is required.

d) Height

Maximum height shall be 35 feet or 3 stories.

e) Density

The maximum allowable density shall be 20 dwelling units per net acre.

Attached residential buildings shall be permitted in groups of no more than six.

Mid-block end-of-row units shall have a side yard of not less than 8 feet.

f) Parking

One off-street parking space meeting the standards contained in B.2.b.1) shall be provided for each new dwelling unit.

g) Signs

- (1) Signs are limited to identification of name of residents and address of premises.
- (2) Signs must be mounted flat upon the face of the building and are limited to a total area of 0.5 square feet.
- (3) The number of signs is limited to one sign upon each public right-of-way which the property abuts.

h) Residential Side Yards and Rear Yards

- (1) Accessory buildings shall be subject to review and approval by the Redevelopment Authority and the City Planning Commission.
- (2) Street trees and landscaping
 - (a) A minimum of 10% of a residential side yard or rear yard shall be landscaped.
 - (b) Existing live trees shall be retained.
 - (c) A residential side yard or rear yard must be enclosed with a masonry wall or durable fence of a maximum height of 3 feet six inches of a design and materials approved by the Redevelopment Authority.

i) Exterior lighting

- (1) Where former public open space containing light standards is conveyed, existing exterior light fixtures shall be disconnected and dismantled. New exterior light fixtures shall be focused upon the yard so as to prevent glare upon the surrounding areas.

Residential "B"

a) Lot Area and Width

Minimum Area	15,000 Square Feet
Minimum Width	50 Feet

b) Coverage

A maximum of 50% of the area of the lot shall be occupied by buildings.

c) Setbacks

Residential buildings shall be set back a minimum of 40 feet from the former public right-of-way line of the widened Grays Ferry Avenue.

d) Height

Maximum height for buildings shall be 65 feet or 6 stories.

e) Density

The maximum allowable density shall be 65 dwelling units per net acre.

d) Parking

One off-street parking space (meeting the standards contained in B.2.b.1) shall be provided for each dwelling unit except where new construction is Federally aided.

- (1) Housing for the elderly in which case three parking spaces for every 10 units shall be required, or
- (2) Low-moderate income housing in which case one parking space to every two units shall be required.

g) Signs

- (1) Signs are limited to identification of name of residents, address and use permitted on premises.
- (2) Signs must be mounted flat upon the face of the building and are limited to a total area of ten square feet.
- (3) The number of signs is limited to one sign per side of building.

h) Mixed uses, predominantly residential and predominantly non-residential, shall be restricted to structures currently containing mixed uses as shown on the Urban Renewal Plan Proposed Land Use Map.

2) Commercial "A"

a) Lot Area and Width

Minimum lot area 8,000 Square Feet

No minimum width is required

b) Coverage and Floor Area Ratio

100% coverage is allowed for all lots.

c) Setbacks

No setbacks are required.

d) Height

Maximum height shall be 35 feet but in no case over 3 stories.

e) Parking

- (1) Total parking area shall be equal to not less than the sum of all retail sales floor areas (including circulation spaces) measured between exterior walls.
- (2) Where required parking abuts a Residential District, adequate visual screening at least 6' high shall be provided by means of shrubs, hedges, fences or walls.

f) Signs

The total area of signs permitted on buildings shall not exceed five square feet for each lineal foot of storefront width.

3) Commercial "13"

a) Lot Area and Width

No minimum lot area or lot width is required.

b) Coverage

A maximum of 75% on intermediate lots.

A maximum of 80% on corner lots.

c) Setbacks

No setbacks are required.

d) Height

Maximum height shall be 35 feet or three stories.

e) Signs

The total area of signs shall not exceed 7 square feet per lineal foot of frontage.

4) Industrial "A"

a) Lot Area and Width

There are no minimum requirements.

b) Coverage

A minimum of 40% and a maximum of 75% of the lot area shall be occupied by buildings. However, the development may be done in phases, in which the

first phase can be a minimum of 25% of the lot, the final 15% or more must be constructed within five years after the first stage is completed.

Parcel No 36 (bounded by Grays Ferry Avenue, 30th Street, Oakford Street and 31st Street) may have a minimum coverage of 29%.

c) Setbacks

A minimum of 20 feet from all street lines. A detailed landscape plan shall be submitted to the Redevelopment Authority for approval on the 20 foot landscaped areas, and Grays Ferry Avenue.

Parcel Numbers 36 and 37 (bounded by Grays Ferry Avenue, 29th Street, Oakford Street, and 31st Street) shall retain 20' setbacks on Oakford Street, 12' setbacks on South 29th Street, South 30th Street and South 31st Streets, and 4' setbacks from Grays Ferry Avenue.

d) Yards

- (1) Front — same as above.
- (2) Side Two side yards are required of a 12 foot minimum width.
- (3) Rear - Minimum required depth is 12 feet.

e) Height Regulations

Height is regulated by other provisions of f) and g)

f) Floor Area — Gross floor area may not exceed 225% of the area of the lot.

g) Bulk — Total building bulk in cubic feet may not exceed 20 times gross floor area

h) Parking

- (1) One off-street parking space for each 700 gross square feet of floor area shall be provided except in the case of warehouse uses for which one parking space for every 3,000 gross square feet of floor area shall be provided.
- (2) The proposed redevelopment parcels located at the SWC of 25th and Reed Streets and the SWC of 25th and Dickinson Streets shall be for industrial parking and is covered by the General Controls, B.2.b.1).

i) Signs

- (1) Signs shall not exceed 100 square feet in area on any street frontage.
- (2) Where the building is setback 30' or more, an additional sign is permitted at the property line provided such sign does not exceed ten square feet and is not above 5 feet in height.

- (3) Signs shall not face adjacent residential areas unless they are temporary and for a fixed period of time. Temporary signs are subject to review and approval by the Redevelopment Authority.

5) Industrial -F3-

a) Lot Area and Width

There are no minimum requirements.

b) Coverage

Subject to other provisions of this section, buildings may occupy 85% of the lot area.

c) Setbacks

10' from all street lines.

d) Yards

(1) Front — Same as c) above.

(2) Side — Not required, but if provided, must be a minimum width of 6 feet.

(3) Rear — Not required, but if provided, must be a minimum of 8 feet.

e) Height

Height is regulated by the provisions of f) and g).

f) Floor Area

Gross floor area shall not exceed 500% of the area of the lot.

g) Bulk

Total building bulk in cubic feet shall not exceed 20 times gross floor area permitted.

h) Off-Street Loading

Provisions shall be in accordance with B.2.b.2) a) (2) (proceeding).

i) Off-Street Parking

(1) Warehouses and buildings used primarily for storage:

One parking space for every 3,000 square feet of gross floor area.

(2) All other buildings in this district:

One parking space for every four employees plus one additional space for every 1,000 square feet of gross floor area.

j) Signs

- (1) Signs shall not exceed 100 square feet in area on any street frontage.
- (2) Where a building is setback 30' or more, an additional sign is permitted at the property line provided such a sign does not exceed ten square feet in width and is not above five feet in height.

6) Industrial "C"

a) Lot Area and Width

There is no minimum requirement.

b) Coverage

Subject to other provisions of this section, buildings may occupy 100% of the lot area.

c) Setback

No setbacks are required.

d) Yards

- (1) Front - No front yards are required.
- (2) Side - When side yards or open courts are used, they shall have the following minimum widths:
 - (a) Buildings not over four stories in height: 6 feet
 - (b) Buildings over four stories in height: 8 feet
- (3) Rear - Minimum depth of a rear yard if provided, shall be 8 feet.

e) Height

Height is regulated by the provisions of f) and g).

f) Floor Area

Gross floor area shall not exceed 500% of the area of the lot.

g) Bulk

Total building bulk in cubic feet shall not exceed 20 times the gross floor area permitted.

h) Off-Street Loading

Provisions shall be in accordance with B.2.b.2) a) (2) (proceeding).

i) Off-Street Parking

- (1) Warehouses and buildings used primarily for storage:

One parking space for every 1,000 square feet of gross floor area.

