



City of Philadelphia

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

Legislation Text

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Approving the fifth amendment of the redevelopment proposal for the American Street Industrial Corridor Urban Renewal Area, being the area generally bounded by Lehigh avenue, Berks street and Montgomery avenue on the north, by Second street and Philip street on the east, by Girard avenue, Oxford street and Jefferson street on the south and by Germantown avenue, Sixth street and Third street on the west, including the fifth amendment to the urban renewal plan and the third amendment to the relocation plan, which provides, *inter alia*, for the additional land acquisition of approximately forty-nine (49) properties for residential, institutional, industrial 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.

WHEREAS, The redevelopment proposal, the urban renewal plan and the relocation plan of the Philadelphia Redevelopment Authority (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the American Street Industrial Corridor Urban Renewal Area (hereinafter referred to as "American Street") was approved by Ordinance of the Council on June 26, 2002, as last amended by Bill No. 080362, approved by the Council on May 22, 2008 and signed by the Mayor on June 4, 2008; and

WHEREAS, The Redevelopment Authority has prepared a fifth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the fifth amended urban renewal plan, the third amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal, for American Street, dated June 2012 (hereinafter collectively referred to as the "Fifth Amended Redevelopment Proposal"); and

WHEREAS, The Fifth Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of approximately forty-nine (49) properties for residential, institutional, industrial 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

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 American Street; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The fifth amendment of the Redevelopment Proposal dated June 2012 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the fifth amended urban renewal plan, the third 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 American Street Industrial Corridor Urban Renewal Area (hereinafter "American Street"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Fifth Amended Redevelopment Proposal for American Street:

- a. Is in conformity with the redevelopment area plan for the North Philadelphia Redevelopment Area.
- a. 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.
- a. 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;
- a. 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 third 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 American Street, 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.
- a. 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. Acquisition of the following real property as delineated in the Fifth Amended Redevelopment Proposal:
 - 1. 247 W. Jefferson Street
 - 2. 249 W. Jefferson Street
 - 3. 1505 Cadwallader Street
 - 4. 1507 Cadwallader Street
 - 5. 1509 Cadwallader Street
 - 6. 1511 Cadwallader Street
 - 7. 1513 Cadwallader Street
 - 8. 1523 Cadwallader Street
 - 9. 1525 Cadwallader Street
 - 10. 1529 Cadwallader Street

11. 1531 Cadwallader Street
12. 1533 Cadwallader Street
13. 1535 Cadwallader Street
14. 1537 Cadwallader Street
15. 1539 Cadwallader Street
16. 1541 Cadwallader Street
17. 1543 Cadwallader Street
18. 1545 Cadwallader Street
19. 1547 Cadwallader Street
20. 1549 Cadwallader Street
21. 1502 N. Bodine Street
22. 1504 N. Bodine Street
23. 1506 N. Bodine Street
24. 1508 N. Bodine Street
25. 1510 N. Bodine Street
26. 1516 N. Bodine Street
27. 1518-20 N. Bodine Street
28. 1522-24 N. Bodine Street
29. 1526 N. Bodine Street
30. 1528 N. Bodine Street
31. 1530 N. Bodine Street
32. 1532 N. Bodine Street
33. 1534 N. Bodine Street
34. 1536 N. Bodine Street
35. 1538 N. Bodine Street
36. 1540 N. Bodine Street
37. 1542 N. Bodine Street
38. 250 W. Oxford Street
39. 252 W. Oxford Street
40. 254 W. Oxford Street
41. 256 W. Oxford Street
42. 258 W. Oxford Street
43. 258 ½ W. Oxford Street
44. 260 W. Oxford Street
45. 262 W. Oxford Street
46. 266 W. Oxford Street
47. 1525 N. American Street
48. 2143-51 N. American Street
49. 1702 N. 3rd Street

The acquisition of the foregoing properties will be funded through the Neighborhood Transformation Initiative Program except for the following properties:

- 1525 N. American Street
- 2143-51 N. American Street

- 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 North Philadelphia Redevelopment Area.

- a. 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 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 American Street, 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.