



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Text

File #: 000608, **Version:** 0

Amending an ordinance approved September 2, 1964, as amended, which approved the amended redevelopment proposal, the amended urban renewal plan, and amended relocation plan of the Redevelopment Authority of the City of Philadelphia for the redevelopment of Whitman Urban Renewal Area, by approving the eighth amendment of the redevelopment proposal and of the urban renewal plan which provide, *inter alia*, for certain changes, namely: acquisition of approximately eight additional properties for future redevelopment; certain land use changes from commercial to residential in the vicinity of Fifth street and Jackson street, from residential to commercial at 333 through 357 Cantrell street and from residential/semi-public to semi-public in the block bounded by Porter street, Galloway street, Shunk street and South Fourth street; updating the Property Rehabilitation Standards; and certain expressly designated and provided for imminence of condemnation; all as contained in the eighth amended redevelopment proposal and the amended urban renewal plan.

WHEREAS, The seventh amendment of the redevelopment proposal and the urban renewal plan, and the amended relocation plan, of the Redevelopment Authority of the City of Philadelphia (hereinafter referred to as "Redevelopment Authority") for the redevelopment of the Whitman Urban Renewal Area (hereinafter "Whitman" or "Project") was approved by Ordinance of the Council on September 2, 1964, as last amended on August 14, 1979; and

WHEREAS, The Redevelopment Authority has prepared an eighth amendment of the redevelopment proposal and of the urban renewal plan, each dated August, 2000, which provide, *inter alia*, for certain changes, namely: acquisition of eight additional properties for future redevelopment; certain land use changes from commercial to residential in the vicinity of Fifth street and Jackson street, from residential to commercial at 333 through 357 Cantrell street and from residential/semi-public to semi-public in the block bounded by Porter street, Galloway street, Shunk street and South Fourth street; updating the Property Rehabilitation Standards to make them consistent with current conditions, regulations, laws and ordinances; and certain expressly designated and provided for imminence of condemnation; and

WHEREAS, The eighth amendment of the redevelopment proposal and of the urban renewal plan have been submitted to the 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 Redevelopment Authority desires approval by the Council of the aforesaid amendments to the redevelopment proposal and urban renewal plan in order to better effectuate its purposes of promoting sound urban renewal and redevelopment, and the elimination of urban blight in the Project; therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Sections 1, 2, 3, 5, 9, and 10 of the Ordinance approved September 2, 1964, as amended, entitled: "An Ordinance approving the proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of Whitman Redevelopment Area, Whitman Urban Renewal Area, being the area beginning at a point of intersection of the northerly side of Snyder avenue and the easterly side of Front street; approving the urban renewal plan and determining that such plan conforms to a general locality plan and makes adequate provision for 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 proposal prohibits discrimination because of race, color, creed, or national origin; and declaring the interest of the City of Philadelphia in participating in the program of State

assistance for housing, including slum clearance and redevelopment, for the Whitman Redevelopment Area, Whitman Urban Renewal Area, and requesting an allocation of funds to the Redevelopment Authority in an amount approximately the sum of eight hundred twenty-seven thousand seven hundred fifty-six (827,756) dollars, as provided by the Act of May 20, 1949, P.L. 1633, as amended,” are hereby further amended as follows:

Section 1. The [seventh] *eighth* amendment, dated [January, 1979] *August, 2000* to the amended redevelopment proposal, including the detailed redevelopment area plan, the amended urban renewal plan, the amended relocation plan, the maps, *the Property Rehabilitation Standards*, and all other documents and supporting data which form part of the proposal, submitted by the Redevelopment Authority for the Whitman Redevelopment Area, Whitman 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 current area redevelopment plan for the Project. The Project is bounded as follows:

* * *

Section 2. Council finds and declares that the [seventh] *eighth* amendment to the urban renewal plan dated [, January 1979] *August, 2000*, (hereinafter [seventh] “*eighth* amended urban renewal plan”), having been duly reviewed and considered is approved, and that:

(a) The [seventh] *eighth* amended urban renewal plan for the Project conforms to the general plan for the development of the locality as a whole;

(b) Community Development Program [Year IV] financial aid is necessary to enable the land located within the Project to be redeveloped in accordance with the [seventh] *eighth* amended urban renewal plan;

(c) The [seventh] *eighth* amended urban renewal plan in the locality 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;

(d) Changes in zoning, streets, alleys, public ways, street patterns, location and relocation of sewer and water mains and other public facilities and utilities shown in the amended proposal are reasonable and necessary under the circumstances;

(e) The [seventh] *eighth* amended urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Project; and

(f) The [seventh] *eighth* amended urban renewal plan and amended proposal meet all of the conditions and requirements imposed by law, including but not limited to Title VI of the United States Civil Rights Act of 1964, as amended and supplemented, and the regulations and policies of the Department of Housing and Urban Development

effectuating the Title for the purpose of prohibiting discrimination with regard to race, sex, color, creed, or national origin.

Section 3. Council finds and declares that the [seventh] *eighth* amendment to the redevelopment proposal is in conformity with the redevelopment area plan for the [Whitman Redevelopment Area] *Project*.

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Section 5. The Redevelopment Authority [a]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 [seventh] *eighth* amendment to the redevelopment proposal hereby approved. Accordingly the Council hereby declares that it will cooperate in helping to carry out such [seventh] *eighth* amended redevelopment proposal[s] 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.

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Section 9. Council is cognizant that condemnation provided for in the hereby approved [seventh] *eighth* amendment of the redevelopment proposal and urban renewal plan [will be pending] *is imminent* with respect to the [aforesaid seven] eight properties in [Whitman

Urban Renewal Area] *the Project identified in the eighth amendment of the redevelopment proposal*, such condemnation nevertheless being subject to the availability of public funds [and to future modifications, if any, in the amended urban renewal plan or the amended 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 media and as required by law.

Section 10. Council finds and determines that the objectives of the [seventh] *eighth* amended urban renewal plan and redevelopment proposal *cannot* best be achieved through rehabilitation with respect to the hereinbefore described and hereby approved acquisition of the said [seven] *eight* vacant properties.

SECTION 2. Council determines that this eighth amendment of the redevelopment proposal for Whitman 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.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.