- (2) All other buildings in this district:

One parking space for every four employees plus one additional space for every 1,000 square feet of gross floor area.

j) Signs

- (1) Signs shall not exceed 100 square feet in area on any street frontage.
(2) Where a building is set back 30 feet or more, an additional sign is permitted at the property line, provided such a sign does not exceed ten square feet in total area and is not above live feet in height.

7) Semi-Public Institutional

a) Lot Area and Width

Minimum area	1,440 square feet
Minimum width	30 feet

b) Coverage

A maximum of 70% on intermediate lots.
A maximum of 80% on corner lots.

c) Setbacks

No setback is required.

d) Yards

- (1) Front — None required.

(2) Side — If provided, side yards must be a minimum of 5 feet for buildings up to 35 feet in height and a minimum of 15 feet for buildings of greater than 35 feet.

(3) Rear — Rear yards are required and must be not less than 10 feet in depth.

e) Height

(1) Intermediate lots: 35 feet or 3 stories.

Corner lots of less than 5,000 square feet area: 35 feet or 3 stories.

Corner lots of 5,000 square feet area or greater: 60 feet or 6 stories.

(2) Height restrictions do not apply to spires, towers_ cupolas or belfries.

f) Parking

(1) Places of assembly: One space for 5 seats.

(2) Parochial schools: One space for 30 classroom seats.

(3) Social halls, clubs, lodges: One space per 250 square feet of gross floor area.

g) Off-Street Loading

Provisions shall be in accordance with B.2.b.2) a) (3)(proceeding).

h) Signs

(1) Signs are limited to identification of occupants, address and use (such as church, school, etc.) permitted on the premises.

(2) Signs must be mounted flat upon the face of the building and are limited to a total area of 1.5 square feet.

(3) The numbers of signs shall be limited to one sign upon each public right-of-way.

8) Public

a) Lot Area and Width

Minimum requirements do not apply.

b) Coverage

A maximum of 75%.

c) Setbacks

No setbacks are required except as follows: Firehouse: A minimum of 20 feet from street line of Grays Ferry Avenue.

d) Height

- (1) A maximum of 60 feet or 6 stories.
- (2) Height restrictions do not apply to spires, towers, cupolas or belfries.

e) Parking

- (1) Schools: One space for 30 classroom seats.
- (2) Places of assembly: One space for five seats.
- (3) Firehouse: One space for every occupant of the building.
- (4) Public parking lot: General parking controls applicable. see B.2.b.1).

f) Off-Street Loading

A minimum of one loading space up to 100,000 of gross floor area one additional loading space for each additional 40,000 square feet or fraction thereof.

g) Signs

One identifying sign not exceeding 20 square feet in total area, mounted flat against the wall is permitted.

9) Easements

No buildings will be constructed over easements indicated on the Proposed Land Use Map except by approval of the Redevelopment Authority and the particular utility company involved.

c. Statement of Duration of Provisions and Effective Date of Plan

For all properties in the project area disposed prior to September 1, 1999, the provisions of this Plan contained in sections B.2.a. and B.2.b. specifying the land uses and regulations governing them within the Grays Ferry Urban Renewal Area shall be in effect for a period of twenty-five (25) years following December 15, 1969, which is the date of approval of the original Urban Renewal Plan by the Council of the City of Philadelphia.

For all other properties in the project area, the provisions of this Plan contained in sections B.2.a. and B.2.b. specifying the land uses and the regulations governing them within the Grays Ferry Urban Renewal Area shall be in effect for a period ending the later of (i) twenty-five (25) years following September 1, 1999 or (ii) twenty-five (25) years from the date of disposition.

d. Applicability of Provisions to Real Property Not to be Acquired.

- 1) All properties in the project area are subject to B.2.a. above. Not to be acquired properties in the clearance area are exempt from B.2.b. Not to be acquired

properties in the Conservation and Clearance Area are exempt from B.2.b. except such provisions as B.2.b.3), 5), 8), 9), 10) and 11) where applicable but subject to the rehabilitation standards attached as Exhibits "B" and "C".

- 2) If owners of not to be acquired properties are to acquire land within the project area. the provisions of B.2.b. are applicable.

C. PROJECT PROPOSALS

1. LAND ACQUISITION

a. Identification of Property to be Acquired

The attached Urban Renewal Plan Boundary and Land Acquisition Map shows all real property proposed to be acquired for:

- (1) Clearance and redevelopment including spot clearance.
- (2) Public facilities.
- (3) Conservation and rehabilitation.

b. Statement of Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired

If the owners of properties subject to the Property Rehabilitation Standards set forth in Section C.2.c. hereof and identified specifically in Exhibit "B" and "C" of the Urban Renewal Plan and to the Codes and Ordinances of the City of Philadelphia are unable or unwilling to comply or conform thereto within twelve months from the date of written notice by the Redevelopment Authority, the Redevelopment Authority, upon a determination by resolution_ after due consideration that the property owner has failed to achieve substantial conformity with the Property Rehabilitation Standards, after thirty days written notice to the owner, may acquire such property pursuant to the eminent domain law of this State as if this property had originally been planned for acquisition. The Redevelopment Authority reserves this right to acquire any such non-complying property for a period of four (4) years from the date of written notice by the Redevelopment Authority. Upon acquisition of such parcel, the Redevelopment Authority may at its option, clear such parcel for redevelopment or may dispose of such parcel without demolition of any improvements thereon but expressly subject to the pertinent and appropriate provisions, regulations. controls and restrictions of the Plan.

c. Special Conditions Under Which Properties to be Acquired May be Exempted from Acquisition

Properties designated for acquisition may be exempted if it is determined that they can be rehabilitated in accordance with provisions of this Urban Renewal Plan and will not conflict with the basic purpose and intent of said Plan.

2. Conservation and Rehabilitation

The property Conservation and Rehabilitation Standards established for not to be acquired real property within the Grays Ferry Urban Renewal Area shall be those set forth below:

a. Basis of Property Conservation Standards

The standards for the rehabilitation of existing properties in the project area are established to ensure property provision for the health, safety, livability and utility of Grays Ferry. The Property Conservation Standards are derived from selected sections of the Code of General Ordinances of the City of Philadelphia and the Property Conservation Requirements which have been developed for this project. The specific sections applicable to rehabilitation and conservation in the Grays Ferry Urban Renewal Area are:

Electric Code	Building Code
Fire Prevention Code	Health Code
Property Maintenance Code	Plumbing Code
Mechanical Code	Administrative Code

b. Non-Residential Property Conservation Standards Standards for the

Rehabilitation of Existing Non-Residential Structures

The purpose of the Non-Residential Property Conservation Standards is to ensure proper provisions for health, safety, livability and good appearance of the neighborhood. The requirements which generally apply to all properties within the Project Area are set forth in these standards. These standards, including the Ordinances of the City and the Land Use Plan, constitute the bases for satisfactory rehabilitation in the area. Non-Residential Rehabilitation Standards are included as Exhibit "B".

c. Residential Property Conservation Standards Standards for the

Rehabilitation of Existing Residential Structures

The purpose of the Residential Property Conservation Standards is to insure proper provisions for health, safety, livability and good appearance of the neighborhood. The requirements which generally apply to all properties within the Project Area are set forth in these standards. These standards, including the Ordinances of the City and the Land Use Plan, constitute the basis for satisfactory rehabilitation in the area. Residential Rehabilitation Standards are included as Exhibit "C".

3. Statement of Proposal to Provide Low and Moderate Income Housing

It is the intention of this Urban Renewal Plan to provide for a substantial number of

new low and moderate income dwelling units as well as approximately 150 newly constructed and rehabilitated low and moderate income units.

4. Underground Utility Lines

All wires, conduits, and related equipment for telephone and electrical services shall be placed underground where such overhead wires are located on public, vehicular rights-of-way, where and when possible and feasible.

5. Redevelopers Obligation

The redeveloper shall begin and complete the development of the land for the uses required in the Urban Renewal Plan and the construction of the improvements agreed upon in the disposition contract within a reasonable time as determined in the contract between the Redevelopment Authority and the redeveloper in conformity with the Urban Renewal Plan and to the extent necessary to insure that some or all of the housing is made available at a sales price or rental that low and moderate income families and persons can afford. Similarly, property owners shall improve and rehabilitate within the determined reasonable time.

