

City of Philadelphia



(Bill No. 000789)

AN ORDINANCE

Amending an Ordinance approved July 18, 1995 which approved the redevelopment proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of the Stenton Avenue Urban Renewal Area, by approving the first amendment of the redevelopment proposal, which provides, *inter alia*, for the expansion of the boundary for the Stenton Avenue Urban Renewal Area to include 6913 Stenton avenue; the additional land acquisition of 6913 Stenton avenue and provision of certain relocation services, as required by law, for the individuals, families and business concerns which will be displaced.

WHEREAS, The redevelopment proposal of the Redevelopment Authority of the City of Philadelphia (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Stenton Avenue Urban Renewal Area (hereinafter referred to as "Project") was approved by Ordinance of the Council on July 18, 1995 (Bill No. 950281); and

WHEREAS, The Redevelopment Authority has prepared a first amendment of the redevelopment proposal dated November, 2000 which provides, *inter alia*, for the expansion of the boundary for the Project to include 6913 Stenton avenue; the additional land acquisition of 6913 Stenton avenue and provision of certain relocation services, as required by law, for the individuals, families and business concerns which will be displaced; and

WHEREAS, The first amendment of the 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 aforesaid amendment to the redevelopment proposal will forward a central objective of the Community Development Program and Activities of the City of Philadelphia with respect to the materialization of the City's stated housing and other redevelopment and urban renewal goals; and

WHEREAS, The first amendment to the 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. SECTIONS 1, 2, 3, 4 AND 5 of the Ordinance approved July 18, 1995, entitled "Approving the redevelopment proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of a portion of the Stenton Avenue Redevelopment Area, Stenton Avenue Urban Renewal Area being the area generally bounded by Rodney street on the east, Eastburn avenue on the south, Stenton avenue on the west and Haines street on the north; determining that the redevelopment proposal conforms to the general locality plan; determining the necessity for changes in and for zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities; determining that the redevelopment proposal prohibits discrimination because of race, color, sex, sexual orientation, religions, national origin, ancestry or handicap; declaring that condemnation is not imminent with respect to the project; declaring that the undertaking for predominantly non-residential uses is necessary for the proper development of the community" are hereby amended as follows:

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SECTION 1. The *first amendment of the* redevelopment proposal dated [April, 1995] *November, 2000*, including the detailed redevelopment area plan, the maps, and all other documents and supporting data which form part of the proposal submitted by the Redevelopment Authority for the Stenton Avenue Redevelopment Area, Stenton Avenue 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. City 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 Project is bounded as follows:

Beginning at a point on the [N]northwesterly side of Eastburn avenue (*sixty feet wide*) at the distance of eighty-seven and one thousandths feet southwestward from the southwesterly side of Rodney street (*sixty feet wide*); Thence extending south sixty degrees thirty-nine minutes west along the northwesterly side of Eastburn avenue a distance of two hundred and seven hundred nineteen thousandths feet to a point; Thence extending north twenty-nine degrees twenty-one minutes west the distance of thirty-five and eight hundred fifty-eight thousandths feet to a point; Thence extending south eighty-four degrees forty-

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eight minutes twenty-six seconds east a distance of seven and three hundred seventy-five thousandths feet to a point; Thence extending north twenty-nine degrees west the distance of fifty-four and three hundred twenty-five thousandths feet to a point on the northwesterly side of a fourteen feet wide driveway; Thence extending south sixty degrees thirty-nine minutes west along the northwesterly side of the said driveway a distance of two hundred twenty-nine and one hundred sixty-four thousandths feet to a point; Thence extending and partly passing along the southeasterly side of a certain right-of-way reserved for drainage purposes south four degrees seventeen minutes fifty-nine seconds west the distance of one hundred three and three hundred eleven thousandths feet to a point on the northwesterly side of said Eastburn avenue; Thence extending and partly crossing a portion of the said drainage right-of-way north fifty degrees sixteen minutes two seconds west the distance of two hundred twenty-two and eight hundred thirty-three thousandths feet to a point; Thence extending south thirty-eight degrees thirty-three minutes west the distance of one hundred fifteen feet to a point on the northeasterly side of Stenton avenue (seventy feet wide); Thence extending north

