

City of Philadelphia



(Bill No. 110348)

AN ORDINANCE

Approving the thirty-ninth amendment of the redevelopment proposal for the Model Cities Urban Renewal Area, being the area beginning at the northwest corner of Front street and Spring Garden street, including the thirty-first amendment to the urban renewal plan and the twenty-seventh amendment to the relocation plan, which provides, inter alia, for the additional land acquisition of approximately fifty five (55) properties for residential, institutional and related uses; the provision of certain relocation services, as required by law and declaring that condemnation is not imminent with respect to the Project.

WHEREAS, The redevelopment proposal, the urban renewal plan and the relocation plan of the Redevelopment Authority of the City of Philadelphia (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Model Cities Urban Renewal Area (hereinafter referred to as "Model Cities") was approved by Ordinance of the Council on December 2, 2010, as last amended by Bill No. 100673, signed by the Mayor on December 15, 2010; and

WHEREAS, The Redevelopment Authority has prepared a thirty-ninth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the thirty-first amended urban renewal plan, the twenty-seventh amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal for Model Cities dated April 2011 (hereinafter collectively referred to as the "Thirty-ninth Amended Redevelopment Proposal"); and

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WHEREAS, The Thirty-ninth Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of fifty five (55) properties for residential, institutional and related uses and declaring that condemnation is not imminent with respect to the Project; and

WHEREAS, The Thirty-ninth Amended Redevelopment Proposal has been submitted to the City Planning Commission of the City of Philadelphia and has been certified by the Commission to the Council; and

WHEREAS, The Thirty-ninth Amended Redevelopment Proposal will forward a central objective of the Community Development Program of the City of Philadelphia with respect to the elimination of blight and the materialization of the City's stated housing and other redevelopment and urban renewal goals; and

WHEREAS, The Thirty-ninth Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in Model Cities; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The thirty-ninth amendment of the redevelopment proposal dated April 2011 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the thirty-first amended urban renewal plan, the twenty-seventh amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the "Thirty-ninth Amended Redevelopment Proposal") submitted by the

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Redevelopment Authority for the Model Cities Urban Renewal Area (hereinafter “Model Cities”), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Thirty-ninth Amended Redevelopment Proposal for Model Cities:

- a. Is in conformity with the redevelopment area plan for the North Philadelphia Redevelopment Area.
- b. Meets all of the conditions and requirements imposed by Title VI of the United States Civil Rights Act of 1964, the regulations and policies of the United States Department of Housing and Urban Development effectuating the Title, and Chapter 9-1100 of The Philadelphia Code, relating to non-discrimination and fair practices.
- 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 thirty-first amendment of the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area by private enterprise under the circumstances;
- b. Financial aid is necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the thirty-first amendment of the urban renewal plan.

SECTION 4. Council finds and declares that the twenty-seventh amended relocation plan:

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- 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 Model Cities 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 Thirty-ninth Amended Redevelopment Proposal, including but not limited to:

- a. Acquisition of the following real property as delineated in the Thirty-ninth Amended Redevelopment Proposal:

2804 W. Oakdale street	2129 Nicholas street
2100 Cecil B. Moore avenue	2131 Nicholas street
2102 Cecil B. Moore avenue	2133 Nicholas street
2104 Cecil B. Moore avenue	2135 Nicholas street
2106 Cecil B. Moore avenue	2137 Nicholas street
2108 Cecil B. Moore avenue	2139 Nicholas street
2110 Cecil B. Moore avenue	2141 Nicholas street
2112 Cecil B. Moore avenue	2143 Nicholas street
2114 Cecil B. Moore avenue	2145 Nicholas street
2116 Cecil B. Moore avenue	2147 Nicholas street
2118 Cecil B. Moore avenue	1632 N. 21st street
2120 Cecil B. Moore avenue	1634 N. 21st street
2122 Cecil B. Moore avenue	1636 N. 21st street

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2124 Cecil B. Moore avenue	1638 N. 21st street
2126 Cecil B. Moore avenue	1631 N. 22nd street
2128 Cecil B. Moore avenue	1633 N. 22nd street
2130 Cecil B. Moore avenue	1635 N. 22nd street
2132 Cecil B. Moore avenue	1637 N. 22nd street
2134 Cecil B. Moore avenue	
2136 Cecil B. Moore avenue	
2138 Cecil B. Moore avenue	
2140 Cecil B. Moore avenue	
2142 Cecil B. Moore avenue	
2144 Cecil B. Moore avenue	
2103 Nicholas street	
2105 Nicholas street	
2107 Nicholas street	
2109 Nicholas street	
2111 Nicholas street	
2113 Nicholas street	
2115 Nicholas street	
2117 Nicholas street	
2119 Nicholas street	
2121 Nicholas street	
2123 Nicholas street	
2125 Nicholas street	
2127 Nicholas street	

- b. Proceeding with minor changes in substantial conformity with the Thirty-ninth Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the North Philadelphia Redevelopment Area.
- c. 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 Thirty-ninth Amended Redevelopment Proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out such proposal and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent therewith.

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SECTION 6. Council is cognizant that condemnation, as expressly provided for in the hereby approved Thirty-ninth Amended Redevelopment Proposal, is not imminent with respect to Model Cities, 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 Thirty-ninth Amended Redevelopment Proposal approved by this Ordinance.