6. Aesthetic Control and Approval of Plans and Specifications

In order to establish and maintain values and insure aesthetic and functional coordination essential to carrying out the Plan and the continued maintenance of the project, redevelopers shall agree to controls through such means as are deemed appropriate by the Redevelopment Authority. Such controls will be concerned solely with aesthetic and functional considerations and will not relieve redevelopers of their responsibility to comply with all Ordinances and governmental rules and regulations. The Redevelopment Authority specifically reserves the right to review and approve the redevelopers' detailed plans, final working drawings, and specifications. Review and approval will be specifically concerned with, but not limited to: site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs, streets and sidewalks.

Preliminary sketch drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping and building construction shall be submitted to the Redevelopment Authority for review and approval before working drawings are made.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The laws of the Commonwealth of Pennsylvania required that a Redevelopment Area Plan be prepared by the Planning Commission of the City of Philadelphia for an area certified as a Redevelopment Area by said Planning Commission. The Grays Ferry Urban Renewal Area, was certified in October 1968. The Redevelopment Authority, acting as the local public agency for the City of Philadelphia, has prepared a Redevelopment Proposal conforming to and containing therein a copy of the Urban Renewal Plan, Relocation Plan and Redevelopment Area Plan, has been reviewed by the

City Planning Commission and approved by the City Council of the City of Philadelphia prior to execution of a funding agreement (s) with the City of Philadelphia or other public or private entities.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be further amended from time to time upon compliance with the requirements of law.

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Exhibit "A"

**GRAYS FERRY URA
BOUNDARY DESCRIPTION (Expansion)**

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon being the Grays Ferry Urban Renewal Area situate in the Thirtieth and Thirty Sixth Wards of the City of Philadelphia, described as follows:

BEGINNING at the intersection of the Easterly side of 25th Street (100 feet wide) and the Northerly side of Washington Avenue (100 feet wide);

THENCE extending in a Southerly direction along the Easterly side of the said 25th Street crossing the beds of the said Washington Avenue, Ellsworth Street (50 feet wide), Federal Street (50 feet wide), Manton Street (30 feet wide), Oakford Street (50 feet wide), Wharton Street (50 feet wide), to a point at the intersection of the said side of 25th Street and the Northerly side of Reed Street (50 feet wide);

THENCE extending East along the Northerly side of the said Reed Street; 100 feet, to a point;

THENCE extending South along the Westerly side a certain 3 feet wide alley crossing the beds of the said Reed Street and Dickinson Street (50 feet wide); 500 feet 4 $\frac{3}{4}$ inches to a point;

THENCE extending West along the Southerly side of Dickinson Street; 15 feet, more or less to a point;

THENCE extending South along the Westerly side of a certain 4 feet wide alley crossing the bed of Tasker Street (50 feet wide); 450 feet 4 $\frac{1}{8}$ inches to a point;

THENCE extending West along the Southerly side of the said Tasker Street; 85 feet, to a point;

THENCE extending South along the Easterly side of the said 25th Street crossing the bed of Morris Street (50 feet wide); 450.250 feet, more or less, to a point;

THENCE extending West along the Southerly side of the said Morris Street crossing the beds of 25th Street, South Bambrey Street (40 feet wide), 26th Street (50 feet wide), 27th Street (50 feet wide), 28th Street (50 feet wide), South Newkirk Street (40 feet wide), South Dover Street (40 feet wide) and 29th Street (50 feet wide); 1864.225 feet, more or less, to a point;

THENCE extending North along the Westerly side of the said 29th Street; 450.250 feet, more or less, to a point on the Southerly side of the said Tasker Street;

THENCE extending West along the Southerly side of the said Tasker Street; crossing the bed of 30th Street (60 feet wide), 842.084 feet, more or less, to a point;

THENCE extending South along the Easterly side of the 31st Street (50 feet wide); 67 feet, more or less, to a point;

THENCE extending West along the Southerly side of a certain 3 feet wide alley, projected crossing the beds of 31st Street and 32nd Street (50 feet wide); 496 feet, more or less, to a point;

THENCE extending North along the Westerly side of the said 32nd Street; 67 feet, more or less, to a point on the Southerly side of the said Tasker Street;

THENCE extending West along the Southerly side of the said Tasker Street; projected crossing tie bed of 33rd (50 feet wide), 492.582 feet, more or less, to the Westerly side of 33rd Street projected;

THENCE extending North along the Westerly side of the said 33rd Street; crossing the beds of Tasker Street, Dickinson Street, 678.565 feet. more or less, to an angle point;

THENCE extending North along the Westerly side of the said 33rd Street projected crossing the bed of Reed Street, 289.191 feet. more or less, to the Northerly side of Reed Street;

THENCE extending East along the Northerly side of Reed Street crossing the beds of 33rd Street and 32nd Street, 312.922 feet, more or less to the Easterly side of 32nd Street;

THENCE extending North along the Easterly side of the said 32nd Street projected crossing the bed of Wharton Street, 450.301 feet, more or less, to the Northerly side of Wharton Street;

THENCE extending West along the Northerly side of the said Wharton Street; crossing the beds of 32nd Street, 33rd Street, 34th Street (96 feet wide) and Warfield Street (40 feet wide) to a point of intersection with the Westerly Right-of -Way line of the B&O Railroad;

THENCE extending in a Southwesterly direction along the Westerly side of said Right-of-Way line to a point of intersection of the Southerly side of Reed Street;

THENCE extending in a Westerly direction along the Southerly side of Reed Street and along Reed Street projected crossing the bed of Schuylkill Avenue (70 feet wide) to a point of intersection of the easterly Pierhead and Bulkhead line of the Schuylkill River;

THENCE extending in a Northerly direction along the Easterly line side of said Pierhead and Bulkhead line curving to the right and extending further Easterly along said line projected to a point of intersection with the Northeasterly side of Peltz Street (50 feet wide);

THENCE extending in a Southeasterly direction along the Northeasterly side of Peltz Street to a point of intersection with the Southeasterly side of Grays Ferry Avenue (60 feet wide);

THENCE extending in a Northeasterly direction along the Southeasterly side of Grays Ferry Avenue (varying widths) crossing the bed of Washington Avenue to the Northerly side of said Washington Avenue;

THENCE extending in a East along the Northerly side of said Washington Avenue to a point of intersection of the Northerly side of said Washington Avenue and the Easterly side of 25th Street; said point being the first mentioned point and place of beginning.

EXHIBIT "B"

CONSERVATION STANDARDS FOR COMMERCIAL, INDUSTRIAL AND MIXED
COMMERCIAL/RESIDENTIAL PROPERTIES

TABLE OF CONTENTS

CITY AND OTHER REGULATIONS

MATERIALS AND WORKMANSHIP

C GENERAL REQUIREMENTS

1. Exterior Walls
2. Materials
3. Projections
4. Roofs
5. Drainage
6. Yard Areas
7. Rubbish and Debris
8. Ventilation
9. Outbuildings
10. Exterior Lighting
11. Access and Egress
12. Interior Surfaces and Finishes
13. Heating
14. Electrical Wiring, Equipment and Illumination
15. Stairs and Handrails
16. Foundation Walls
17. Basement or Cellar Floors
18. Plumbing
19. Rodent Guards

D REQUIREMENTS FOR THE REHABILITATION OF RESIDENTIAL STRUCTURES
CONTAINING COMMERCIAL USES

1. Health
2. Parking and Loading Requirements

E SPECIAL REQUIREMENTS FOR THE REHABILITATION OF ALL NON-
RESIDENTIAL STRUCTURES

SIGNS

A. CITY AND OTHER REGULATIONS

1. City Ordinances

All properties in the Grays Ferry Urban Renewal Area shall comply with the standards set forth in all applicable statutes, codes, and Ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to: the Building, Plumbing, Electrical and Housing Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

2. State Regulations

All not-to-be-acquired properties and all work under this program shall be subject to the approval of the appropriate Departments of the Commonwealth of Pennsylvania, such as:

- a. Building Division of Labor and Industry
- b. Department of Health
- c. Any other appropriate agency

3. Public Utilities

All regulations of public utility companies which are applicable to work done under this program shall be complied with.