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fifty-one degrees twenty-seven minutes west along the northeasterly side of Stenton avenue, crossing the bed of [e]East Haines street (fifty feet wide) the distance of three hundred [nine] *twenty* and [four] *seven* hundred [fifty] *forty-one* thousandths feet, more or less, to a point; [Thence extending north thirty-eight degrees thirty-two minutes fifty-two seconds east the distance of fifty feet to a point; Thence extending south fifty-one degrees twenty-seven minutes east the distance of forty-eight and seven hundred fourteen thousandths feet to a point;] Thence extending north thirty-eight degrees thirty-two minutes fifty-two seconds east the distance of [sixty-seven] *one hundred seventeen* and five *tenths* [hundred thousandths] feet to a point on the centerline of a *certain* fifteen feet wide driveway; Thence extending south fifty-one degrees twenty-seven minutes east along the centerline of the said driveway a distance of one hundred *seventy-five* [fifteen] and *seventy-six* hundredths [sixty thousandths] feet to a point on the northwesterly side of Homer street (fifty feet wide); Thence extending south four degrees seventeen minutes fifty-nine seconds west the distance of one and six hundred fifty-six thousandths feet to a point on the northwesterly side of [e]East Haines street;

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Thence extending north sixty-one degrees east along the northwesterly side of Haines street, crossing the beds of Homer street (fifty feet wide) and Wister street (seventy feet wide), the distance of four hundred eighty-four and five hundred sixty-two thousandths feet, more or less, to a point on the southeasterly side of a fifteen feet wide driveway; Thence extending north four degrees seventeen minutes fifty-nine seconds east *along the southeasterly side of the aforesaid driveway* the distance of two hundred five and seven hundred nineteen thousandths feet to a point; Thence extending south twenty-nine degrees east along the southwesterly side of another fifteen feet wide driveway, and that line extended, recrossing the bed of said Haines street, a distance of two hundred twenty-one and nine hundred forty-two thousandths feet to a point on the southeasterly side of Haines street; Thence extending north sixty-one degrees east along the southeasterly side of Haines street eighteen feet, more or less, to a point; Thence extending south twenty-nine degrees east along the southwesterly side of a thirteen feet wide driveway the distance of two hundred eighty-eight and two hundred

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eighty-seven thousandths feet to the first mentioned point and place of beginning.

SECTION 2. Council finds and declares that the *first amendment of the redevelopment proposal for the Project is approved and is in conformity with the redevelopment area plan [for the Project] and that [the said approved redevelopment proposal]:*

- a. *The first amendment of the redevelopment proposal [C] conforms to the general plan for the development of the locality as a whole;*
- b. *The first amendment of the redevelopment proposal [A] 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;*
- c. *The first amendment of the redevelopment proposal [P] provides for 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, as amended, which are reasonable and necessary under the circumstances;*
- d. *The first amendment of the redevelopment proposal [M] meets 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*

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The Philadelphia Code, for the purpose of prohibiting discrimination insofar as race, color, sex, sexual orientation, religions, national origin, ancestry or handicap are concerned.

- e. *The first amendment of the redevelopment proposal [P]* provides relocation into decent, safe and sanitary housing, with a minimum of hardship, for all individuals and project families which are to be displaced, and adequately provides for assistance to aid in relocation and to minimize the hardship of displacement of business concerns which are to be displaced.

SECTION 3. Council finds and declares that the *first amendment of the* redevelopment proposal is in conformity with the Stenton Avenue Redevelopment Area Plan, as amended.

SECTION 4. 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 *first amendment of the* redevelopment proposal hereby approved. Accordingly the Council hereby declares that it will cooperate in helping to carry out [such] *the first amendment of the* 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 a manner consistent herewith.

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SECTION 5. Council is cognizant that condemnation, except as otherwise expressly provided for in the hereby approved *first amendment of the* redevelopment proposal, is not imminent with respect to the Project or the properties included therein, such said condemnation being subject to the availability of funds and to future modifications, if any, in the redevelopment proposal. 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.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on February 8, 2001. The Bill was Signed by the Mayor on February 21, 2001.



Marie B. Hauser
Chief Clerk of the City Council