**NORTH PHILADELPHIA REDEVELOPMENT AREA
MODEL CITIES URBAN RENEWAL AREA**

**THIRTY-NINTH AMENDED REDEVELOPMENT PROPOSAL
THIRTY-FIRST AMENDED URBAN RENEWAL PLAN**

APRIL, 2011

**THE URBAN RENEWAL PLAN FOR
THE MODEL CITIES URBAN RENEWAL AREA**

ORIGINAL PLAN	DECEMBER 1968
FIRST MODIFICATION	OCTOBER 1969
FIRST AMENDED REDEVELOPMENT PROPOSAL AND FIRST AMENDED URBAN RENEWAL PLAN	JANUARY 1970
SECOND AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	OCTOBER 1970
THIRD AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	DECEMBER 1971
FOURTH AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	MARCH 1972
FIFTH AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	MAY 1973
SIXTH AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	JUNE 1973
SEVENTH AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	DECEMBER 1977
EIGHTH AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	JANUARY 1982
NINTH AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	MAY 1982
TENTH AMENDED REDEVELOPMENT PROPOSAL AND SECOND AMENDED URBAN RENEWAL PLAN	SEPTEMBER 1985
ELEVENTH AMENDED REDEVELOPMENT PROPOSAL AND THIRD AMENDED URBAN RENEWAL PLAN	APRIL 1994
TWELFTH AMENDED REDEVELOPMENT PROPOSAL AND FOURTH AMENDED URBAN RENEWAL PLAN	FEBRUARY 1995
THIRTEENTH AMENDED REDEVELOPMENT PROPOSAL AND FIFTH AMENDED URBAN RENEWAL PLAN	MAY 1995
FOURTEENTH AMENDED REDEVELOPMENT PROPOSAL AND SIXTH AMENDED URBAN RENEWAL PLAN	OCTOBER 1995
FIFTEENTH AMENDED REDEVELOPMENT PROPOSAL AND SEVENTH AMENDED URBAN RENEWAL PLAN	MARCH 1996

SIXTEENTH AMENDED REDEVELOPMENT PROPOSAL AND EIGHTH AMENDED URBAN RENEWAL PLAN	MARCH 1996
SEVENTEENTH AMENDED REDEVELOPMENT PROPOSAL AND NINTH AMENDED URBAN RENEWAL PLAN	MAY 1996
EIGHTEENTH AMENDED REDEVELOPMENT PROPOSAL AND TENTH AMENDED URBAN RENEWAL PLAN	OCTOBER 1996
NINETEENTH AMENDED REDEVELOPMENT PROPOSAL AND ELEVENTH AMENDED URBAN RENEWAL PLAN	SEPTEMBER 1997
TWENTIETH AMENDED REDEVELOPMENT PROPOSAL AND TWELFTH AMENDED URBAN RENEWAL PLAN	JANUARY 1998
TWENTY FIRST AMENDED REDEVELOPMENT PROPOSAL AND THIRTEENTH AMENDED URBAN RENEWAL PLAN	APRIL 1998
TWENTY SECOND AMENDED REDEVELOPMENT PROPOSAL AND FOURTEENTH AMENDED URBAN RENEWAL PLAN	OCTOBER 1998
TWENTY THIRD AMENDED REDEVELOPMENT PROPOSAL AND FIFTEENTH AMENDED URBAN RENEWAL PLAN	FEBRUARY 1999
TWENTY FOURTH AMENDED REDEVELOPMENT PROPOSAL AND SIXTEENTH AMENDED URBAN RENEWAL PLAN	APRIL 1999
TWENTY FIFTH AMENDED REDEVELOPMENT PROPOSAL AND SEVENTEENTH AMENDED URBAN RENEWAL PLAN	OCTOBER 1999
TWENTY SIXTH AMENDED REDEVELOPMENT PROPOSAL AND EIGHTEENTH AMENDED URBAN RENEWAL PLAN	APRIL 2000
TWENTY SEVENTH AMENDED REDEVELOPMENT PROPOSAL AND NINETEENTH AMENDED URBAN RENEWAL PLAN	NOVEMBER 2000
TWENTY EIGHTH AMENDED REDEVELOPMENT PROPOSAL AND TWENTIETH AMENDED URBAN RENEWAL PLAN	SEPTEMBER 2001
TWENTY NINTH AMENDED REDEVELOPMENT PROPOSAL AND TWENTY FIRST AMENDED URBAN RENEWAL PLAN	MARCH 2002
THIRTIETH AMENDED REDEVELOPMENT PROPOSAL AND TWENTY SECOND AMENDED URBAN RENEWAL PLAN	OCTOBER 2002
THIRTY-FIRST AMENDED REDEVELOPMENT PROPOSAL AND TWENTY THIRD AMENDED URBAN RENEWAL PLAN	APRIL 2003
THIRTY-SECOND AMENDED REDEVELOPMENT PROPOSAL AND TWENTY FOURTH AMENDED URBAN RENEWAL PLAN	APRIL 2004

THIRTY-THIRD AMENDED REDEVELOPMENT PROPOSAL AND TWENTY FIFTH AMENDED URBAN RENEWAL PLAN	APRIL 2005
THIRTY-FOURTH AMENDED REDEVELOPMENT PROPOSAL AND TWENTY SIXTH AMENDED URBAN RENEWAL PLAN	AUGUST 2005
THIRTY-FIFTH AMENDED REDEVELOPMENT PROPOSAL AND TWENTY SEVENTH AMENDED URBAN RENEWAL PLAN	SEPTEMBER 2006
THIRTY-SIXTH AMENDED REDEVELOPMENT PROPOSAL AND TWENTY EIGHTH AMENDED URBAN RENEWAL PLAN	AUGUST 2007
THIRTY-SEVENTH AMENDED REDEVELOPMENT PROPOSAL AND TWENTY NINTH AMENDED URBAN RENEWAL PLAN	APRIL 2008
THIRTY-EIGHTH AMENDED REDEVELOPMENT PROPOSAL AND THIRTIETH AMENDED URBAN RENEWAL PLAN	SEPTEMBER 2010
THIRTY-NINTH AMENDED REDEVELOPMENT PROPOSAL AND THIRTY-FIRST AMENDED URBAN RENEWAL PLAN	APRIL 2011

**MODEL CITIES REDEVELOPMENT PROPOSAL
MODEL CITIES URBAN RENEWAL PLAN**

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**MODEL CITIES REDEVELOPMENT PROPOSAL
MODEL CITIES URBAN RENEWAL PLAN**

A. Description of NDP Urban Renewal Area

The Legal Boundary of the Model Cities Urban Renewal Area is defined in narrative form as “Exhibit A” to the Plan including a description of those deleted areas which cause an irregular internal boundary. Further, a **Boundary Map** is attached which clearly marks the Urban Renewal Area’s perimeter and the excluded areas.

