

City of Philadelphia



(Bill No. 020666)

AN ORDINANCE

Approving the ninth amendment of the redevelopment proposal for the Eastwick Urban Renewal Area, being the area beginning at the point of intersection of the west side of Lindbergh boulevard with the north side of Fifty-eighth street, including the ninth amendment to the urban renewal plan and the first amendment to the relocation plan, which provides, *inter alia*, for a change of the land use and related controls for a 7.75 acre site, generally bounded by Seventy-third street, Seventy-fifth street, Turnstone place, Redwing place, Meadowlark place, Lapwing place and Longspur place, from residential and related reuse to recreational and related reuse and a change in the land use controls for the Mini-Town Center to permit senior rental apartments.

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 Eastwick Urban Renewal Area (hereinafter referred to as "Eastwick") was approved by Ordinance of the Council on May 26, 1958, as last amended by Bill No. 950608, approved December 28, 1995; and

WHEREAS, The Redevelopment Authority has prepared a ninth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the ninth amended urban renewal plan, the first amendment to the relocation plan, the maps, and all other documents and supporting data which form part of the said proposal, for Eastwick, dated October, 2002 (hereinafter collectively referred to as the "Ninth Amended Redevelopment Proposal"); and

WHEREAS, the Ninth Amended Redevelopment Proposal provides, *inter alia*, for a change of the land use and related controls for a 7.75 acre site, generally bounded by Seventy-third street, Seventy-fifth street, Turnstone place, Redwing place, Meadowlark place, Lapwing place and Longspur place, from residential and related reuse to recreational and related reuse and a change in the land use controls for the Mini-Town Center to permit senior rental apartments with respect to the Project; and

WHEREAS, The 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

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WHEREAS, The Ninth Amended Redevelopment Proposal will forward a central objective of the Community Development Program and Neighborhood Transformation Initiative 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 Ninth Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in Eastwick; now therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The ninth amendment of the Redevelopment Proposal dated October, 2002 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the ninth amended urban renewal plan, the first amendment to the relocation plan, the maps and all other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the "Ninth Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the Eastwick Urban Renewal Area (hereinafter "Eastwick"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Ninth Amended Redevelopment Proposal for Eastwick:

- a. Is in conformity with the redevelopment area plan for the Eastwick 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.

SECTION 3. Council finds and declares that:

- a. The ninth amendment of the urban renewal plan will afford maximum opportunity, consistent with the sound needs of

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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 ninth amendment of the urban renewal plan.

SECTION 4. The Redevelopment Authority is authorized to take such action as may be necessary to carry out the terms of the Ninth Amended Redevelopment Proposal, including but not limited to:

- a. Proceeding with minor changes in substantial conformity with the Ninth Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the Eastwick Redevelopment Area.
- 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 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.

SECTION 5. Council is cognizant that condemnation, as expressly provided for in the hereby approved Ninth Amended Redevelopment Proposal, is not imminent with respect to Eastwick, 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 6. The Chief Clerk of City Council shall keep on file and make available for inspection by the public the Ninth Amended Redevelopment Proposal approved by this Ordinance.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 19, 2002. The Bill was Signed by the Mayor on January 14, 2003.



Marie B. Hauser
Chief Clerk of the City Council