4. Other Authorities such as N.B.F.U.

5. Where more than one set of restrictions or controls apply to a single property, the more restrictive control will apply.

MATERIALS AND WORKMANSHIP

All materials and workmanship employed in rehabilitation under this program shall provide lasting quality by the adoption of workmanlike methods and the use of durable materials, and shall meet the requirements of the regulations referred to under City and Other Regulations in this section.

7. All alterations to and repair of old work shall be done with matching materials and methods, and/or finished in such a way that the alterations and repairs are not apparent. Where matching or "same as original" materials are referred to in these Standards, this shall not prevent the use of substitute materials generic with, and having the same appearance as the original material (provided that such substitutes are specifically approved by the Redevelopment Authority).

GENERAL REQUIREMENTS

I. Exterior Walls

- a. Masonry walls either solid or veneer, shall prevent the entrance of water or excessive moisture.
- b. Masonry joints shall be tight and well pointed and all cracks effectively sealed.
- c. Broken or spalled masonry shall be replaced or repaired.
- d. Wood frame wells shall be water tight.
- e. Shingle and siding joints shall be tight; worn, loose or missing shingles or lengths of siding shall be replaced.
- f Cracked or spalling stucco shall be repaired.
- g. Walls shall be cleaned of unsightly paint and painted signs unless specifically approved and any excessive accumulation of dirt.
- h. All walls shall provide safe and adequate support for all loads upon them. Serious defects shall be corrected.

2. Materials

- a. Where walls are in such condition and of such design that repair is feasible and desirable, they shall be repaired using matching materials and design (see 3.2).
- b. All windows, doors, frames, chimneys, cornices, dormers, trim, stoops, rails and all other elements in exterior walls:
 -) If the existing items is in such condition and of such design that repair for continued use is feasible and desirable, it shall be repaired with matching design and materials.
 - 2) If the existing items is in such condition that replacement is necessary, it shall be of design, size, location, materials and finish to present a neat, orderly and well kept appearance in harmony with the remainder of the buildings and with adjacent buildings.
- c. Where walls or storefronts are in such condition that substantial rebuilding is necessary or desirable the design and selection of materials shall be approved by the Redevelopment Authority.
- d. Existing windows may not be blocked up without the approval of the Redevelopment Authority. Windows which are functionally not desirable may be back painted dark gray, but all frames and sash must be maintained.

3. Projections

Projections from exterior walls and roofs shall be governed by the following standards:

a. Projections

There shall be no new marquees, canopies, loading docks, porches, projecting sunshades other than awnings, in walls abutting streets or walkways, except if

specific designs have been submitted to and approved by the Redevelopment Authority.

Fire Escapes

There shall be no new fire escapes on walls facing a public street or walkway. Designs and locations for all permitted fire escapes must be approved by the Redevelopment Authority.

- c. All existing projections shall be brought into conformity with new construction standards where practicable or economically feasible or where they are to be replaced.

Roofs

- a. All roofs and rooftop appurtenances (mechanical equipment, billboards, etc.) which are visible from a substantial portion of the Project Area shall be improved where practicable by the elimination of all visually unattractive or dilapidated roofing materials and rooftop construction and by the careful design and organization of all new rooftop materials and equipment.
- b. All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability.

All visible metalwork in such roofs, except copper shall be painted or integrally colored.

- d. Television aerials: Exterior television aerials shall be so placed as to be least visible from public rights-of-ways.
- e. Gutters and Downspouts: Each structure shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

Flashing: All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

5. Drainage

- a. All rainwater is to be conducted away from buildings and grounds using safe and inconspicuous methods which effectively prevent the retention of water and saturation of buildings or grounds.

- b. All gutters, downspouts and underground drain lines are to be safely constructed and kept in sound condition.

6. Yard Areas

- a. If enclosed, yards shall be enclosed by walls or fences or durable materials.
- b. All yards shall be paved or have suitable ground cover.
- c. Existing fences shall be adequately maintained to insure a good structural condition.

7. Rubbish and Debris

All rubbish, debris, rags, papers, discarded equipment, etc. shall be removed from the structure and property; however, building materials may be stored temporarily during rehabilitation of the property. Provisions must be made for sanitary storage of rubbish and trash between collections.

8. Ventilation

All basements, cellars, crawl spaces, penthouses, attics, etc. shall be adequately ventilated to the outside as based on standards referred to by the City Codes.

9. Outbuildings

Where permitted, new outbuildings shall be constructed of durable materials and shall be designed to harmonize with the adjacent structures in form, material and detail. Existing outbuildings shall be adequately maintained to insure good structural condition and where practicable and economically feasible shall be brought into conformity with new construction standards.

10. Exterior Lighting

Exterior lighting may be used to light shop fronts, parking lots, doorways, stoops, loading areas, yards and drives, but shall be located and shielded to prevent glare on other properties. No flood lighting of buildings, streets or walkways is permitted except by special approval of the Redevelopment Authority.

11. Access and Egress

Each dwelling unit or commercial or industrial activity must have safe and unobstructed access and egress to a public way. Such access must be direct without passing through another dwelling unit or space which may be occupied by a use other than passageway.

12. Interior Surfaces and Finishes

- a. All interior walls and ceilings shall provide (1) a suitable base for protective finish, and (2) a waterproof hard surface in spaces subject to moisture.
- b. Finish floors: Finish floors shall be appropriate for the uses of the space and provide reasonable durability and economy of maintenance.
- c. Painting: Where needed, a protective and finished coating shall provide. (1) adequate resistance to weathering, (2) protection of finish surfaces from moisture or corrosion. (3) an attractive appearance, and (4) reasonable durability.
- d. Exceptions to the above requirements may be granted by the Redevelopment Authority where spaces are used for warehousing, storage, manufacture or assembly.

13. Heating

All occupied buildings shall be provided with a centralized heating facility or appropriate and sufficient space heaters capable of maintaining a temperature of at least 70 degrees F when the outside temperature is at 0 degrees F. (except in storage areas when 50 degrees F is acceptable).

14. Electrical Wiring Equipment and Illumination

- a. Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition of appropriate capacity and installed so as not to be a potential source of electrical hazard or of ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of this paragraph.
- b. In all building spaces, power wiring and lighting fixtures must be provided which will assure an adequate level of illumination which is appropriate for the safe and beneficial use of the space.

15. Stairs and Handrails

Every inside and outside stairway, every loading dock or porch, and every appurtenance shall be safe to use and capable of supporting a load that normal use may cause to be placed on it. Every stairway having three or more steps shall have a handrail.

16. Foundation Walls

Foundation walls and footings shall be watertight and provide safe and adequate support for all intended or likely loads.

17. Basement and Cellar Floors

The floor of all basements or cellars shall be made watertight and shall be paved except in the case of existing wood floor construction over a crawl space where height permitting, a suitable ground cover material is installed on the ground in the crawl space.

18. Plumbing

Every plumbing fixture shall be connected to approved water and sewer systems and be maintained in good working order. There shall be a separate shut-off valve in the water service to each occupancy.

19. Rodent Guards

All openings intended for ventilation which are accessible to rats shall be covered with rust resistant metal screens in which the least dimension of the open areas is less than one-half inch. All other openings shall be closed with substantial materials such as metal or mortar which cannot be gnawed by rats. Exterior door and window sills and bottom rails shall be protected with sheet metal or the equivalent if they are below an elevation of thirty inches above the grade line at that point.

D. REQUIREMENTS FOR THE REHABILITATION OF RESIDENTIAL STRUCTURES CONTAINING COMMERCIAL USES

1. Health

- a. Toilet facilities shall be accessible to the regular place of work of every employee. In this context "accessible" means in the same building and either on the same floor or one space too many on the next floor above or below the regular place of work of the employee.
- b. Washing facilities: At least one wash basin or its equivalent shall be in or adjacent to each toilet room.
- c. Number of fixture units shall be required as stated by the City Code.