B. Statement of Development Objectives

The scope of the overall Model Cities Program is far broader than the physical improvement of a large slum with a widespread distribution of blight. Consequently, the thrust of renewal in the project area will be to effect the most rapid and substantial changes possible by the planning and coordination of simultaneous activity in the fourteen (14) Neighborhood Councils within the project’s boundary.

Since the problems and needs of Model Cities operate in an interlocking cause-and-effect cycle, the direction of renewal must be determined by various cooperating government agencies, interested community planning organizations, as well as citizen participation of the residents living within the Model Cities boundaries.

Beyond the classic goals of urban renewal, i.e. strengthening the area’s social and economic stability through control of land use, development intensity, input of capital improvements, etc., this plan focuses on specific goals which are and will be subject to review and change throughout the NDP planning process:

1. Housing

This category has priority over all others due to the City’s and community’s desperate need for low- and moderate-income housing. Emphasis over time will decrease in inverse proportion to the creation of new units of standard housing. Initially, however, the purpose behind the acquisition and packaging of land for disposition, reuse priorities and the selection of redevelopers is a substantial increase in the supply of low- and moderate-income housing. In order to preserve the overwhelmingly residential character of the North Philadelphia Neighborhoods, the rehabilitation of existing housing as well as new residential construction will be used as combination techniques to achieve maximum effectiveness.

2. Service and Employment

To provide needed and accessible areas for goods and services and to create additional employment within the immediate project area, it is intended to revitalize the network of commercial and light industrial facilities. Continuing development will be structured through an ordered pattern of location, intensity and functional inter-relationships, enforced by the implementation of specific controls.

3. Transportation

An increased and balanced system of streets and mass transit facilities related both to the development of internal and adjacent land uses, and to the regional transportation network is necessarily planned.

4. Public Facilities

It is the goal of coordinated inter-governmental, especially local, agencies to develop a total physical environment which responds to the social needs of its residents both in function and in scale.

C. General Land Use Plan

1. A proposed Land Use Map has been included to illustrate the proposed arrangement and distribution of only four (4) predominant categories: Residential, Commercial, Institutional, Industrial and respectively related uses described below.

2. Predominant Land Use Categories

Within the following four categories, a mix of compatible and supporting land uses are permitted. The objective of this plan is to establish a generalized framework within which detailed land use and development plans will evolve, by indicating both locational and functional performance land use relationships between the general categories.

The plan proposed community cores and development corridors containing shopping and community service facilities, and in some cases, light industry and housing.

a. Residential and Related

Proposed densities are modeled upon a controlled constant, rather than an increasing population over time. This precludes a gradual diffusion and redistribution of the existing population within the project area. Overall the residential densities in the North Philadelphia area will range between 20 and 59 dwelling units per acre, according to the Comprehensive Plan. In predominantly residential areas, other land uses are permitted on the

basis of their compatibility with and service to surrounding residential uses, including convenience shopping, residential parking, neighborhood schools and service centers, parks, and playgrounds.

b. Commercial and Related

In predominantly commercial land use areas, supporting and compatible uses such as community facilities and public open space are also permitted. The intensity of land use will be controlled by zoning ordinances in compliance with the Proposed Land Use Plan and relative to service areas, market demand, and the availability of supporting transportation facilities.

c. Institutional and Related

Within predominantly institutional land use areas such as hospitals, colleges, public and private high schools, and government centers, other supporting and compatible land uses are permitted such as special housing facilities, convenience shopping, parking, and open space.

d. Industrial and Related

In areas predominantly in industrial use, other supporting and compatible land uses are permitted such as special housing types, convenience shopping, parking and loading, and special service facilities.

3. Planning Criteria

a. Location and Intensity

In addition to the zoning regulations, the following standards shall serve as location and intensity criteria for redevelopment planning and implementation.

The objective of these standards is to direct the quality of redevelopment by indicating performance specifications applicable to existing and future development. The following chart and its graphic counterpart, the **Land Use Intensity Map**, included in the plan, exhibit the relationship between a proposed range of intensity standards for development. The allowable zoning categories in the chart propose maximum limits within which future zoning will be determined, with participation of community organizations as part of the City's ongoing rezoning process.

See Exhibit "B"

An intensity of development is specified for each area of the Model Cities Area, within which a variety of uses is permitted, compatibility being the essential determinant within the larger framework of controls. The plan

thus proposes an ordered hierarchy of intensity control, allowing compatible land use combinations in areas ranging from "A", signifying most intense development, through "E", signifying the least intense.

b. Internal Circulation

Street changes and improvements are proposed throughout the area, not only to correct existing deficiencies, but also to create significant physical corridors of mobility. These will be a single factor serving to incorporate Model Cities into the total environmental structure, bringing in an element of dynamism to a lethargic part of the whole.

Proposed street changes include the extension of Pennsylvania Avenue to connect with Thirty-third Street, thereby providing the necessary link connecting the western edge of North Philadelphia, Center City, and the Schuylkill Expressway. The planning objective of these improvements is to provide a fluid movement system serving North Philadelphia, and integrating this with the regional transportation network.

