

# City of Philadelphia



(Bill No. 120330)

## AN ORDINANCE

Amending an Ordinance approved December 15, 1969, 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 Grays Ferry Urban Renewal Area, by approving the eleventh amendment of the redevelopment proposal and the urban renewal plan, which provide, *inter alia*, for certain changes, namely: the acquisition of approximately two (2) additional properties, the expansion of the boundaries of the urban renewal area beginning at the northwest corner of 25th and Wharton Streets, thence heading north to Washington Avenue, thence heading west to Grays Ferry Avenue, thence heading southwest to 28th Street, thence heading south to Oakford Street, thence heading east to 27th Street, thence heading south to Wharton Street, thence heading east to northwest corner of 25th and Wharton Streets; all as contained in the eleventh amendment of the redevelopment proposal and the eleventh amendment to the urban renewal plan.

WHEREAS, The tenth amendment of the redevelopment proposal and of the urban renewal plan, and the amended 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 Grays Ferry Urban Renewal Area (hereinafter referred to as "Grays Ferry") was approved by Ordinance of the Council on December 15, 1969, as last amended on December 6, 2000; and

WHEREAS, The Redevelopment Authority has prepared an eleventh amendment of the redevelopment proposal and of the urban renewal plan for Grays Ferry, each dated April 2012, which provide, *inter alia*, for certain changes, namely: the acquisition of approximately two (2) additional properties for future redevelopment for residential and related uses, the expansion of the boundaries of the urban renewal area, beginning at the

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northwest corner of 25th and Wharton Streets, thence heading north to Washington Avenue, thence heading west to Grays Ferry Avenue, thence heading southwest to 28th Street, thence heading south to Oakford Street, thence heading east to 27th Street, thence heading south to Wharton Street, thence heading east to northwest corner of 25th and Wharton Streets; the provision of certain relocation services, as required by law and declaring that condemnation is not imminent with respect to Grays Ferry (hereinafter referred to as the “Eleventh Amended Redevelopment Proposal”); and

WHEREAS, The Eleventh Amended Redevelopment Proposal has 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 Eleventh Amended Redevelopment Proposal will forward the objectives of the Community Development Program and Neighborhood Transformation Initiative and activities 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 Redevelopment Authority desires approval by the Council of the Eleventh Amended Redevelopment Proposal in order to better effectuate its purposes of promoting sound urban renewal and redevelopment, and the elimination of urban blight in Grays Ferry; now therefore

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. The eleventh amendment of the Redevelopment Proposal dated April 2012, including the detailed redevelopment area plan, the eleventh amended urban

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renewal plan, the eleventh amended relocation plan, the maps, expanded boundary description and all other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the “Eleventh Amended Redevelopment Proposal”) submitted by the Redevelopment Authority for the Grays Ferry Urban Renewal Area (hereinafter “Grays Ferry”), having been duly reviewed and considered, is approved. Grays Ferry, as expanded, is bounded as follows:

All those certain lots or pieces of ground with the buildings and improvements thereon being the Grays Ferry Urban Renewal Area situate in the Thirtieth and Thirty Sixth Wards of the City of Philadelphia, described as follows: Beginning at the intersection of the easterly side of Twenty-fifth street (one hundred feet wide) and the northerly side of Washington avenue (one hundred feet wide); Thence extending in a southerly direction along the easterly side of the said Twenty-fifth street crossing the beds of the said Washington avenue, Ellsworth street (fifty feet wide), Federal street (fifty feet wide), Manton street (thirty feet wide), Oakford street (fifty feet wide), Wharton street (fifty feet wide), to a point at the intersection of the said side of Twenty-fifth street and the northerly side of Reed street (fifty feet wide); Thence extending east along the northerly side of the said Reed street; one hundred feet, to a point; Thence extending south along the westerly side a certain three feet wide alley crossing the beds of the said Reed

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street and Dickinson street (fifty feet wide); five hundred feet four and three-quarters inches to a point; Thence extending west along the southerly side of Dickinson street; fifteen feet, more or less to a point; Thence extending south along the westerly side of a certain four feet wide alley crossing the bed of Tasker street (fifty feet wide); four hundred fifty feet four and one-eighth inches to a point; Thence extending west along the southerly side of the said Tasker street; eight five feet, to a point; Thence extending south along the easterly side of the said Twenty-fifth street crossing the bed of Morris street (fifty feet wide); four hundred fifty and twenty five hundredths feet, more or less, to a point; Thence extending west along the southerly side of the said Morris street crossing the beds of Twenty-fifth street, South Bambrey street (forty feet wide), Twenty-sixth street (fifty feet wide), Twenty-seventh street (fifty feet wide), Twenty-eighth street (fifty feet wide), South Newkirk street (forty feet wide), South Dover street (forty feet wide) and Twenty-ninth street (fifty feet wide); one thousand eight hundred sixty four and two hundred twenty five thousandths feet, more or less, to a point; Thence extending north along the westerly side of the said Twenty-ninth street; four hundred fifty and twenty five hundredths feet, more or less, to a point on the southerly side of the said Tasker street; Thence extending west along the southerly side