2. Parking and Loading Requirements

- a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide parking and loading spaces.
- b. All parking and/or loading areas accommodating more than three cars shall be screened from adjacent residential or institutional uses.

3. Fire Separation

The commercial portion of the building shall be separated from the residential by a material having a minimum fire resistant rating of one (1) hour.

E. SPECIAL REQUIREMENTS FOR THE REHABILITATION OF ALL NON-RESIDENTIAL STRUCTURES

1. Health

- a. Toilet facilities shall be accessible to the regular place of work of every employee. In this context "accessible" means in the same building and either on the same floor above or below the regular place of work of the employee.
- b. Where both men and women are employed and there are normally more than seven (7) employees working at any time, separate toilet rooms shall be provided for each sex. These rooms shall be separated from each other and from all other spaces by walls extending to the ceiling.
- c. Washing facilities: At least one wash basin or its equivalent shall be in or adjacent to each toilet room.

2. Parking and Loading Requirements

- a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide paved parking and loading spaces.
- b. All such parking and loading areas shall be screened from adjacent residential or institutional uses by a 4' high masonry wall.

3. Landscaping and Grounds

All open ground must be paved or landscaped with suitable ground cover. Where paving is appropriate, it shall be suited to its proposed use: service trucking, parking, pedestrian walks. All unpaved land should be landscaped.

4. Outdoor Storage

Outdoor storage of materials shall only be permitted with the approval of the Redevelopment Authority and in such instances shall be adequately screened from public right-of-way and adjoining residential and institutional uses with walls or fences and/or landscaping as prescribed by City Codes.

F. SIGNS

1. The following general regulations apply to all signs in the project area.

- a. Lighted red and green signs may not be located within fifty (50) feet of a signaled intersection.
- b. Signs are prohibited from passing in front of windows, doors, bays and other similar openings or appurtenances and should be restricted to the solid portions of the wall surface, except that signs may be painted or attached to a window or similar opening if it is completely contained within the frame of that opening.

2. The following additional regulation applies to commercial and industrial buildings.

- a. When buildings are set back from the public right-of-way 25 feet or more an additional sign at entrances is permitted provided that such sign(s) do not exceed ten square feet and does not project beyond the building line and is not constructed so as to be above ten feet in height.

EXHIBIT "C"
RESIDENTIAL PROPERTY REHABILITATION STANDARDS
TABLE OF CONTENTS

GENERAL REQUIRMENTS

1. Repairs and Replacements
2. Service and Facilities
3. Access to the Building
4. Space Standards
5. Kitchen Facilities
6. Bath Facilities
7. Laundry Facilities
8. Closets and General Storage
9. Lighting
10. Ventilation of Utility Spaces
11. Handrails
12. Exterior Appurtenances
13. Structural Soundness
14. Floor Construction
15. Inspection and Protection from Rodents, Termites or Other Infestation
16. Preventive Measures
 - a. Rodents
 - b. Termites
17. Exterior Finishes
18. Gutters and Downspouts
19. Flashing
20. Interior Walls and Ceiling Finish
21. Windows. Doors and Other Openings
22. Screens
23. Electrical
24. Existing Wiring and Equipment
25. Basement
26. Heating

EXHIBIT "C"

RESIDENTIAL PROPERTY REHABILITATION STANDARDS

The following standards which were developed by the Grays Ferry Urban Renewal Area citizens for the Grays Ferry Urban Renewal Area, shall comply with the standards set forth in all applicable statutes, codes and Ordinances, as amended from time to time, relating to the use, maintenance, facilities and occupancy of property, including but not limited to, the Building. Plumbing, Electrical and Housing Codes. These Code standards are hereby incorporated by reference and made a part of these Residential Property Rehabilitation Standards.

Repair and Replacement

- a. Satisfactory repair or replacement of existing work requires each repair or replacement to be equal to new condition. The finished work shall match adjacent work in design, color and material.

2. Service and Facilities

- a. Utilities shall be independent for each property without dependence upon other properties.
- b. There shall be a shut-off valve in addition to the faucet for hot and cold running water at each sink, tub, shower or all other sources of water supply outlet in each dwelling unit or one located on each riser. But in no case will there be less than one main supply line on the interior of the property.

3. Access to the Building

- a. Walks and/or steps shall be provided for all weather access to buildings constructed so as to provide safety, durability and economy of maintenance.
- b. Access to each dwelling unit shall be provided without passing through another dwelling or rooming unit.
- c. Access to the rear yard from each dwelling unit is desirable. However, access to rear yards dependent upon passage through another dwelling unit is not acceptable.
- d. All steps more than 18" from the ground level will be required to have a wrought iron handrail.

4. Space Standards

- a. To provide each dwelling unit with space necessary to provide suitable living, sleeping, cooking and dining accommodations, storage, laundry and washing facilities; also to provide space of such dimensions as to permit placement of furniture and essential equipment.
- b. The area occupied by stairs or closets shall not be included in the determination of required room area.

5. Kitchen Facilities

- a. Each dwelling unit shall have a specific kitchen space which will be most feasible, based on size of room and occupants need.

These are as follows:

- 1) Sink with counter space, and/or drain board, adequate drawer space, adequate counter and food, adequate wall and base cabinet and shelf space.
 - 2) Based on size of room, gas or electrical range for cooking, minimum 30".
 - 3) Free standing refrigerator for safe storage of food.
 - 4) Floors shall be of durable, waterproof, non-absorptive material. i.e., vinyl. rubber or ceramic tile or linoleum. Wood finish will not be used.
 - 5) Kitchen walls will have an appropriate finish surface to provide a waterproof and washable surface, a ventilation area of not less than 5 per cent of the floor area of the space.
- b. Where kitchen is not separated from living or sleeping rooms by partitions and doors a permanent sliding or folding screen concealing the food preparation area and mechanical ventilation will be provided, such as ductless type hood or exhaust fan installed through wall.
 - c. Splash back area adjacent to counter and food preparation workspace, sink and sink counter space, and cooking area will be ceramic tile. hardboard or other easy to clean material impervious to water.

6. Bath Facilities

- a. Provided with each dwelling unit:

- 1) Bathtub not less than 4 feet 6 inches long where physically feasible.
 - 2) If square tub. 4 feet minimum.
 - 3) When replacement is called for or remodeling, shower head and shower rod must be installed.
 - 4) Lavatory basin.
 - 5) Water closet.
- b. Artificial light to include in addition to one ceiling or wall light, a wall outlet. The switch shall not be located within the bathtub or shower enclosure.
 - c. The lower wall surfaces adjacent to washing and bathing areas. the lower 3 to 4 feet of walls (wainscot) will be ceramic tile, hardboard or other material impervious to water and 6' high in the tub area.
 - d. Arrangement of plumbing fixtures shall provide comfortable use of each fixture and provide an arrangement that allows easy access.
 - e. A mirror, medicine cabinet, towel bars, soap dish, tooth brush holder, toilet paper holder, shall be provided.

7. Laundry Facilities

- a. Will have single or double laundry tub.
- b. Will have a separate hot and cold water line, electrical service and connecting drainage.

- c. Within each dwelling unit having two or more bedrooms 30' wide space for laundry trays or equipment shall be provided in either of the following locations:

Kitchens or suitable service space or in basement, cellar or other suitable space within the building for the use of all occupants. The close proximity of public laundry facilities shall be a consideration in waiving this requirement.

8. Closets and General Storage

- a. Clothes closet space shall be provided within each bedroom or conveniently nearby. Clothes closet space shall be provided at a minimum floor area of 4 square feet per person based on maximum sleeping room occupancy as defined in the Philadelphia Housing Code Title 7. 6 feet in height, and not less than 24 inches deep. A hanging rod shall be affixed at a minimum of 5 feet above the floor area, below a shelf. Clothes closets shall not be located within a kitchen.
- b. Each dwelling unit shall have a space within the unit or a locked space within the building for general storage. General storage for each dwelling unit shall not be less than 100 cubic feet.