Further, it is envisioned that zones of redevelopment opportunity will be opened along certain corridors of major movement such as North Broad Street, the Penn Central Railroad, and the American Street area. These corridors are designed to combine intense land use development with high accessibility and suggest the potential for mass transit rail stations at intervals to serve surrounding residential communities, such as Ridge Avenue at Twenty-ninth Street, and Thirty-third Street at Girard Avenue. Secondary cores of community shopping and service industry are the contemplated hubs of community activity.

c. Public Improvements and Facilities

A proposed increase in public facilities will augment the number of schools and recreation centers already serving the project. The standards for location and intensity of each facility are in accord with the Comprehensive Plan of the City of Philadelphia, further detailed within the continuing Land Use Intensity Controls set forth by the City Planning Commission in the Redevelopment Area Plan for North Philadelphia, December, 1968.

D. Urban Renewal Techniques to be used to Achieve Plan Objectives.

The criteria used in determining Urban Renewal Techniques would necessarily be the condition of the properties given priority for acquisition by the community, and the same community's reuse priorities based on the most immediate need. Variables such as minimal relocation will always be a consideration, as will be the incidence of vacant and vandalized structures. This latter factor, as well as a large quantity of vacant lots, is responsible for the high acquisition rate in Model Cities.

The determining criteria in North Philadelphia will initially be negative, i.e. removal of blight.

Beyond acquisition, treatment by either clearance or rehabilitation is largely dependent on feasibility studies to determine if the rehabilitated product is worth the cost. Further, new methods of rehabilitation may be the subject of experimentation.

Historic or architectural preservation is of little or no significance in the Model Cities Urban Renewal Area, but will be respected as a necessary technique if required in isolated situations.

As will be noted throughout the Plan, decisions concerning the Model Cities Urban Renewal Area are the result of the coordinated efforts of the community representatives, the Philadelphia City Planning Commission, and the Redevelopment Authority.

1. Rehabilitation

- a.
 - 1) Properties to be acquired may be designated for rehabilitation by the Local Public Agency (the Redevelopment Authority), subject to cost and feasibility of treatment. Property to be rehabilitated will often be acquired by the LPA and resold to a public or quasi-public agency for treatment.
 - 2) Not-to-be-acquired properties may be acquired by the LPA if owners of these properties designated for rehabilitation are unable or unwilling to comply or conform to the Property Rehabilitation Standards (PRS) set forth in the Urban Renewal Plan within 12 months from the date of written notice of the required improvements by the Redevelopment Authority of the City of Philadelphia. The Redevelopment Authority, upon a determination by resolution after due consideration that the property owner has failed to achieve substantial conformity with the PRS, may acquire such property pursuant to the Eminent Domain Law of the State as if the property has originally been planned for acquisition after 90 days written notice to the owner. The Redevelopment Authority of the City of Philadelphia reserves the right to acquire any such non-complying property for a period of 4 years from the date of written notice by the Redevelopment Authority of the City of Philadelphia. Upon acquisition of such parcel, the Redevelopment Authority of the City of Philadelphia may at its option, clear such parcel in order to conform with the PRS, and then sell such property or 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 Urban Renewal Plan.
- b. The Property Rehabilitation Standards established for not-to-be-acquired real property within the Model Cities Urban Renewal Area shall be those set forth as Exhibit "B" to the Urban Renewal Plan.

The standards for the rehabilitation of existing properties in the project area are established to ensure proper provision for the health and safety of the residents and livability and utility of the structures. The Philadelphia Rehabilitation Standards are derived from selected sections of the Code of General Ordinances of the City of Philadelphia and the requirements which have been developed for this project.

Properties to be acquired may be exempted if the Redevelopment Authority determines that these properties can reasonably be rehabilitated in accordance with the provisions of this Plan and the Codes and Ordinances of the City of Philadelphia, provided that this will not conflict with the intent and purposes of such Plans, Codes, and Ordinances.

In addition, properties to be acquired may be exempted if such properties will be acquired for public purposes by another public body or if the Redevelopment Authority should be so designated as a result of changes to the Plan.

E. Land Disposition Supplement

These documents will be submitted individually and under separate cover, as disposition parcels become available for sale or lease.

F. Provisions of Applicable State and Local Law

The Philadelphia City Planning Commission, in compliance with the applicable provisions of State Law, has prepared a Redevelopment Area Plan for the North Philadelphia Redevelopment Area, certified November 26, 1968.

The approval of the City Planning Commission of an Urban Renewal Plan, prepared by the Redevelopment Authority, allows the aforesaid Plan to act as an amendment to the Redevelopment Area Plan in a case where the two plans are not in agreement. Proposed development is in accordance with the requirements of any Urban Renewal Plan operable within the certified Redevelopment Area, and is in compliance with the provisions of the Code of General Ordinances of the City of Philadelphia and will continue to be so.

In addition to the Model Cities Urban Renewal Plan, the other Plans operable in the North Philadelphia Redevelopment Area are as follows: Berean Urban Renewal Area; St. Joseph's Urban Renewal Area; College Avenue Urban Renewal Area, Unit No. 3; Salvation Army Urban Renewal Area; West Poplar Urban Renewal Area, Unit No. 4; East Temple Urban Renewal Area, Unit No. 1; the Norris Apartments Public Housing Site; and Strawberry Mansion Urban Renewal Area, Unit No. 6A.

G. Provisions for Amending the Plan

Should changes be required in the course of executing the Urban Renewal Plan, the Redevelopment Authority, after consulting with the City Planning Commission, shall revise by amendment or Modification, as the nature of the change dictates, the Urban

Renewal Plan in accordance with current HUD regulation, and respecting and in compliance with the requirements of State and Local Law.

Any change which will affect the basis upon which HUD originally approved the project will require HUD concurrence. These are judged to be major changes, or Urban Renewal Plan Amendments, and concern any alteration in the following categories:

1. National Goals
2. Basic Project Objectives
3. Loan and Grant Project Provision
4. Approved Relocation Plans
5. Hotels or other Transient Housing

The Redevelopment Authority shall then proceed in amending the Plan according to HUD policy, regulation, and advice.

