

City of Philadelphia



(Bill No. 190853)

AN ORDINANCE

Approving the eighth amendment of the redevelopment proposal for the Point Breeze Urban Renewal Area, being the area generally bounded by Washington avenue, S. Twenty-fifth street, Reed street, the rear property lines of the 1400 and 1500 blocks of S. Taylor street, Tasker street, S. 25th street, Moore street and S. Broad street, including the eighth amendment to the urban renewal plan, which provides, inter alia, for changes that would make it consistent with the Point Breeze Redevelopment Area Plan and generally consistent with the most recent Comprehensive Plan approved by the City Planning Commission of the City of Philadelphia.

WHEREAS, The redevelopment proposal, the urban renewal plan, and the relocation plan of the Redevelopment Authority of the City of Philadelphia, now known as the Philadelphia Redevelopment Authority (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. 120755 approved December 11, 2012; and

WHEREAS, The Redevelopment Authority has prepared an eighth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the eighth amended urban renewal plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal for the Point Breeze Urban Renewal Area (hereinafter referred to as "Point Breeze") dated October 2019 (hereinafter collectively referred to as the "Eighth Amended Redevelopment Proposal"); and

WHEREAS, The Eighth Amended Redevelopment Proposal provides, inter alia, for changes that would make it consistent with the Point Breeze Redevelopment Area Plan and generally consistent with the most recent Comprehensive Plan approved by the City Planning Commission of the City of Philadelphia (hereinafter referred to as the "Commission"); and

WHEREAS, The Eighth Amended Redevelopment Proposal has been submitted to the Commission and has been certified by the Commission to the Council; and

WHEREAS, The Eighth 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 eighth amendment of the redevelopment proposal dated October 2019 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the eighth amended urban renewal 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 "Eighth Amended Redevelopment Proposal") submitted by the Philadelphia Redevelopment

City of Philadelphia

BILL NO. 190853 continued

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Authority (hereinafter referred to as the "Redevelopment Authority") for the Point Breeze Urban Renewal Area (hereinafter referred to as "Point Breeze"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Eighth 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, as amended and supplemented, 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.

SECTION 3. Council finds and declares that:

- a. The eighth 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 eighth amendment of the urban renewal plan.

SECTION 4. The Redevelopment Authority is authorized to take such action as may be necessary to carry out the terms of the Eighth Amended Redevelopment Proposal, including but not limited to:

- a. Proceeding with minor changes in substantial conformity with the Eighth 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 Eighth Amended Redevelopment Proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out such proposal and requests the

City of Philadelphia

BILL NO. 190853 continued

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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 5. Council determines that the Eighth Amended Redevelopment Proposal meets all of the conditions and requirements relating to non-discrimination and fair practices imposed by federal and state law, by Chapter 9-1100 of The Philadelphia Code, and by regulation.

SECTION 6. The Chief Clerk of City Council shall keep on file and make available for inspection by the public the Eighth Amended Redevelopment Proposal approved by this Ordinance.

City of Philadelphia

BILL NO. 190853 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 12, 2019. The Bill was Signed by the Mayor on December 30, 2019.



Michael A. Decker
Chief Clerk of the City Council