

# City of Philadelphia



(Bill No. 050164)

## AN ORDINANCE

Approving the redevelopment proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of the West Fairhill/East Tioga/Hunting Park Urban Renewal Area being the area generally bounded by Wingohocking street and Roosevelt boulevard on the north, North Fifth street and North Sixth street on the east, Lehigh avenue on the south and Broad street and Venango street on the west; approving the urban renewal plan and determining that such plan and redevelopment proposal conform to the general locality plan and make adequate provisions for individuals, business concerns and families who are displaced; determining the necessity for changes in and for zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities; determining that the urban renewal plan and redevelopment proposal meet all non-discrimination requirements of Federal, State and Local Laws and the regulations and policies promulgated with respect thereto; declaring that certain expressly designated and provided for condemnation is not imminent with respect to the Project; and declaring the redevelopment undertakings in the Project to be an important part of the City's program to remove and prevent the spread of urban blight.

**WHEREAS**, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia (hereinafter "Commission") has on January 20, 2004, certified the West Fairhill/East Tioga/Hunting Park Redevelopment Area as a blighted area; and

**WHEREAS**, The Commission has completed a detailed redevelopment area plan for the West Fairhill/East Tioga/Hunting Park Redevelopment Area dated January, 2004; and

**WHEREAS**, The Redevelopment Authority has prepared a redevelopment proposal, dated December, 2004 for the redevelopment of a portion of the West Fairhill/East Tioga/Hunting Park Redevelopment Area, West Fairhill/East Tioga/Hunting Park Urban Renewal Area (hereinafter "Project"), in conformity with the aforesaid redevelopment area plan, which redevelopment proposal has been certified by the Commission to the Council; and

**WHEREAS**, The Commission has submitted to the Council its report and recommendations respecting the redevelopment of the Project, and has certified that said redevelopment conforms to the general plan for the City as a whole; and

# City of Philadelphia

BILL NO. 050164 continued

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**WHEREAS**, The redevelopment proposal for the Project prescribes certain land uses and requires, among other things, changes in zoning, streets, alleys, public ways, street patterns, the location and relocation of public utilities and other public facilities, and other public action; and

**WHEREAS**, No person shall, on the ground of race, color, creed, sex, sexual orientation, national origin, ancestry or handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertakings and carrying out of the Project; and

**WHEREAS**, Council desires to take appropriate action with respect to the redevelopment proposal and the redevelopment of the Project. After duly advertised public hearings have been held for this purpose as required by law, the Committee on Rules of the Council has recommended the approval by the Council of the said redevelopment proposal and that no objections have been filed by any department, bureau or agency of the City to the redevelopment proposal; and

**WHEREAS**, The redevelopment proposal will effectuate the redevelopment of the Project, thereby promoting the economic and general welfare of the City; now, therefore

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

**SECTION 1.** The redevelopment proposal dated December, 2004 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the urban renewal plan, the relocation plan, the maps, disposition supplements and all other documents and supporting data which form part of the proposal (hereinafter collectively referred to as the "Redevelopment Proposal") submitted by the Redevelopment Authority for the West Fairhill/East Tioga/Hunting Park Urban Renewal Area (hereinafter called "Project"), having been duly reviewed and considered, is approved. The Project is bounded as follows:

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh, Forty-third, and Forty-ninth Wards of the City of Philadelphia and described as follows: Beginning at the point of intersection of the centerline of North Broad street (one hundred thirteen feet wide) and the centerline of West Lehigh avenue (one hundred twenty feet wide); Thence extending north along the centerline of the said Broad street two thousand seven hundred ninety one feet one-quarter inch crossing the beds of West Silver street (thirty feet wide), West Seltzer street (thirty feet wide), West Somerset street (fifty feet wide), West Rush street (thirty feet wide), West Glenwood avenue (sixty feet wide),