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of the said Tasker street; crossing the bed of Thirtieth street (sixty feet wide), eight hundred forty two and eight four thousandths feet, more or less, to a point; Thence extending south along the easterly side of the Thirty-first street (fifty feet wide); sixty seven feet, more or less, to a point; Thence extending west along the southerly side of a certain three feet wide alley, projected crossing the beds of Thirty-first street and Thirty-second street (fifty feet wide); four hundred ninety six feet, more or less, to a point; Thence extending north along the westerly side of the said Thirty-second street; sixty seven feet, more or less, to a point on the southerly side of the said Tasker street; Thence extending west along the southerly side of the said Tasker street; projected crossing tie bed of Thirty-third (fifty feet wide), four hundred ninety two and five hundred eighty two thousandths feet, more or less, to the westerly side of Thirty-third street projected; Thence extending north along the westerly side of the said Thirty-Third street; crossing the beds of Tasker street, Dickinson street, six hundred seventy eight and five hundred sixty five thousandths feet, more or less, to an angle point; Thence extending north along the westerly side of the said Thirty-third street projected crossing the bed of Reed street, two hundred eighty nine and one hundred ninety one thousandths feet, more or less, to the northerly side of

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Reed street; Thence extending east along the northerly side of Reed street crossing the beds of Thirty-third street and Thirty-second street, three hundred twelve and nine hundred twenty two thousandths feet, more or less to the easterly side of Thirty-second street; Thence extending north along the easterly side of the said Thirty-second street projected crossing the bed of Wharton street, four hundred fifty and three hundred one thousandths feet, more or less, to the northerly side of Wharton street; Thence extending west along the northerly side of the said Wharton street; crossing the beds of Thirty-second street, Thirty-third street, Thirty-fourth street (ninety six feet wide) and Warfield street (forty feet wide) to a point of intersection with the westerly right-of-way line of the B&O Railroad; Thence extending in a southwesterly direction along the westerly side of said right-of-way line to a point of intersection of the southerly side of Reed street; Thence extending in a westerly direction along the southerly side of Reed street and along Reed street projected crossing the bed of Schuylkill avenue (seventy feet wide) to a point of intersection of the easterly Pierhead and Bulkhead line of the Schuylkill River; Thence extending in a northerly direction along the easterly line side of said Pierhead and Bulkhead line curving to the right and extending further easterly along said line projected to a point of intersection

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with the northeasterly side of Peltz street (fifty feet wide); Thence extending in a southeasterly direction along the northeasterly side of Peltz street to a point of intersection with the southeasterly side of Grays Ferry avenue (sixty feet wide); Thence extending in a northeasterly direction along the southeasterly side of Grays Ferry avenue (varying widths) crossing the bed of Washington avenue to the northerly side of said Washington avenue; Thence extending in a east along the northerly side of said Washington avenue to a point of intersection of the northerly side of said Washington avenue and the easterly side of Twenty-fifth street; said point being the first mentioned point and place of beginning.

SECTION 2. Council finds and declares that the Eleventh Amended Redevelopment Proposal for Grays Ferry:

- a. Is in conformity with the redevelopment area plan for the Grays Ferry 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

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Neighborhood Transformation Initiative Program funds may be utilized.

SECTION 3. Council finds and declares that:

- a. The eleventh 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 third amendment of the urban renewal plan;

SECTION 4. Council finds and declares that the Eleventh Amended Relocation

Plan:

- 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 Grays Ferry, 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.



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SECTION 5. The Redevelopment Authority is authorized to take such action as may be necessary to carry out the terms of the Eleventh Amended Redevelopment Proposal, including but not limited to:

- a. Proceeding with minor changes in substantial conformity with the Eleventh Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the Grays Ferry 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 Eleventh 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 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 Eleventh Amended Redevelopment Proposal, is not imminent with respect to Grays Ferry, 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 Eleventh Amended Redevelopment Proposal approved by this Ordinance.

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[Note: Exhibits to this Bill are on file in the Office of the Chief Clerk.]

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 14, 2012. The Bill was Signed by the Mayor on June 27, 2012.



Michael A. Decker  
Chief Clerk of the City Council