Further, it should be stated here that in respect to any land in the project area previously disposed of by the Redevelopment Authority of the City of Philadelphia for use in accordance with the approved Urban Renewal Plan, the Authority will receive the written consent of the owner of said land whose interest may be materially affected by said Urban Renewal Plan changes.

EXIHIBIT "A"

BOUNDARY DESCRIPTION

MODEL CITIES URBAN RENEWAL AREA

The Model Cities Urban Renewal Area is bounded as follows: Beginning at the Northwest corner of Front Street and Spring Garden Street; Proceed west along the north side of Spring Garden Street to the Northeast corner of Fifth Street and Spring Garden Street; Proceed north along the east side of Fifth Street to the Southwest corner of Fifth Street and Girard Avenue; Proceed west along the south side of Girard Avenue to the Southeast corner of Girard Avenue and Franklin Street; Proceed north along the east side of Franklin Street to the Northeast corner of Thompson Street and Franklin Street; Proceed west along the north side of Thompson Street to the Northwest corner of Eighth Street and Thompson Street; Proceed south along the west side of Eighth Street to the southwest corner of Eighth Street and Girard Avenue; Proceed west along the south side of Girard Avenue to the southwest junction of Girard Avenue and the Reading Railroad right-of-way; Proceed north along the west side of the Reading Railroad right-of-way to the southwest junction of the Reading Railroad right-of-way and Oxford Street; Proceed east along the south side of Oxford Street to the southeast corner of Eighth Street and Oxford Street; Proceed north along the east side of Eighth Street to the southeast corner of Eighth Street and Columbia Avenue; Proceed east along the south side of Columbia Avenue to the southwest corner of Columbia Avenue and Franklin Street; Proceed north along the east side of Franklin Street to the northeast corner of Franklin Street and Montgomery Avenue; Proceed west along the north side of Montgomery Avenue to the northwest corner of Montgomery Avenue and Eighth Street; Proceed south along the west side of Eighth Street to the northwest corner of Eighth Street and Columbia Avenue; Proceed west along the north side of Columbia Avenue to the northwest corner of Columbia Avenue and Ninth Street; Proceed south on the west side of Ninth Street to a point forty feet from the corner; Proceed west along the side property line of the recreation facility to the west side of the Reading Railroad right-of-way; Proceed north along the west side of the Reading Railroad right-of-way to the northwest junction of the Reading Railroad right-of-way and Columbia Avenue; Proceed west along the north side of Columbia Avenue to the northwest corner of Columbia Avenue and Eleventh Street; Proceed north along the west side of Eleventh Street to the southwest corner of Eleventh Street and Montgomery Avenue; Proceed west along the south side of Montgomery Avenue to the southeast corner of Montgomery Avenue and Twelfth Street; Proceed north along the east side of Twelfth Street to the northeast corner of Twelfth Street and Diamond Street; Proceed west along the north side of Diamond Street to the northwest corner of Thirteenth Street and Diamond Street; Proceed south along the west side of Thirteenth Street to the northwest corner of Thirteenth Street and Norris Street; Proceed west along the north side of Norris Street to the northeast corner of Broad Street and Norris Street; Proceed south along the east side of Broad Street to the southeast corner of Broad Street and Berks Street; Proceed east along the south side of Berks Street to the southwest corner of Thirteenth Street and Berks Street; Proceed south along the west side of Thirteenth Street to the southwest corner of Thirteenth Street and Montgomery Avenue; Proceed west along the south side of Montgomery Avenue to the southeast corner of Broad Street and Montgomery Avenue;

Proceed south along the east side of Broad Street to the southeast corner of Broad Street and Girard Avenue; Proceed east along the south side of Girard Avenue to the southeast corner of Girard Avenue and Twelfth Street; Proceed south along the east side of Twelfth Street to the northeast corner of Twelfth Street and Poplar Street; Proceed east along the north side of Poplar Street to a point thirty-five feet west of the northwest junction of Poplar Street and the Reading Railroad right-of-way; Proceed north along the property line of the Strawbridge and Clothier warehouse until reaching the south side of Harper Street Proceed east along the south side of Harper Street to the southeast junction of Harper Street and the Reading Railroad right-of-way; Proceed south along the east side of the Reading Railroad right-of-way to the northeast junction of the Reading Railroad right-of-way and Spring Garden Street; Proceed west along the north side of Spring Garden Street to a center point of Broad Street; Proceed south along the center line of Broad Street to the south side of Spring Garden Street; Proceed along the south side of Spring Garden Street to the southeast corner of Spring Garden Street and Twenty-third Street; Proceed north along the east side of Twenty-third Street to the Southeast corner of Poplar Street and Twenty-third Street; Proceed west along the south side of Poplar Street to the southeast corner of Twenty-seventh Street and Poplar Street; Proceed north along the east side of Twenty-seventh Street to the northeast corner of Twenty-seventh Street and Oxford Street; Proceed west along the north side of Oxford Street to the northeast corner of Thirty-third Street and Oxford Street; Proceed north along the east side of Thirty-third Street to the northeast corner of Thirty-third Street and York Street; Proceed east along the north side of York Street to the northeast corner of Thirty-first Street and York Street; Proceed north along the east side of Thirty-first Street to the northeast corner of Thirty-first Street and Cumberland Street; Proceed east along the north side of Cumberland Street to the northeast corner of Thirteenth Street and Cumberland Street; Proceed south along the east side of Thirteenth Street to the northeast corner of Thirteenth Street and York Street; Proceed east along the north side of York Street to the northeast corner of Third Street and York Street; Proceed north along the east side of Third Street to the northeast corner of Third Street and Cumberland Street; Proceed east along Cumberland Street to the Northeast corner of Front Street and Cumberland Street. Proceed south along the east side of Front Street to the northeast corner of Front Street and Spring Garden Street, the point of beginning.