# City of Philadelphia

BILL NO. 050164 continued

Certified Copy

West Sedgley avenue (thirty feet wide), West Toronto street (thirty feet wide), West Clearfield street, to a point in the centerline of West Allegheny avenue (one hundred twenty feet wide); Thence extending east along the centerline of the said Allegheny avenue one thousand four hundred sixty three feet seven and three-quarters inches crossing the beds of North Park avenue (sixty feet wide), North Thirteenth street (fifty feet wide), North Camac street (fifty feet wide), North Twelfth street (fifty feet wide), to a point in the Centerline of Germantown avenue (sixty feet wide); Thence extending north twenty six degrees west two thousand four hundred fourteen feet three and one-quarter inches along the centerline of the said Germantown avenue crossing the beds of West Hilton street (fifty feet wide), West Westmoreland street (fifty feet wide), Rising Sun avenue (seventy feet wide), West Ontario street (fifty feet wide), West Tioga street (fifty feet wide) to a point in the centerline of West Venango street; Thence extending west along the centerline of the said Venango street four hundred five feet three and five-eighths inches to a point in the centerline of the said Broad street; Thence extending north along the centerline of the said Broad street five thousand one hundred fifty nine feet eight and one-half inches crossing the beds of West Erie avenue (one hundred twenty feet wide), Germantown avenue (sixty feet wide), West Airdrie street (fifty feet wide), West Butler street (fifty feet wide), West Pike street (fifty feet wide), West McFerran street (fifty feet wide), Bakers Lane (20 feet wide), Dell street (25 feet wide), West Kerbaugh street (forty feet wide), West Lycoming street (sixty feet wide), Colwyn street (forty feet wide), Jerome street (forty feet wide), West Hunting Park avenue (one hundred feet wide), Extension of West Roosevelt boulevard (one hundred feet wide), West Bristol street (sixty feet wide), West Cayuga street (fifty feet wide), West Blavis street (fifty feet wide) to the point of intersection of the centerline of the said Broad street and the centerline of West Wingohocking street (fifty feet wide); Thence extending east along the centerline of the said Wingohocking street two thousand sixty eight feet eleven inches crossing the beds of Belfield avenue (one hundred feet wide), Old York Road (seventy feet wide), North Thirteenth street (sixty feet wide), North Camac street (fifty feet wide), North Twelfth street (sixty feet wide), North Marvine street (fifty feet

# City of Philadelphia

BILL NO. 050164 continued

Certified Copy

wide), North Eleventh street (sixty feet wide), North Warnock street, to a point in the centerline of West Roosevelt boulevard (one hundred feet wide); Thence extending north forty three degrees, thirty minutes east then north sixty degrees east along the centerline of the said Roosevelt boulevard two thousand five hundred twenty feet six and one-half inches crossing the beds of North Tenth street (sixty feet wide), North Ninth street (seventy feet wide), North Eighth street (sixty feet wide), North Seventh street (sixty feet wide), North Sixth street (sixty feet wide), North Fairhill street (sixty feet wide, to a point in the centerline of North Fifth street (eighty feet wide); Thence extending south seven thousand ninety one feet four and one-quarter inches along the centerline of the said Fifth street crossing the beds of West Wyoming avenue (eighty feet wide), West Luray street (fifty feet wide), West Courtland street (sixty feet wide), West Raymond street (forty feet wide), West Ansbury street (seventy feet wide), West Wingohocking street (fifty feet wide), West Blavis street (forty feet wide), West Cayuga street (sixty feet wide), West Bristol street (sixty feet wide), West Hunting Park avenue (one hundred feet wide), West Lycoming street (sixty feet), West Luzerne street (seventy feet wide), West Pike street (fifty feet wide), Rising Sun avenue (seventy feet wide), West Butler street (fifty feet wide), West Erie avenue (one hundred twenty feet wide), West Venango street (fifty feet wide) to a point in the centerline of West Sedgley avenue (sixty feet wide); Thence extending south fifty eight degrees west six hundred sixty feet one and seven-eighths inches along the centerline of the said Sedgley avenue crossing the beds of West Tioga street (fifty feet wide), North Randolph street (fifty feet wide) to a point in the centerline of North Sixth street (fifty feet wide); Thence extending south along the centerline of the said Sixth street four thousand two hundred twenty one feet six inches crossing the beds of West Westmoreland street (fifty feet wide), West Willard street (thirty feet wide), West Tusculum street (thirty feet wide), West Allegheny avenue (one hundred twenty feet wide), West Clearfield street (fifty feet wide), West Mayfield street (forty feet wide), West Indiana avenue (fifty feet wide); Cambria street (fifty feet wide), West Somerset street (fifty feet wide) to a point in the centerline of West Lehigh avenue (one hundred twenty feet wide); Thence extending