9. Lighting

- a. Each room containing a ceiling light fixture must contain at least one convenient wall switch located at the entrance to the area.
- b. Stairs, halls, basements must contain ceiling light fixtures to illuminate the area, with convenient switches.
- c. All habitable rooms shall have a minimum of two (2) double outlets, owner's choice of location for arrangement of furniture.

10. Ventilation and Utility Space

- a. Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.
- b. Natural ventilation of enclosed crawl spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened.

11. Handrails

- a. On exterior: Replacements or new handrails will be made of wrought iron or other suitable, durable solid material.

12. Exterior Appurtenances

- a. All exterior appurtenances or accessory structures in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrances, platforms, garages, carports, walls, fences and miscellaneous sheds.

- b. New replacement porches will be concrete, brick or other durable materials (excluding wood), with masonry or durable metal support columns.
- c. New replacement fence construction will be of masonry material or chain link.
- d. No new fence shall exceed 6 feet 6 inches maximum height permitted by City or Code, whichever is less. No new wooden fences will be constructed.
- e. Wood gates may be installed as replacements.

13. Structural Soundness

- a. All structural components shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.

14. Floor Construction

- a. The floor of all basement or cellar furnace rooms or basements containing habitable space, shall be paved in an acceptable manner with a minimum of 3" of concrete or other impervious hard material.

15. Inspection and Protection from Rodents. Termites or Other Infestation

- a. A careful inspection report will be made by qualified persons, if there is evidence of actual or potential termite infestation by means of access channels. Existing buildings found to have defects that will permit the entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measure. Damaged or deteriorated structure members shall be replaced. It is understood that the inspection report is not an eligible cost under this program.

16. Preventive Measures

A number of preventive and protective measures against the several forms of infestation:

a. Rodents

Windows or other openings near grade to have grilles, expanded metal or sturdy screens attached to frames so fabricated that no exposed wood is accessible for gnawing.

Exterior doors to fit tightly and be flush at sill.

Openings of pipes or ducts through floors or walls to have tight fitting collars.

Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work.

b. Termites

Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked.

Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces.

17. Exterior Finishes

- a. To assure that the building will prevent penetration of moisture and weather, be protected from damage by decay, corrosion, insects and other destructive elements and provide reasonable durability and economy of maintenance:

Materials for new siding on the front and/or sides of dwellings will consist of aluminum siding, vinyl, asbestos cement siding (clapboard type) or wood siding. Materials for new siding on the rear of buildings may be of the same materials or synthetic stone/brick siding.

Painting where needed, a protective and decorative finish coating to provide adequate resistance to weathering, protection of finished surface from moisture and/or corrosion and reasonable durability with a minimum of 2 coats per color (1 primer coat and 1 finish coat).

18. Gutters and Downspouts

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to property and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided. When using material other than aluminum surface will be painted.

19. Flashing

When repairs are required all critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water. When using material other than aluminum, surface must be painted.

20. Interior Walls and Ceiling Finish

The walls and ceilings of rooms and hallways shall provide:

- a. A suitable base and decorative finish.
- b. A waterproof and hard surface in spaces subject to moisture.
- c. No noticeable dangerous surface irregularities.

For rehabilitation of interior ceilings acoustical or asbestos tile, plastering or sheet rock will be used for new work.

21. Windows, Doors and Other Openings

Existing windows and doors, including its hardware shall operate satisfactorily and give evidence of continuing acceptable service. The trim and the sash or door needing restoration should be guided by the following:

- a. Replace, if the entire component needs to be removed in order to restore.
- b. Refinish, if only the surface needs work in order to restore to new condition.
- c. Aluminum or wood material may be used for entire replacement as feasible.

All windows shall have shades or other appropriate window covering sufficient to insure privacy and to control glare.

When replacement is necessary aluminum storm sash and storm doors with screen inserts will be provided on each opening.

22. Screens

Every door, window or other device with openings to outdoor space used or intended to be used for ventilation shall have supplied properly fitting screens having at least 16 mesh. Screen doors shall be equipped with self closing devices.

23. Electrical

All habitable rooms and other appropriate spaces in each dwelling shall be provided with an electrical system of wiring and equipment that safely supplies electrical energy for proper illumination and the use of ordinary domestic appliances and equipment.

24. Existing Wiring and Equipment

- a. Each dwelling shall have a minimum of 60 amp service.
- b. There shall be 2 appliance circuits of 20 amp each on all new electrical service being installed.

25. Basement

- a. Stairs leading to the basement or cellars from the first floor shall be adequately and safely lighted.
- b. A switch regulating lights in the basement or cellar shall be located at the head of the steps.
- c. Stairs leading to basement will have a handrail.

26. Heating

- a. Each property shall be provided with a centralized heating facility capable of maintaining a minimum temperature of at least 70 degrees F in all habitable rooms when the outside temperature falls below 60 degrees.
- b. Each habitable room must have a heat register.

EXHIBIT "D"

RELOCATION STATEMENT FOR THE GRAYS FERRY

ELEVENTH AMENDED URBAN RENEWAL PLAN

No relocation is proposed under the Eleventh Amended Redevelopment Proposal and the Eleventh Amended Urban Renewal Plan for the Grays Ferry Urban Renewal Area.

RELOCATION PLAN

The Relocation Plan will be administered by the Redevelopment Authority's Relocation and Property Management Departments.

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 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 whose residents is to be acquired will be conducted prior to actual relocation to determine relocation needs. As soon as possible, the relocation staff will obtain 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 is determined by these surveys.

Relocation staff will provide informational material which explains the relocation service which will be available.

B. RELOCATION STANDARDS (PHYSICAL, OCCUPANCY & ABILITY-TO- PAY)

1. Physical Standards

- a. In certifying that re-housing accommodations are decent, safe and sanitary, 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.
- 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 ceiling, floors, windows, doors, and stairs and that they shall be substantially weather-tight, 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 the family. The same standards will apply to both single-family dwellings and apartments. Generally the bedroom requirements are estimated as follows:

<u>No. Of Persons in Family</u>	<u>Bedrooms Required</u>
1 - 2	1
3 - 4	2
5 - 6	3
7 - 8	4
9 or more	5

3. Standards of Displacees' 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 ratio of 30 percent is used for families and individuals as a standard for determining gross rent-paying ability. This ratio vary according to family size and composition and family income.

For determinations relating to ability-to-purchase housing, income assets and debts are evaluated in relations to monthly carrying costs (amortization, interest, taxes, insurance, utilities, fuel, reserves for repairs, maintenance, and replacement), and the ability of the family to secure mortgage financing.

The information booklet distributed to all site occupants especially states that relocation housing should 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 and commercial facilities.

TEMPORARY RELOCATION

RELOCATION ASSISTANCE

The Redevelopment Authority evaluates the need for temporary relocations on a case by case basis. e occupants will be 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.

When temporary relocation takes place the Authority is required to pay for all expenses contacted with the temporary relocation or reimburse the displacee for all out of pocket expenses incurred, which are eligible. However, we may elect to pay the full amount.

The duration and extent of all temporary housing is generally for 12 months. The temporary relocation will in no way diminish the permanent relocation benefit.

A. RELOCATION ASSISTANCE FOR FAMILIES AND INDIVIDUALS

1. The Redevelopment Authority's Relocation Department has an informational program to advise site occupants of available relocation payments and services.

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 may apply for public housing, if eligible, and cooperate with Relocation Department.
- e. The standards for decent, safe and sanitary housing.
- f. Eviction policy.
- g. Relocation Payments and services.

- h. Address and hours of the relocation office and the name and phone numbers of the relocation staff assigned to their case.

2. Site occupants will be encouraged to make use of the relocation office for referrals to real estate firms for private-rental units and purchases, and to the 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.

Arrangements will be made for the inspection of the vacancy by the family or individual client. If necessary, transportation will be provided for the inspection; and a member of the relocation staff will accompany the family or individual client during the inspection.

All housing public or private will be inspected to insure that the housing unit is decent, safe and sanitary. If the replacement dwelling is not found to be decent, safe and sanitary, the relocatee will be notified that a replacement housing payment cannot be made.

3. 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.