Excluded from this boundary are eight areas which lie within the boundaries of the Model Cities Neighborhood Development Program. These eight areas are excluded from the project due to their status as Urban Renewal Projects known as follows: Berean Urban Renewal Area, St. Joseph's Urban Renewal Area, College Avenue Redevelopment Area, Salvation Army and West Poplar Urban Renewal Area, the Norris Apartments Public Housing site, Strawberry Mansion Unit A Urban Renewal Area, Cecil B. Moore Avenue Urban Renewal Area and The American Street Industrial Corridor Urban Renewal Area. General described, the above eight areas are bounded as follows:

- (1) Berean Urban Renewal Area: Bounded on the east by Nineteenth Street, on the south by Girard Avenue, on the west by Twentieth Street and on the north by South College Avenue.
- (2) St. Joseph's Urban Renewal Area: Bounded on the east by Seventeenth Street, on the south by Girard Avenue, on the west by Eighteenth Street and on the north by Stiles Street.

- (3) College Avenue Redevelopment Area: Bounded on the east by Sydenham Street; on the south by Master Street, on the west by Willington Street and on the north by Jefferson Street.
- (4) Salvation Army and West Poplar Urban Renewal Area: Bounded on the east by Twelfth Street, on the south between Twelfth and Thirteenth Street by Wallace Street, and between Thirteenth Street and Broad Street by Fairmount Avenue, on the west between Wallace Street and Fairmount Avenue by Thirteenth Street, and between Fairmount Avenue and Brown street by Broad Street, on the north by Brown Street
- (5) The Norris Apartment Public Housing Site: At the southwest corner of Diamond Street and Eleventh Street proceed south on Eleventh Street to a point half-way between Diamond Street and Norris Street; at that point proceed east to Tenth Street, on Tenth Street proceed south to Norris Street, on Norris Street proceed west to Warnock Street, on Warnock Street proceed south to Berks Street, on Berks Street proceed west to Eleventh Street; on Eleventh Street proceed north to Norris Street, on Norris Street proceed west to Clifton Street, on Clifton Street proceed north to Diamond Street, on Diamond Street proceed east to Eleventh Street, the point of beginning.
- (6) Strawberry Mansion Unit 6A Urban Renewal Area: Bounded on the south and east by Sedgely Avenue, on the west by Twenty-seventh Street, and on the north by Susquehanna Avenue.
- (7) Cecil B. Moore Avenue Urban Renewal Area; generally bounded by Fifteenth street on the east, Jefferson Street on the south, Nineteenth street on the west and Montgomery avenue on the north.
- (8) American Street Industrial Corridor Urban Renewal Area: generally bounded by Lehigh avenue, Berks street and Montgomery avenue on the north, by Second street and Philip street on the east, by Girard avenue, Oxford street and Jefferson street on the south and Germantown avenue, Sixth street and Third street on the west.

EXIHIBIT "B"

MODEL CITIES URBAN RENEWAL AREA

PROPERTY REHABILITATION STANDARDS

December, 1968

Revised: March, 1970
April, 1994

RESIDENTIAL REHABILITATION STANDARDS

All properties 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, Housing and Zoning Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with local statutes, codes, and ordinances, all properties devoted in whole or in part to residential uses shall conform to the following standards:

REPAIRS AND REPLACEMENTS

Requirements for repairing and replacing existing work means that item is to be replaced in equal to new condition, but shall not necessarily be limited to replacement with identical materials. Prime consideration in replacement should be durability, lasting qualities, and minimal maintenance. The finished work should match adjacent work in design, color, material, and dimension wherever possible.

KITCHEN FACILITIES

In each kitchen there shall be ten (10) square feet of counter workspace and thirty (30) square feet of storage space for eating, drinking, and cooking equipment.

Mechanical equipment must exist in the form of a stove for cooking food and a refrigerator for the safe storage of food at a temperature less than fifty degrees Fahrenheit. Appliances must be properly installed with all necessary connections for safe, sanitary, and efficient operation.

KITCHEN AND BATHROOM WALLS

All surfaces surrounding wall areas that come into contact with and are susceptible to grease, wear, moisture or water penetration, shall be covered with a durable water-proof material of a hard consistency so as to be easily cleaned and maintained and capable of repelling moisture and water penetration, such as ceramic tile, approved plastic coated materials, or equals.

KITCHEN AND BATHROOM FLOORS

Kitchen floors shall be impervious to water so as to permit the floor to be easily kept in a clean and sanitary condition. Such floors shall be tiled or of other durable, waterproof, non-absorptive material.

BATH FACILITIES

Complete bathing and sanitary facilities consisting of a water closet, a tub with shower, and a lavatory shall be provided for each dwelling unit.

A mirror, medicine cabinet, soap dish, towel bars, shower heads, and shower rods shall be provided where applicable.

HEATING

Every dwelling shall have central heat which is capable of safely and adequately heating all habitable rooms and bathrooms to a temperature of at least seventy degrees Fahrenheit when the outside temperature is ten degrees Fahrenheit.

SPACE FOR LAUNDRY FACILITIES

Adequate space shall be provided for laundry tubs and trays in a suitable service space.

LIGHT

Convenient switches for turning on a light in basement or stairway shall be located so as to permit the area ahead to be lighted.

ACCESSORY STRUCTURES

Decay- and weather-resistant materials or the application of paint must be used on accessory buildings. Such structures must also be structurally sound, be designed to prevent rodent harborage, and be properly maintained or removed from the premises.

CLOSETS

Clothes closet space shall be provided within each living unit on the basis of approximately 12 square feet for the first bedroom plus 6 square feet for each additional bedroom. The space provided should be, if possible, divided into separate closets serving each bedroom. None of the minimum clothes closet space shall be located within the kitchen.

A. CITY AND OTHER REGULATIONS

1. City Ordinances

All properties shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, related to the use, maintenance, facilities, and occupancy of property, including but not limited to, the Building, Plumbing, Electrical, Housing, and Zoning 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-demolished 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 controls will apply.

