

# City of Philadelphia



(Bill No. 020279)

## AN ORDINANCE

Approving the redevelopment proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of the American Street Industrial Corridor Urban Renewal Area being the 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 by Germantown avenue, Sixth street and Third 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 November 26, 1968, certified North Philadelphia Redevelopment Area as a blighted area; and

WHEREAS, The Commission has completed a detailed redevelopment area plan for the North Philadelphia Redevelopment Area dated November, 1968, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment proposal, dated March, 2002 for the redevelopment of a portion of the North Philadelphia Redevelopment Area, American Street Industrial Corridor Urban Renewal Area (hereinafter "Project"), in conformity with the aforesaid Redevelopment Area Plan, which redevelopment proposal has been certified by the Commission to the Council; and

WHEREAS, The Commission has submitted to the Council its report and recommendations respecting the redevelopment of the American Street Industrial Corridor 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 the Project prescribes certain land uses and requires, among other things, changes in zoning, streets, alleys, public ways, street

# City of Philadelphia

BILL NO. 020279 continued

Certified Copy

patterns, the location and relocation of public utilities and other public facilities, and other public action; and

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

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

WHEREAS, The redevelopment proposal will effectuate the redevelopment of the North Philadelphia Redevelopment Area, American Street Industrial Corridor 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 March, 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 North Philadelphia Redevelopment Area, American Street Industrial Corridor Urban Renewal Area (hereinafter called "Project"), 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 the Project. The American Street Industrial Corridor Urban Renewal Area is bounded as follows:

Beginning at a point of intersection of the northerly side of Girard avenue (one hundred feet wide) and the easterly side of North Second street (sixty feet wide); Thence extending northward along the easterly side of said Second street, crossing the beds of Thompson street (fifty feet wide) and Master street (fifty feet wide), to a point on the northerly side of said Master street; Thence extending westward along the northerly side of said Master street and crossing the bed of said Second street, to a point of intersection with the easterly side of Philip street (thirty feet wide); Thence extending northward along the easterly side of said Philip street, crossing the beds of Jefferson street (fifty feet wide), Oxford street (fifty feet wide), and Cecil B. Moore avenue (fifty feet wide) to a point on the northerly side of said Cecil B. Moore avenue; Thence extending eastward