Section 104(d) Requirements

1. The Authority will certify that it will follow a residential anti-displacement and relocation assistance plan and this plan will be made available to the public. The plan will contain the following components:
 - a. will replace all occupied and vacant occupable low/moderate-income housing in connection with an activity assisted under the HCD Act; and
 - b. will provide certain relocation assistance to any lower income person displaced as a direct result of (a) the demolition of any dwelling unit or (b) the conversion of a low/moderate-income dwelling unit to use other than a low/moderate-income in connection with an assisted activity.
2. The relocatees who will be permanently displaced will be entitled to choose either assistance at URA levels, or the following relocation assistance of low income:
 - a. Advisory services

- b. Payment for moving and related expenses
- c. The reasonable and necessary cost of any security deposit required to rent the replacement dwelling unit and any credit check.
- d. Interim living costs.
- e. Replacement housing rental assistance.
 - (1) The relocatee will be offered rental assistance equal to 60 times the amount obtained by subtracting the Total Tenant Payment from the lessor of:
 - (a) The monthly rental and estimated average monthly cost of utilities for a comparable dwelling; or
 - (b) The monthly rental and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling to which the person relocates.
 - Ø All or a portion of this rental assistance may be offered through a certificate or housing voucher for rental assistance provided through PHA.
 - § Whenever a Section 8 certificate or voucher is offered, the Authority will provide referrals to a comparable replacement dwelling where the owner is willing to participate in the Section 8 Existing Housing Program. If the relocatee refuses a Section 8 unit, the relocatee may seek URA replacement housing assistance.

Purchase Assistance

- (1) If the relocatee purchases an interest in a housing cooperative or mutual housing association and occupies a decent, safe and sanitary dwelling in the cooperative or association, the relocatee may elect to receive a lump sum payment. This lump sum payment shall be equal to the capitalized value of 60 monthly installments of the amount that is obtained by subtracting the "Total Tenant Payment" from the monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling unit.
- (2) To compute the capitalized value, the installments shall be discounted at the rate of interest paid on passbook savings deposits by a federally insured bank or savings and loan institution conducting business in the jurisdiction.
- (3) To the extent necessary to minimize hardship to the relocatee, the Authority shall, subject to appropriate safeguards, issue a payment in advance of the purchase of the

interest in the housing cooperative or mutual housing association.

B. RELOCATION BENEFITS FOR RESIDENTIAL OWNERS AND TENANT OCCUPANTS

1. General

The following outlines the payments and benefits of the Authority's Relocation Assistance Program. The occupancy status (owner or tenant) and length of occupancy determines the type of benefit to which a displaced persons will be entitled.

2. Eligibility Requirements

- a. A displaced person must have owned (or rented) and occupied the acquired dwelling for the appropriate number of consecutive days, 180 days for a homeowner and 90 days for a tenant, immediately prior to:

- (1) The receipt if a written to Acquire Letter;

Or

- (2) the date of the Fair Market value offer (Initiation of Negotiations).

- b. The dwelling must be acquired by the Authority.

- c. The displaced person must purchase or rent and occupy a decent, safe and sanitary replacement dwelling within one year after the date he moves from the acquired dwelling, or if an owner, one year from the date he receives final payment of the full acquisition cost of the acquired dwelling, whichever date is later.

3. Replacement Housing Payments for Homeowners

- a. Definition: This replacement housing payment applies to displaced persons who have owned and occupied their dwellings 180 days prior to the Initiation of Negotiations.

The payment shall be the sum of:

- (1) The amount by which the cost of a comparable replacement dwelling exceeds the "acquisition cost" of the displacement dwelling.
 - (2) The additional mortgage financing costs, as determined in accordance with the guidelines; and
 - (3) The reasonable expenses incidental to the purchase of the replacement dwelling.
- b. A replacement housing payment up to \$22,500 will be authorized. However, if the payment required exceeds \$22,500, the additional assistance will be provided to the displaced person.
 - c. An owner may elect to rent instead of purchase; however, payments computed, as rental assistance may not exceed payments for 42 months.

4. **Replacement Housing Payments for Tenant and Others**

- a. Definition: This Replacement Housing Payment applies to displaced persons who have owned or rented acquired dwellings at least 90 days prior to the Initiation of Negotiations. The payment can be made in one of the following two forms:
 - (1) For renters of replacement housing, this payment is the amount, if any, times 42, which when added to the actual or economic rental of the acquired dwelling, equals the amount determined by the Authority as necessary to rent a comparable dwelling, or the amount actually paid by the relocatee to rent a decent, safe and sanitary dwelling for 42 months.
 - (2) A Section 8 Certificate or 60 months rental assistance payments for low-income persons under Section 104(d).
 - (3) For renters who wish to purchase, the down payment assistance cannot be less than the payment they would receive for rental assistance. However, if the payment available to rent a comparable replacement dwelling exceeds \$5,250.00. the person will be entitled to the higher payment if he or she purchases a decent, safe and sanitary replacement dwelling.

5. **Residential Moving Benefits**

a. **Eligibility**

A relocatee can choose to receive either a fixed moving payment or a payment for actual reasonable moving and related expenses.

Normally, the moving expense payment is made only after the move has been accomplished, however, in hardship cases, the payment may be processed in advance.

b. **Fixed Schedule Payments and Dislocation Allowance**

- (1) A relocatee who chooses to be paid on a fixed schedule basis may employ a mover or perform the move himself. The amount of which he will be entitled to is based upon a schedule supplied by the Federal Highway Administration.

(2) Determination of Room Count

No firm rule is established as to what constitutes a room. However, as a guide to establish the room count for moving cost purposes, it should be an area adequately furnished for a specific living purpose. Bathroom, for purposes of this payment, shall not be counted as rooms.

c. Actual Cost For Moving (Commercial Mover)

(1) Reimbursable Cost of an Actual Move

- (a) The cost of packing, transportation and unpacking the relocatee's personal property.
- (b) Moving Insurance
- (c) Removal and Re-installation Expenses

(2) Moving Cost Estimates

- (a) The relocatee must secure at least two (2) estimates from reputable, local movers regularly engaged in residential moving. These estimates shall be submitted to the Authority for review and approval prior to the move.

C RELOCATION ASSISTANCE FOR BUSINESS CONCERNS AND NON-PROFIT ORGANIZATIONS

- 1 Commercial Relocation Department will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects business to all concerned businessmen in the project area. The Residential Services 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. Agents send in listings 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 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.

D. 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 Redevelopment Authority of the City of Philadelphia, relying upon years of experience in administering an effective relocation program, will deliver to all displacees the relocation benefits and assistance provided under the URA).

The Commercials 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.DC.)
Council for Labor and Industry	(C.L.I.)
Small Business Administration	
City of Philadelphia, Department of Commerce	

E. RELOCATION BENEFITS AND SERVICES

F. GENERAL

Authority for, and the implementation of, the Relocation Assistance Program are contained in the (Eminent Domain Code. As amended and its Rules and Regulations as promulgated by the Attorney General of Pennsylvania).

The Relocation Assistance Program is available to all qualified persons, families, businesses, and non-profit organizations which are wholly or partially displaced.

All terms in the following sections are defined in the Pennsylvania Eminent Domain Code, as amended and its Rules and Regulations as promulgated by the Attorney General of Pennsylvania.

1. Filing Claims

- (a) In order to obtain relocation benefits, an individual, family or business concern will be required to submit a written claim on forms provided by the Relocation Department.
- (b) Special conditions for business concerns:
 - (1) Business concerns will be required to give to the Redevelopment Authority a letter of Intent To Move" at least 30 days prior to the estimated moving date. This letter of intent should include the new location, the estimated date of move, and an itemized list of articles to be moved at the Authority's expense. After receipt of such notification, an Authority representative will visit the premises from which the move is to be made in order to inspect the premises and offer assistance to the occupant.
 - (2) If the business to be displaced elects to take full responsibility for the move, the Authority may make a payment for the businesses moving expenses in an amount not to exceed the higher of two (2) acceptable bids or estimates obtained by the Authority or prepared by a qualified staff. No additional documentation for such expenses is required. At the Authority's discretion, a payment for a low -cost or uncomplicated move may be based on a single bid or estimate. In either case, the Authority may negotiate a lower amount with the business (to reflect in part the savings possible through a self-move). (If the Authority and the business to be displaced are unable to negotiate an agreed upon amount to cover the self-move, full documentation is required.
 - (3) Transportation costs for distance beyond 50 miles are not eligible, unless the Authority determines that relocation beyond 50 miles is justified.

