

City of Philadelphia



(Bill No. 010647)

AN ORDINANCE

Amending an Ordinance approved June 13, 1997, as amended, which approved the redevelopment proposal, the urban renewal plan and the relocation plan of the Redevelopment Authority of the City of Philadelphia for the redevelopment of the New Kensington - Fishtown Urban Renewal Area, by approving the third amendment of the redevelopment proposal and the third amendment to the urban renewal plan which provide, inter alia, for certain additional land acquisition of approximately five (5) properties for residential and related reuses and declaring that condemnation is not imminent with respect to the Project, all as contained in the third amendment of the redevelopment proposal and the third amendment to the urban renewal plan.

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 New Kensington - Fishtown Urban Renewal Area (hereinafter referred to as "Project") was approved by Ordinance of the Council on June 13, 1997, as last amended by Bill No. 607 signed by the Mayor on December 6, 2000; and

WHEREAS, The Redevelopment Authority has prepared a third amendment of the redevelopment proposal and a third amendment of the urban renewal plan each dated March, 2001 which provide for certain additional land acquisition of approximately five (5) properties for residential and related reuses; and

WHEREAS, The third amendment of the redevelopment proposal and the third amendment of the 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 and the urban renewal 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 third amendment of the redevelopment proposal and the third amendment of the urban renewal plan 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:

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SECTION 1. SECTIONS 1, 2, 3, 5, AND 6 of the Ordinance approved June 13, 1997, entitled "An Ordinance approving the redevelopment proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of a portion of the New Kensington - Fishtown Redevelopment Area, New Kensington - Fishtown Urban Renewal Area being the area generally bounded by the rear property lines on the northerly side of Lehigh avenue on the north, the centerline of Delaware avenue and I-95 on the east, the southerly side of Laurel street on the south and the rear property lines on the westerly side of Front street and Kensington avenue 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 prohibit discrimination because of race, color, creed, sex, sexual orientation, national origin, ancestry or handicap; declaring that condemnation is not imminent with respect to the Project, except as otherwise expressly provided for in the proposal; 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," are hereby amended as follows:

SECTION 1. The [second] *third* amendment of the redevelopment proposal dated [April, 2000] *March, 2001*, 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 New Kensington - Fishtown Redevelopment Area, New Kensington - Fishtown 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 Project is bounded as follows:

* * *

SECTION 2. Council finds and declares that the [second] *third* amendment of the urban renewal plan for the Project is approved and is in conformity with the redevelopment area plan and that:

- a. The [second] *third* 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 [second] *third* amendment of the redevelopment proposal;

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- c. The [second] *third* 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;

* * *

- e. The [second] *third* amendment of the urban renewal plan and the [second] *third* 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.

SECTION 3. Council finds and declares that the [second] *third* amendment of the redevelopment proposal is in conformity with the redevelopment area plan for the New Kensington - Fishtown Redevelopment Area.

* * *

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 [second] *third* amendment of the redevelopment proposal hereby approved. Accordingly the Council hereby declares that it will cooperate in helping to carry out the [second] *third* 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.

SECTION 6. Council is cognizant that condemnation[, except] as [otherwise] expressly provided for in the hereby approved [second] *third* 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.

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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