

City of Philadelphia



(Bill No. 040462)

AN ORDINANCE

Approving the fifth amendment of the redevelopment proposal for the Point Breeze East Urban Renewal Area, being the area generally bounded by the southerly side of Washington avenue on the north, the westerly side of Broad street on the east, the northerly side of Moore street on the south and the easterly side of Twenty-fifth street on the west, including the fifth amendment to the urban renewal plan and the second amendment to the relocation plan, which provides, inter alia, for the expansion of the southern boundary to include the area between Sixteenth street, Bancroft street and the northerly side lot lines of 1818 South Sixteenth street and 1823 South Bancroft street; the additional land acquisition of one (1) property for residential and related reuses; the provision of certain relocation services, as required by law and declaring that condemnation is not imminent with respect to the Project.

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 Point Breeze East Urban Renewal Area was approved by Ordinance of the Council on June 23, 1998, as last amended by Bill No. 030709, approved December 31, 2003; and

WHEREAS, The Redevelopment Authority has prepared a fifth amendment of the redevelopment proposal for the Point Breeze Urban Renewal Area, (hereinafter referred to as "Point Breeze") including the detailed redevelopment area plan, the fifth amended urban renewal plan, the second amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal for Point Breeze, dated March, 2004, (hereinafter collectively referred to as the "Fifth Amended Redevelopment Proposal"); and

WHEREAS, The Fifth Amended Redevelopment Proposal provides, inter alia, for the expansion of the southern boundary to include the area between Sixteenth street, Bancroft street and the northerly side lot lines of 1818 South Sixteenth street and 1823 South Bancroft street; the additional land acquisition of one (1) property for residential and related uses; the provision of certain relocation services, as required by law and declaring that condemnation is not imminent with respect to the Project; and

WHEREAS, The Fifth 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

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WHEREAS, The Fifth 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 Fifth Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in Point Breeze; now therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The fifth amendment of the Redevelopment Proposal dated March, 2004 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the fifth amended urban renewal plan, the expanded boundary description, the second amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the "Fifth Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the Point Breeze Urban Renewal Area (hereinafter "Point Breeze"), having been duly reviewed and considered, is approved. The expanded Project is bounded as follows:

Beginning at a point of intersection of the westerly side of South Broad street (one hundred thirteen feet wide) and the southerly side of Washington avenue (one hundred feet wide); Thence extending southward along the westerly side of South Broad street, crossing the beds of Alter street (thirty feet wide), Ellsworth street (fifty feet wide), Federal street (fifty feet wide), Wharton street (fifty feet wide), Reed street (fifty feet wide), Dickinson street (fifty feet wide), Tasker street (fifty feet wide), Morris street (fifty feet wide), and Castle street (fifty feet wide) to a point of intersection with the northerly side of Moore street Thence extending westward along the northerly side of Moore street (fifty feet wide), crossing the beds of Rosewood street (16' wide), South Fifteenth street (fifty feet wide), Hicks street (thirty feet wide), Mole street (thirty feet wide), South Sixteenth street (fifty feet wide); Thence extending southward crossing the said Moore street (fifty feet wide) and extending along the westerly side of South Sixteenth street one hundred fifty feet to a point; Thence extending westward on a line parallel with the said Moore street one hundred fourteen feet to a point on the easterly side of Bancroft street; Thence extending northward along the said side of Bancroft street one hundred fifty feet to a

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point ; Thence continuing northward recrossing the said Moore street (fifty feet wide) to a point on the northerly side of the said Moore street; Thence extending westwardly along the said side of Moore street, crossing Bancroft street (thirty feet wide), Chadwick street (thirty feet wide), South Seventeenth street (fifty feet wide), South Eighteenth street (fifty feet wide), Cleveland street (thirty five feet wide), Dorrance street (thirty five feet wide), and South Nineteenth street (fifty feet wide), South Twentieth street (fifty feet wide), South Twenty-first street (fifty feet wide), South Twenty-second street (fifty feet wide), South Twenty-third street (fifty feet wide), Point Breeze avenue (sixty feet wide), South Twenty-fourth street (fifty feet wide), South Ringgold street (forty feet wide), and South Taylor street (forty feet wide) to a point of intersection with the easterly side of South Twenty-fifth street (one hundred feet wide) Thence extending northward along the easterly side of Twenty-fifth street, crossing the bed of Morris street (fifty feet wide) to a point on the southerly side of said Tasker street Thence extending eastward along the southerly side of Tasker street a distance of eighty five feet, more or less, to a point; Thence extending northward along the westerly side of a four feet wide alley, crossing the bed of Tasker street (fifty feet wide) to a point on the southerly side of Dickinson street (fifty feet wide) Thence extending eastward along the southerly side of Dickinson street a distance of fifteen feet, more or less to a point Thence extending northward along the westerly side of a three feet wide alley, crossing the beds of said Dickinson street and Reed street (fifty feet wide) to a point on the northerly side of said Reed street Thence extending westward along the northerly side of Reed street a distance of one hundred feet, more or less, to a point of intersection with the easterly side of South Twenty-fifth street Thence extending northward along the easterly side of Twenty-fifth street, crossing the beds of Wharton street (fifty feet wide), Oakford street (fifty feet wide), Manton street (fifty feet wide), Federal street (fifty feet wide) and Ellsworth street (fifty feet wide) to a point of intersection with the southerly side of Washington avenue; Thence extending eastward along the southerly side of Washington avenue, crossing the beds of South Twenty-fourth street (fifty feet wide), Twenty-third street (fifty feet wide), Twenty-second street (fifty feet wide), Twenty-first street (fifty feet wide), Twentieth street

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(fifty feet wide), Nineteenth street (fifty feet wide), Eighteenth street (fifty feet wide), Seventeenth street (fifty feet wide), Sixteenth street and Fifteenth street (fifty feet wide), to a point of intersection with the westerly side of South Broad street, being the first mentioned point and place of beginning.

SECTION 2. Council finds and declares that the Fifth Amended Redevelopment Proposal for Point Breeze:

- a. Is in conformity with the redevelopment area plan for the Point Breeze 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 fifth 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 necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the fifth amendment of the urban renewal plan;

SECTION 4. Council finds and declares that the second amended relocation plan:

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- a. Provides for the proper relocation of individuals and families displaced in carrying out the urban renewal activities approved herein in decent, safe, and sanitary dwellings in conformity with acceptable standards, is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the undertakings in Point Breeze, and that such dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the urban renewal area comprising the undertakings herein, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.
- b. Adequately provides 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 take such action as may be necessary to carry out the terms of the Fifth Amended Redevelopment Proposal, including but not limited to:

- a. Proceeding with minor changes in substantial conformity with the Fifth Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the Point Breeze 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 Fifth 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

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exercise their respective functions and powers in a manner consistent therewith.

SECTION 6. Council is cognizant that condemnation, as expressly provided for in the hereby approved Fifth Amended Redevelopment Proposal, is not imminent with respect to Point Breeze, such condemnation being subject to the availability of public funds. 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 as may be required by law.

SECTION 7. The Chief Clerk of City Council shall keep on file and make available for inspection by the public the Fifth 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 June 21, 2004. The Bill was Signed by the Mayor on July 1, 2004.



Patricia Rafferty
Chief Clerk of the City Council