

# City of Philadelphia



(Bill No. 070512)

## AN ORDINANCE

Approving the third amendment of the redevelopment proposal for the Independence Mall Urban Renewal Area, Unit No. 3, being the area beginning at the intersection of the westerly side of Seventh street and the northerly side of Race street projected, including the third 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 the southeast corner of Fifth and Market streets from commercial to institutional uses.

**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 Independence Mall Urban Renewal Area, Unit No. 3 (hereinafter referred to as "Project") was approved by Ordinance of the Council on December 31, 1963, as last amended by Bill No. 155, approved June 21, 1976; and

**WHEREAS**, The Redevelopment Authority has prepared a third amendment of the redevelopment proposal, including the detailed redevelopment area plan, the third 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 the Project, dated April, 2007 (hereinafter collectively referred to as the "Third Amended Redevelopment Proposal"); and

**WHEREAS**, the Third Amended Redevelopment Proposal provides, *inter alia*, for a change of the land use and related controls for the southeast corner of Fifth and Market streets from commercial to institutional uses; and

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**WHEREAS**, The Third 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 Third 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 Third Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in the Project; now therefore

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

**SECTION 1.** The third amendment of the redevelopment proposal dated April, 2007 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the third 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 "Third Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the Independence Mall Urban Renewal Area, Unit No. 3 (hereinafter "Project"), having been duly reviewed and considered, is approved.

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

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- a. Is in conformity with the redevelopment area plan for the Center City 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 third 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 not necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the Third 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 Third Amended Redevelopment Proposal, including but not limited to:

- a. Proceeding with minor changes in substantial conformity with the Third Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current

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area redevelopment plan for the Center City  
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 Third 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.** The Chief Clerk of City Council shall keep on file and make available for inspection by the public the Third 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 October 4, 2007. The Bill was Signed by the Mayor on October 18, 2007.



Patricia Rafferty  
Chief Clerk of the City Council