2. Time Limit for Submission of Claim

All claims for relocation payments (other than a claim for a Replacement Housing Payment for Homeowners) shall be submitted to the Authority within a period of eighteen (18) months after relocation of claimant. A claim for a Replacement Housing Payment for Homeowners shall be submitted within eighteen (18) months following purchase and occupancy of a standard replacement home or, one year from the final payment for the acquired dwelling, whichever is later.

3. **Documentation in Support of Claim**

A claim must be supported by the following:

- a. If for moving expenses, except in the case of a fixed schedule residential move, (a receipted bill or other evidence of such expense is estimated from a Licensed & Bonded moving company.
- b. If for actual direct loss of property, written evidence thereof, which may include appraisals, certified prices, copies of bills of sale, cancelled checks, copies of advertisements, offers to sell, auction records, and such other records as may be appropriate to support the claim.

4. **Grievance Procedures**

- a. The Executive Director of the Redevelopment Authority or his designees shall hear the grievances of displaced persons regarding the Department's determination of their eligibility of or the amount of any item of special damages for displacement.
- b. Delegation of authority to hear appeals shall be in writing and shall be available for examination by the appellant. Such authority shall not be delegated below the level of the supervisor of the employees who made the initial determination.
- c. An aggrieved displaced person shall have the opportunity for a prompt hearing at a reasonable convenient time and place, or may appeal in writing, at his option.
- d. An aggrieved displaced person shall have the right to be represented by counsel and to present evidence including evidence of comparable replacement dwellings, moving expenses, and other matters bearing on special damage for displacement. At his or her own expense low-income persons can be referred to legal aid.
- e. The appeal shall be disposed of promptly, and the results conveyed to the appellant in writing.

5. **Non-Residential**

A. **DETERMINATION OF RELOCATION NEEDS**

Each commercial and industrial business concern and non-profit organization will be contacted to determine relocation needs and to explain benefits available to assist their move.

Space needs and locational 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.

G. BUSINESSES AND NON-PROFIT ORGANIZATIONS

1. Eligibility Requirements

Generally, any business or non-profit organization is eligible for Relocation Payments when:

- (a) It is legally in occupancy at the time it is given a written Notice of Intent to Acquire; or
- (b) It is legally in occupancy at the initiation of negotiations for the acquisition of the property; or
- (c) It is legally in occupancy on the date the Authority acquires the property; or
- (d) It moves from the real property, or moves its personal property from the real property subsequent to the earliest date established in a,b,c; and
- (e.) The real property is subsequently acquired by the Authority

2. Moving Payments

In an amount equal to the average annual net earnings are one-half of its net before Federal, State, and local income taxes during the two (2) taxable years prior to displacement. Net earnings include any compensation obtained from the business or by its owner, the owner's spouse and dependents.

b. Eligibility Requirements

(1) Businesses

For the owner of a business to be entitled to this payment, the Authority must determine that:

- (a) The business cannot be relocated to be entitled without a substantial

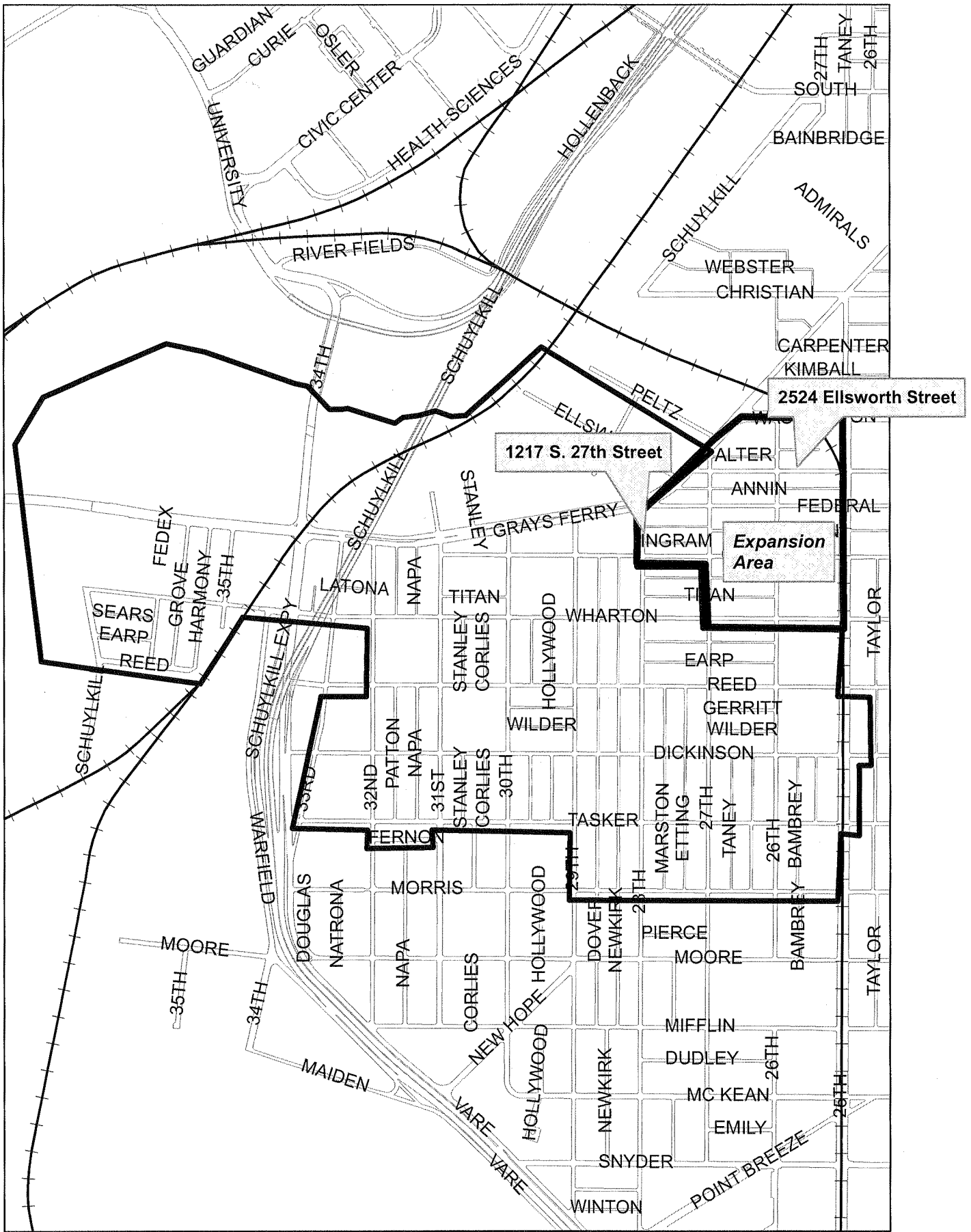
loss of existing patronage.

- (b) The business is not a part of a commercial enterprise having at least one other establishment not being acquired by the Authority, which is engaged in the same or similar business.
- (c) The business contributes materially to the income of the displaced owner.

3. **NonProfit Organization**

For a non-profit organization to be entitled to this payment, it must be determined that:

- (a) The non-profit organization cannot be relocated without a substantial loss of its existing patronage.



Grays Ferry Urban Renewal Area
 11th Amended Redevelopment Proposal
 Boundary and Land Acquisition Map



0 100 200 400 600 800 Feet

REDEVELOPMENT AUTHORITY of the CITY of PHILADELPHIA	
GRAYS FERRY	
urban renewal area	
<i>Proposed Land Use</i>	
REDEVELOPMENT ENGINEERING SERVICES	Drawn: WFG Checked: JRB Scale: N.T.S.
	Date: OCT. 1939

