

City of Philadelphia



(Bill No. 010649)

AN ORDINANCE

Amending an Ordinance approved December 22, 1987 which approved the redevelopment proposal and the urban renewal plan of the Redevelopment Authority of the City of Philadelphia for the redevelopment of the Cecil B. Moore Avenue Urban Renewal Area, by approving the ninth amendment of the redevelopment proposal, the ninth amendment to the urban renewal plan and the sixth amendment to the relocation plan, by providing for certain changes, namely, the acquisition of an additional eight (8) properties for residential and related reuse; by authorizing certain expressly designated condemnation proceedings; provision of certain relocation services, as required by law; declaring that condemnation is not imminent with respect to the Project; all as contained in the ninth amendment of the redevelopment proposal and the ninth amendment to the urban renewal plan.

WHEREAS, The redevelopment proposal and the urban renewal plan of the Redevelopment Authority of the City of Philadelphia (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Cecil B. Moore Avenue Urban Renewal Area (hereinafter referred to as "Project") was approved by Ordinance of the Council on December 22, 1987, as last amended by Bill No. 000795 signed by the Mayor on February 21, 2001; and

WHEREAS, The Redevelopment Authority has prepared a ninth amendment of the redevelopment proposal, a ninth amendment of the urban renewal plan and a sixth amendment to the relocation plan, each dated September, 2001, which provide for the acquisition of an additional eight (8) properties for residential and related reuse and authorize certain expressly designated condemnation proceedings; and

WHEREAS, The ninth amendment of the redevelopment proposal and the ninth amended urban renewal plan have been submitted to the City Planning Commission of the City of Philadelphia and have been certified by the Commission to the Council; and

WHEREAS, The aforesaid amendments to the redevelopment proposal, the urban renewal plan and the relocation plan 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 ninth amendment to the redevelopment proposal, the ninth amendment to the urban renewal plan and the sixth amendment to the relocation plan

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promote 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, 5 AND 6 of the Ordinance approved December 22, 1987, as amended, entitled "An Ordinance approving the redevelopment proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of a portion of the North Philadelphia Redevelopment Area, Cecil B. Moore Avenue Urban Renewal Area, being the area generally bounded by Fifteenth street on the east, Jefferson street on the south, Nineteenth street on the west and Montgomery avenue on the north; approving the urban renewal plan and determining that such plan and redevelopment proposal conform to the general locality plan and makes adequate provisions for individuals, business concerns and families who are displaced; determining the necessity for changes in and for zoning, streets, alleys, public ways, parks and recreational facilities, street patterns, location and relocation of public utilities; determining that the urban renewal plan and the redevelopment proposal prohibits discrimination because of race, color, creed, sexual orientation or national origin; declaring that condemnation is not imminent with respect to the Project; and declaring the interest of the City of Philadelphia in participating in the program of State assistance with respect to slum clearance, elimination of blight and deterioration, and for redevelopment purposes for the Project Area and requesting an allocation of funds to the Redevelopment Authority," are hereby amended as follows:

SECTION 1. The [eighth] *ninth* amendment of the redevelopment proposal dated [September, 2000], *September, 2001*, including the detailed redevelopment area plan, the Urban Renewal Plan, the Relocation Plan, the maps, and all other documents and supporting data which form part of the proposal submitted by the Redevelopment Authority for the North Philadelphia Redevelopment Area, Cecil B. Moore 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:

* * *

SECTION 2. Council finds and declares that the [eighth] *ninth* amendment of the Urban Renewal Plan for the Project is approved and is in conformity with the redevelopment area plan and that:

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- a. The [eighth] *ninth* amendment of 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 [eighth] *ninth* amendment of the redevelopment proposal;
- c. The [eighth] *ninth* amendment of 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, parks and recreational facilities, street patterns, location and relocation of sewer and water mains and other public facilities and utilities shown in the proposal, as amended, are reasonable and necessary under the circumstances;
- e. The [eighth] *ninth* amendment of the Urban Renewal Plan and the [eighth] *ninth* amendment of the 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 non-discrimination and fair practice provisions of Chapter 9-1100 of The Philadelphia Code, for the purpose of prohibiting discrimination insofar as race, color, creed, sexual orientation, national origin or sex are concerned.

SECTION 3. Council finds and declares that the [eighth] *ninth* amendment of the redevelopment proposal is in conformity with the North Philadelphia Redevelopment Area Plan, as amended.

SECTION 4. Council further finds and declares that the [fifth] *sixth* amended 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 [fifth] *sixth* amended 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.

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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, parks and recreational facilities, street patterns and location and relocation of public utilities in order to implement and facilitate the [eighth] *ninth* amendment of the redevelopment proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the [eighth] *ninth* amended 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 therewith.

SECTION 6. Council is cognizant that condemnation[, except]as [otherwise] expressly provided for in the hereby approved [eighth] *ninth* 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 public 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 December 13, 2001. The Bill was Signed by the Mayor on January 15, 2002.



Marie B. Hauser
Chief Clerk of the City Council