B. MATERIALS AND WORKMANSHIP

1. 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.
2. 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 and quality as the original material (provided that such substitutes are specifically approved by the Authority.)

C. GENERAL REQUIREMENTS**1. 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 walls shall be watertight.
- 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 of 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 B. 2.).
- b. All windows, doors, frames, chimneys, cornices, dormers, trim, stoops, rails and all other elements in exterior walls:
 - 1) If the existing item 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 item 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 building 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 sun shades, other than awnings, in walls abutting streets or walkways, except if specific designs have been submitted to and approved by the Redevelopment Authority.

b. Fire Escapes

There shall be no new fire escapes on walls facing public streets or walkways. 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 practically or economically feasible, or where they are to be replaced.

4. 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 roof-top constructions 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 structures and provide reasonable durability.
- c. All visible metal work 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-way.
- 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.
- f. 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 of durable materials.
- b. All yards shall be paved or have suitable ground cover.
- c. Existing fences shall be adequately maintained to insure 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. Provision 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 Code.

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 a passageway.

12. Interior Surfaces and Finishes

- a. All interior walls and ceilings shall provide (a) a suitable base for a protective finish, and (b) 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 (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.
- d. Exceptions to the above requirements may be granted by the Redevelopment Authority where spaces are used for warehousing, storage, manufacturing, 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 seventy degrees Fahrenheit when the outside temperature is set to zero degrees, (except in storage areas when fifty degrees Fahrenheit 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 nor of ignition of

combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. 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 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 or Cellar Floors

The floor of all basements or cellars shall be 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. REQUIREMENT FOR THE REHABILITATION OF RESIDENTIAL STRUCTURES CONTAINING COMMERCIAL USES

1. Health

- a. Toilet facilities shall be accessible to the regular places of work of every employee. In this context "accessible" means in the same building and either on the same floor or 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 water closet.
- c. Number of fixture units shall be required as stated by the City Codes.

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.
- c. All permitted non-residential structures shall have one parking space per 1,000 square feet of gross floor area of the building, unless otherwise reviewed and approved by the Redevelopment Authority.
- d. Driveways and aisles shall be equal to or not less than 25% of the total area of the lot or garage.
- e. Where a parking lot is between a building and a residential district, a planted buffer of at least six (6) feet wide and six (6) feet high shall be installed and maintained, unless an alternative is reviewed and approved by the Redevelopment Authority. In addition, a planted buffer of at least four (4) feet wide and two (2) feet high shall be installed and maintained if the parking lot is along the street line of a public street, unless an alternative is reviewed and approved by the Redevelopment Authority.

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 or one 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 facilities 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 facility.

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 or institutional uses by a four (4) foot high masonry wall, unless an alternative is reviewed and approved by the Redevelopment Authority.

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 rights-of-way and adjoining residential and institutional uses with walls or fencing and/or landscaping as prescribed by the City Codes.

5. Signs

1. The following general regulations apply to all signs in the project area.
 - a. Illuminated signs must comply with all City Codes.
 - 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 regulations apply to commercial and industrial buildings.
 - a. When buildings are set back from the public right-of-way twenty-five (25) feet or more, an additional sign at entrances is permitted provided that such sign(s) does not exceed ten square feet and does not project beyond the building line and is not constructed so as to be above ten (10) feet in height.

INTENSITY STANDARDS FOR DEVELOPMENT

GENERAL DESCRIPTION	LAND USES	ALLOWABLE ZONING	MAX. RES. DENSITY	MAX FAR %	LAND COVER -AGE %
A. Areas such as North Philadelphia Station in which	Housing	CS	420	1200	80
the accessibility and large scale make it possible to	Commercial	CS/ASC		1200	80
develop the most intense mix of housing, commercial space,	Institutional	Institutional		400	
community facilities and transportation connections.	Industrial	L4		500	100
B. Corridors such as Broad Street, American Street, and	Housing	RC4	215	500	100

the Penn Central Railroad corridor, mixed industrial areas	Commercial	C4		550	80
and park land, which offer opportunities for major new	Institutional	Institutional		400	
development for jobs, housing, community facilities, and transportation.	Industrial	G2, L4		500	100
C. Zone of redevelopment for community service facilities,	Housing	R12, 15	125	350	70
on major east-west streets such as Lehigh, Columbia, and	Commercial	C3		550	90
Girard Avenues, including most compatible non-residential activities, such as	Institutional	Institutional			
commercial, light industrial, institutional and recreational uses, as well as residential uses	Industrial	L3		225	75

INTENSITY STANDARDS FOR DEVELOPMENT

GENERAL DESCRIPTION	LAND USES	ALLOWABLE ZONING	MAX. RES. DENSITY	MAX FAR %	LAND COVER-AGE %
D. Areas such as North Philadelphia Station in which	Housing	R10, 14	60	30	70
the accessibility and large scale make it possible to	Commercial	C2			75
develop the most intense mix of housing, commercial space,	Institutional	R10			70
community facilities and transportation connections.	Industrial	L3		70	75
E. Corridors such as Broad Street, American Street, and	Housing	R10	60		70
the Penn Central Railroad corridor, mixed industrial areas	Commercial	C1			
and park land, which offer opportunities for major new	Institutional	R10			70

EXHIBIT "C"

NORTH PHILADELPHIA REDEVELOPMENT AREA
MODEL CITIES URBAN RENEWAL AREA
RELOCATION STATEMENT AND PLAN

RELOCATION STATEMENT

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

The proposed acquisition will involve relocation activities.

A. Residential Relocation

There are eight (8) residential properties that will require relocation in this acquisition.

B. Commercial Relocation

There is one (1) commercial property that will require relocation in this acquisition.

