

City of Philadelphia



(Bill No. 020253)

AN ORDINANCE

Approving the redevelopment proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of the Ontario Urban Renewal Area being the area generally bounded by West Westmoreland street on the north; Broad street on the east; West Clearfield street on the south; and Fifteenth 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 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 March 20, 2002, certified Ontario Redevelopment Area as a blighted area; and

WHEREAS, The Commission has completed a detailed redevelopment area plan for the Ontario Redevelopment Area dated March, 2002; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment proposal, dated April, 2002 for the redevelopment of a portion of the Ontario Redevelopment Area, Ontario Urban Renewal Area (hereinafter "Ontario"), 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 Ontario Urban Renewal Area and the redevelopment proposal, and has certified that said redevelopment conforms to the general plan for the City as a whole; and

WHEREAS, The redevelopment proposal for Ontario 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

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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 Ontario. 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 Ontario Redevelopment Area, Ontario Urban Renewal Area, 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 April, 2002, including the detailed redevelopment area plan, the urban renewal plan, the relocation plan, the maps, disposition supplement and all other documents and supporting data which form part of the proposal submitted by the Redevelopment Authority for the Ontario Redevelopment Area, Ontario Urban Renewal Area (hereinafter called "Ontario"), having been duly reviewed and considered, is approved. The Redevelopment Authority is authorized to take such action as may be necessary to carry it out. Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the said redevelopment proposal, as long as said minor changes are in conformity with the then current area redevelopment plan for Ontario. The Ontario Urban Renewal Area is bounded as follows:

Beginning at a point of intersection of the southerly side of Westmoreland street (fifty feet wide) and the easterly side of North Fifteenth street (Fifty feet wide); Thence extending eastward along the southerly side of said Westmoreland street, crossing the bed of Carlisle street (forty feet wide), a distance of three hundred ninety five feet eight inches to a point of intersection with the westerly side of North Broad street (one hundred thirteen feet wide); Thence extending southward along the westerly side of said Broad street, crossing the bed of West Allegheny avenue (one hundred twenty feet wide), a distance of one thousand one hundred twenty feet to a point of intersection with the northerly side of Clearfield street (fifty feet wide); Thence extending westward along the northerly side of said Clearfield street, crossing the beds of Rosewood street (thirty feet wide) and Carlisle street (thirty feet wide), a distance of three hundred ninety five feet eight inches to a point of intersection with the easterly side of aforementioned Fifteenth street; Thence extending northward along the easterly side of said Fifteenth street,

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crossing the bed of Allegheny avenue, a distance of one thousand one hundred twenty feet to the first mentioned point and place of beginning.

SECTION 2. Council finds and declares that the Urban Renewal Plan for Ontario is approved and is in conformity with the redevelopment area plan and that:

- (a) The Urban Renewal Plan conforms to the general plan for the development of the locality as a whole;
- (b) Financial aid may be necessary to enable the land located within the area to be redeveloped in accordance with the redevelopment proposal;
- (c) The Urban Renewal Plan affords 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;
- (d) 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;
- (e) The Urban Renewal Plan and Redevelopment Proposal meet all of the conditions and requirements as provided by Federal, State and Local laws and the regulations, promulgated thereunder, including but not limited to the nondiscrimination and fair practice provisions of Chapter 9-1100 of The Philadelphia Code, for the purpose of prohibiting discrimination.

SECTION 3. Council finds and declares that the redevelopment proposal is in conformity with the Ontario Redevelopment Area Plan.

SECTION 4. Council further finds and declares that the relocation plan for Ontario adequately provides relocation into decent, safe, and sanitary housing, with a minimum of hardship for all individuals and families which are to be displaced. Council further finds and declares that the relocation plan adequately provides, according to law, 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 prepare or cause 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 redevelopment proposal and requests the various officials, departments, boards and agencies of the City having administrative

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responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent herewith.

SECTION 6. Council is cognizant that condemnation as expressly provided for in the hereby approved redevelopment proposal, is imminent with respect to Ontario Urban Renewal Area. Council is further aware that general and special notice of the imminence of said condemnation will be publicly announced by the Redevelopment Authority through all appropriate news media and as required by law.

SECTION 7. Council finds that the redevelopment undertakings in Ontario are declared to be an important part of the City's program to remove and prevent the spread of blight for which public money may be spent, to eliminate pockets of deterioration which are detrimental to the health, welfare and safety of the public and to meet necessary and desirable site requirements, thus adding to the economic and tax base of the City.

SECTION 8. This Ordinance shall take effect immediately.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 13, 2002. The Bill was Signed by the Mayor on June 25, 2002.



Marie B. Hauser
Chief Clerk of the City Council