# City of Philadelphia

BILL NO. 050164 continued

Certified Copy

westward along the centerline of the said Lehigh avenue three thousand four hundred eighty eight feet eleven inches crossing the beds of North Marshall street (fifty feet wide), North Seventh street (fifty feet wide), North Franklin street (forty feet wide), North Eighth street (fifty feet wide), North Darien street (fifty feet wide), North Hutchinson street (fifty feet wide), Germantown avenue (sixty feet wide), North Eleventh street (fifty feet wide), North Twelfth street (fifty feet wide), North Thirteenth street (fifty feet wide), North Park avenue (sixty feet wide) to a point in the centerline of the said Broad street and the first mentioned point and place of beginning.

**SECTION 2.** Council finds and declares that the Redevelopment Proposal for the Project:

- a. Is in conformity with the redevelopment area plan for the West Fairhill/East Tioga/Hunting Park Redevelopment Area and the general plan for the development of the locality as a whole.
- b. Meets all of the conditions and requirements imposed by Title VI of the United States Civil Rights Act of 1964, the regulations and policies of the United States Department of Housing and Urban Development effectuating the Title, and Chapter 9-1100 of The Philadelphia Code, relating to non-discrimination and fair practices.
- c. Forwards the objectives of the Community Development Program and Neighborhood Transformation Initiative of the City with respect to the removal and prevention of blight through the revitalization, renewal, redevelopment and transformation of blighted areas within the City which are detrimental to the health, safety and welfare of the residents of the City and for which the use of Neighborhood Transformation Initiative Program funds may be utilized.

**SECTION 3.** Council finds and declares that:

- a. The urban renewal plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area by private enterprise under the circumstances;

# City of Philadelphia

BILL NO. 050164 continued

Certified Copy

- b. Financial aid is necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the urban renewal plan;
- c. Changes in zoning, streets, alleys, public ways, street patterns, location and relocation of sewer and water mains and other public facilities and utilities shown in the proposal are reasonable and necessary under the circumstances.

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

- a. Provides for the proper relocation of individuals and families displaced in carrying out the urban renewal activities approved herein in decent, safe, and sanitary dwellings in conformity with acceptable standards, is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the undertakings in the Project, and that such dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the urban renewal area comprising the undertakings herein, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.
- b. Adequately provides for assistance to aid in relocation and to minimize the displacement of business concerns which are to be displaced.

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

- a. Proceeding with minor changes in substantial conformity with the Redevelopment Proposal herein approved, so long as said minor changes are in conformity with the current area redevelopment plan for West Fairhill/East Tioga/Hunting Park.

# City of Philadelphia

BILL NO. 050164 continued

Certified Copy

- b. Preparing or causing to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns and location and relocation of public utilities in order to implement and facilitate the Redevelopment Proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out such proposal and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent therewith.

**SECTION 6.** Council is cognizant that condemnation, as expressly provided for in the hereby approved Redevelopment Proposal, is not imminent with respect to the Project, such condemnation being subject to the availability of public funds. Council is further aware that general and special notice of the imminence of said condemnation will be publicly announced by the Redevelopment Authority through all appropriate news media as may be required by law.

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

# City of Philadelphia

BILL NO. 050164 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on April 7, 2005. The Bill was Signed by the Mayor on April 20, 2005.



Patricia Rafferty  
Chief Clerk of the City Council