C. Institutional Relocation

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

RELOCATION PLAN

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

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

1. Residential***a. Determination of Relocation Needs***

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

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

b. Relocation Standards (Physical, Occupancy, and Ability-To-Pay)**1) Physical Standards**

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

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

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

2) Occupancy Standards

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

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

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

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

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

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

4) Location Standards

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

c. Temporary Relocation

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

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

d. Relocation Assistance for Families and Individuals

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

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

- a) The purpose of the Relocation Program and the assistance available through the Relocation Department.
 - b) The assurance that site occupants will not be required to move except on a temporary basis or for eviction reasons, before they have been given an opportunity to obtain decent, safe, and sanitary housing within their financial means.
 - c) The fact that Federal Housing Administration acquired properties are a relocation resource, a listing of these properties with size and price will be available for examination to assist interested site occupants in contacting agents.
 - d) That site occupants should apply for public housing, if eligible, and cooperate with the Relocation Department in seeking their own standard, private rehousing accommodations when possible and notifying the office prior to moving.
 - e) The standards for decent, safe, and sanitary housing.
 - f) Eviction Policy
 - g) Availability of Relocation Payments and that details are obtainable at the relocation office.
 - h) Address and hours of the relocation office.
- 2) Site occupants will be encouraged to make use of the relocation office for referrals to real estate firms for private-rental units and to the Philadelphia Housing Authority for public housing. Individuals and families who are apparently eligible for public housing will be informed of their priority as relocatees and will be assisted in making

application for public housing and any other low and moderate income housing assistance available.

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

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

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

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

- 4) The Relocation Department will attempt to trace site occupants who have disappeared from the project area by using available sources for locating them such as employers, school registrations, social agencies, utility records, and forwarding addresses left with the post office. When such site occupants are located, the above procedure will apply.
- 5) The provisions for low and moderate income housing assistance available through Federal programs will be explained to families and individuals interested.

2. Non-Residential

a. Determination of Relocation Needs

A relocation worker will contact each commercial and industrial business concern and non-profit organization to determine relocation needs and to explain benefits available to assist their move. Space needs and location preference of business firms will be

secured and efforts made to discover and prevent any special problems which could hinder the orderly relocation of business establishments from the project area.

b. Relocation Assistance For Business Concerns and Non Profit Organizations

- 1) The Relocation Department will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects businesses to all concerned businessmen in the project area. The Relocation Department will arrange meetings with business owners in the area to explain the program, answer questions, and in general to guide business firms in moving to a new location under the most advantageous conditions.
- 2) A relocation worker will personally call on the principal of all business concerns affected by the area program. This person will be the liaison between business firms and other sections and divisions of the Authority.
- 3) The Relocation Department maintains close contacts with real estate agents. Agents send in listing of commercial and industrial buildings available for rent or sale. Arrangements shall include provisions for listings which include the names and addresses of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space. These lists will be made available to business firms which must relocate.
- 4) Relocation payments will be made to eligible business concerns to cover moving expenses, any actual direct loss of property, and other benefits as set forth in Regulations governing relocation payments.

c. Relocation Resources

The primary resources available to displaced "persons" are the relocation benefits and services mandated by the Eminent Domain Code as amended of the Commonwealth of Pennsylvania. The 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 law.

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

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

Philadelphia Industrial Development Authority (P.I.D.C.)
Philadelphia Citywide Development Corporation (P.C.D.C.)
Small Business Administration
City of Philadelphia, Department of Commerce

Reading Company and its consultants

E. Relocation Benefits & Services

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

EXHIBIT "D"

MODEL CITIES URBAN RENEWAL AREA
THIRTY-NINTH AMENDED URBAN RENEWAL PLAN
PROPOSED ACQUISITION LIST

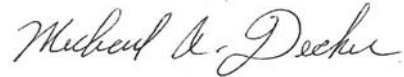
2804 W. Oakdale Street	2129 Nicholas Street
2100 Cecil B. Moore Avenue	2131 Nicholas Street
2102 Cecil B. Moore Avenue	2133 Nicholas Street
2104 Cecil B. Moore Avenue	2135 Nicholas Street
2106 Cecil B. Moore Avenue	2137 Nicholas Street
2108 Cecil B. Moore Avenue	2139 Nicholas Street
2110 Cecil B. Moore Avenue	2141 Nicholas Street
2112 Cecil B. Moore Avenue	2143 Nicholas Street
2114 Cecil B. Moore Avenue	2145 Nicholas Street
2116 Cecil B. Moore Avenue	2147 Nicholas Street
2118 Cecil B. Moore Avenue	1632 N. 21 st Street
2120 Cecil B. Moore Avenue	1634 N. 21 st Street
2122 Cecil B. Moore Avenue	1636 N. 21 st Street
2124 Cecil B. Moore Avenue	1638 N. 21 st Street
2126 Cecil B. Moore Avenue	1631 N. 22 nd Street
2128 Cecil B. Moore Avenue	1633 N. 22 nd Street
2130 Cecil B. Moore Avenue	1635 N. 22 nd Street
2132 Cecil B. Moore Avenue	1637 N. 22 nd Street
2134 Cecil B. Moore Avenue	
2136 Cecil B. Moore Avenue	
2138 Cecil B. Moore Avenue	
2140 Cecil B. Moore Avenue	
2142 Cecil B. Moore Avenue	
2144 Cecil B. Moore Avenue	
2103 Nicholas Street	
2105 Nicholas Street	
2107 Nicholas Street	
2109 Nicholas Street	
2111 Nicholas Street	
2113 Nicholas Street	
2115 Nicholas Street	
2117 Nicholas Street	
2119 Nicholas Street	
2121 Nicholas Street	
2123 Nicholas Street	
2125 Nicholas Street	
2127 Nicholas Street	

City of Philadelphia

BILL NO. 110348 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 16, 2011. The Bill was Signed by the Mayor on July 19, 2011.



Michael A. Decker
Chief Clerk of the City Council