# City of Philadelphia

BILL NO. 020279 continued

Certified Copy

along the northerly side of Cecil B. Moore avenue to a point of the westerly side of aforementioned North Second street; Thence extending northward along the westerly side of Second street, crossing the beds of Montgomery avenue (fifty feet wide), Berks street (seventy feet wide), Norris street (fifty feet wide) and Diamond street (fifty feet wide), to a point on the northerly side of said Diamond street; Thence extending westward along the northerly side of Diamond street to a point of intersection with the easterly side of aforementioned Philip street; Thence extending northward along the easterly side of Philip street, crossing the beds of Susquehanna avenue (sixty feet wide) and Dauphin street (fifty feet wide) to a point on the northerly side of said Dauphin street; Thence extending eastward along the northerly side of Dauphin street to a point of intersection with the westerly side of aforementioned North Second street; Thence extending northward along the westerly side of Second street, crossing the beds of York street (fifty feet wide), Cumberland street (fifty feet wide) and Huntingdon street (fifty feet wide) to a point of intersection with the southerly side of Lehigh avenue (one hundred twenty feet wide); Thence extending westward along the southerly side of said Lehigh avenue, crossing the bed of American street (one hundred twenty feet wide), to a point of intersection with the easterly side of North Third street (fifty feet wide); Thence extending southward along the easterly side of said Third street, crossing the beds of Huntingdon street (fifty feet wide), Cumberland street (fifty feet wide), York street (fifty feet wide), Dauphin street (fifty feet wide), Susquehanna avenue (sixty feet wide), Diamond street (fifty feet wide) and Norris street (fifty feet wide) to a point of intersection with the northerly side of Berks street (seventy feet wide); Thence extending westward along the northerly side of said Berks street, crossing the beds of Third street, Orianna street (thirty feet wide), North Fourth street (fifty feet wide), Leithgow street (thirty feet wide), Lawrence street (fifty feet wide) and North Fifth street (sixty feet wide) to a point on the westerly side of said Fifth street; Thence extending southward along the westerly side of Fifth street, crossing the beds of Berks street, Germantown avenue (sixty feet wide) and Montgomery avenue (fifty feet wide), to a point on the southerly side of said Montgomery avenue; Thence extending westward along the south side of Montgomery avenue, crossing the bed of Randolph street (fifty feet wide), to a point on the easterly side of North Sixth street (fifty feet wide); Thence extending southward along the easterly side of said Sixth street, crossing the beds of Cecil B. Moore avenue (fifty feet wide) and Oxford street (fifty feet wide), to a point on the northerly side of Jefferson street (fifty feet wide); Thence extending eastward along the northerly side of Jefferson street, crossing the beds of Randolph street, Fifth street, and Orkney street (thirty feet wide), to a point on the easterly side of said Orkney street; Thence extending northward along the easterly side of Orkney street to a point of intersection with the southerly side of Oxford street (fifty feet wide); Thence extending eastward along the southerly side of Oxford street, crossing the bed of Lawrence street (fifty feet wide) to a point of intersection with the westerly side of Germantown avenue (sixty feet wide); Thence extending in a southeastward direction along the westerly side of Germantown avenue, crossing the beds of Fourth street (fifty feet wide), Jefferson street (fifty feet wide) and Master street (fifty feet wide), to a point of intersection with the westerly side of North Third street (fifty feet wide); Thence extending southward along the westerly

# City of Philadelphia

BILL NO. 020279 continued

Certified Copy

side of said Third street, crossing the bed of Thompson street (fifty feet wide), to a point of intersection with the northerly side of Girard avenue (one hundred feet wide); Thence extending eastward along the northerly side of Girard avenue, crossing the bed of aforementioned Third street, Germantown avenue and Cadwallader street (thirty feet wide) to on the easterly side of North Second street, said point being the place of beginning.

Excluding thereout and therefrom above described American Street Industrial Corridor boundary all those pieces of ground being described as follows:

Beginning at a point of intersection of the southerly side of Montgomery avenue (fifty feet wide) and the easterly side of Fourth street (fifty feet wide); Thence extending eastward along the southerly side of Montgomery avenue, crossing the beds of Orianna street (thirty feet wide) and Third street (fifty feet wide) to a point of intersection with the westerly side of Bodine street; Thence extending southward along the westerly side of said Bodine street (Thirty feet wide), crossing the bed of Cecil B. Moore avenue (Sixty feet wide) to a point of intersection with the northerly side of Oxford street (fifty feet wide); Thence extending westward along the northerly side of said Oxford street, crossing the beds of Third street, Cadwallader street (forty feet wide) and Fourth street (fifty feet wide) to the easterly side of Germantown avenue (sixty feet wide); Thence extending northwestward along the easterly side of Germantown avenue to a point of intersection with the southerly side of Cecil B. Moore avenue; Thence extending eastward along the southerly side of Cecil B. Moore avenue, crossing the bed of Fourth street, to a point on the easterly side of said Fourth street; Thence extending northward, crossing the bed of said Cecil B. Moore avenue, and along the easterly side of Fourth street to a point on the southerly side of Montgomery avenue, said point being the place of beginning.

SECTION 2. Council finds and declares that the Urban Renewal Plan for the Project 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

# City of Philadelphia

BILL NO. 020279 continued

Certified Copy

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 North Philadelphia Redevelopment Area Plan.

SECTION 4. Council further finds and declares that the relocation plan for the Project 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 responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in 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 the American Street Industrial Corridor 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 the Project 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.

# City of Philadelphia

BILL NO. 020279 continued

Certified Copy

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 26, 2002.



Marie B. Hauser  
Chief Clerk of the City Council