

## Legislation Text

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Approving the redevelopment proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of the Tioga Urban Renewal Area being the area generally bounded by Hunting Park avenue on the north, Broad street, Germantown avenue, Venango street, Fifteenth street, Allegheny avenue and Germantown avenue on the east, Glenwood avenue and Lehigh avenue on the south and Twenty-third street, Allegheny avenue and Twenty-second street on the west; approving the urban renewal plan and determining that such plan and redevelopment proposal conform to the general locality plan and make adequate provisions for individuals, business concerns and families who are displaced; determining the necessity for changes in and for zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities; determining that the urban renewal plan and redevelopment proposal meet all non-discrimination requirements of Federal, State and Local Laws and the regulations and policies promulgated with respect thereto; declaring that certain expressly designated and provided for condemnation is not imminent with respect to the Project; and declaring the redevelopment undertakings in the Project to be an important part of the City's program to remove and prevent the spread of urban blight.

**WHEREAS**, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia (hereinafter "Commission") has on March 18, 2003, re-certified the Tioga Redevelopment Area as a blighted area; and,

**WHEREAS**, The Commission has completed a detailed redevelopment area plan for the Tioga Redevelopment Area dated September, 1970, as amended; and,

**WHEREAS**, The Redevelopment Authority has prepared a redevelopment proposal, dated April, 2003 for the redevelopment of a portion of the Tioga Redevelopment Area, Tioga Urban Renewal Area (hereinafter "Project"), in conformity with the aforesaid redevelopment area plan, which redevelopment proposal has been certified by the Commission to the Council; and,

**WHEREAS**, The Commission has submitted to the Council its report and recommendations respecting the redevelopment of the Project, and has certified that said redevelopment conforms to the general plan for the City as a whole; and,

**WHEREAS**, The redevelopment proposal for the Project prescribes certain land uses and requires, among other things, changes in zoning, streets, alleys, public ways, street patterns, the location and relocation of public utilities and other public facilities, and other public action; and,

**WHEREAS**, No person shall, on the ground of race, color, creed, sex, sexual orientation, national origin, ancestry or handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertakings and carrying out of the Project; and,

**WHEREAS**, Council desires to take appropriate action with respect to the redevelopment proposal and the redevelopment of the Project. After duly advertised public hearings have been held for this purpose as required by law, the Committee on Rules of the Council has recommended the approval by the

Council of the said redevelopment proposal and that no objections have been filed by any department, bureau or agency of the City to the redevelopment proposal; and,

**WHEREAS**, The redevelopment proposal will effectuate the redevelopment of the Project, thereby promoting the economic and general welfare of the City; now therefore,

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

**SECTION 1.** The redevelopment proposal dated April, 2003 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the urban renewal plan, the relocation plan, the maps, disposition supplements and all other documents and supporting data which form part of the proposal (hereinafter collectively referred to as the "Redevelopment Proposal") submitted by the Redevelopment Authority for the Tioga Urban Renewal Area (hereinafter called "Project"), having been duly reviewed and considered, is approved. The Project is bounded as follows:

Beginning at the point of intersection of the centerline of Broad street (one hundred thirteen feet wide) and the centerline of Lehigh avenue (eighty feet wide); Thence extending westward along the centerline of the said Lehigh avenue crossing the beds of Fifteenth street (fifty feet wide), Hicks street (thirty feet wide), Sydenham street (thirty feet wide), Sixteenth street (fifty feet wide), Seventeenth street (sixty feet wide), Glenwood avenue (sixty feet wide), Nineteenth street (sixty feet wide), Sedgley avenue (sixty feet wide), Garnet street (thirty feet wide), Opal street (thirty feet wide), Twentieth street (fifty feet wide), Twenty-first street (fifty feet wide), Twenty-second street (sixty feet wide), Croskey street (forty feet wide) and Hemberger street (forty feet wide), to a point in the centerline of Twenty-third street (fifty feet wide); Thence extending northward along the centerline of the said Twenty-third street crossing the beds of Somerset street (sixty feet wide), Cambria street (sixty feet wide), Indiana avenue (fifty feet wide), Clearfield street (fifty feet wide), Fox street (sixty feet wide) and Lippincott street (fifty feet wide) to a point in the centerline of Allegheny avenue (one hundred twenty feet wide); Thence extending eastward along the centerline of the said Allegheny avenue to a point in the centerline of Twenty-second street (sixty feet wide); Thence extending northward along the centerline of the said Twenty-second street crossing the bed of Westmoreland street (sixty feet wide) to a point in the centerline of Crowell street (forty feet wide); Thence extending northwest along the said Crowell street, crossing the beds of Twenty-third street (fifty feet wide), Ontario street (fifty feet wide), Judson street (forty feet wide), Twenty-fourth street (fifty feet wide) and Tioga street (fifty feet wide), to a point in the centerline of Hunting Park avenue (one hundred feet wide); Thence extending northeast through the centerline of the said Hunting Park avenue, crossing the beds of Twenty-fourth street (fifty feet wide), Venango street (fifty feet wide), Wissahickon avenue, Pacific street (forty feet wide), Erie avenue (one hundred twenty feet wide), Blabon street (fifty feet wide), Twentieth street (sixty feet wide), Archer street (thirty feet wide), Nineteenth street (sixty feet wide), Pulaski avenue (sixty feet wide) and Eighteenth street (fifty feet wide), to a point in the centerline of Seventeenth street (sixty feet wide); Thence extending south along the centerline of the said Seventeenth street to a point in the centerline of Luzerne street (sixty feet wide); Thence extending east along the centerline of

the said Luzerne street crossing the bed of Smedley street, Sixteenth street (fifty feet wide), to a point in the centerline of Germantown avenue; Thence extending northeast along the centerline of the said Hunting Park avenue crossing the bed which then becomes West Roosevelt boulevard crossing the beds of Sixteenth street (fifty feet wide), Fifteenth street and Carlisle street, to a point in the centerline of the said Broad street; Thence extending south along the centerline of the said Broad street crossing the beds of West Hunting Park avenue, Jerome street (forty feet wide), Conlwyn street (forty feet wide), Lycoming street (fifty feet wide), Kerbaugh street, Elser street (forty feet wide), Bott street (eighteen feet wide), McFerran street (thirty feet wide), Pike street (fifty feet wide) and Butler street (fifty feet wide), to a point in the centerline of Germantown avenue; Thence southeast along the centerline of the said Germantown avenue crossing the beds of Erie avenue (one hundred twenty feet wide) and Victoria street (thirty feet wide), to a point in the centerline of Venango street (fifty feet wide); Thence extending west along the centerline of the said Venango street crossing the beds of Watts street (thirty feet wide), Broad street (one hundred thirteen feet wide) and Carlisle street (fifty feet wide) to a point in the centerline of Fifteenth street (fifty feet wide); Thence extending south along the centerline of Fifteenth street crossing the beds of Tioga street (fifty feet wide), Ontario street (fifty feet wide), Westmoreland street (sixty feet wide) and Hilton street (thirty feet wide), to a point in the centerline of Allegheny avenue; Thence extending east along the centerline of Allegheny avenue crossing the beds of Carlisle street, Rosewood street, Broad street, Park avenue, Thirteenth street, Camac street and Twelfth street to a point on the centerline of Germantown avenue; Thence extending southeast along the centerline of the said Germantown avenue crossing the bed of Sedgley avenue (sixty feet wide) to a point in the centerline of Glenwood avenue (sixty feet wide); Thence extending southwest along the centerline of the said Glenwood avenue crossing the beds of Eleventh street (fifty feet wide), Marvine street (thirty feet wide), Twelfth street (fifty feet wide), Camac street (fifty feet wide), Thirteenth street (fifty feet wide), Park avenue (forty feet wide), and Cambria street (fifty feet wide), to a point in the centerline of Broad street (one hundred thirteen feet wide); Thence extending south along the centerline of the said Broad street, crossing the beds of Rush street (thirty feet wide), Somerset street (fifty feet wide), Seltzer street (thirty feet wide), and Silver street (thirty feet wide), to the centerline of the said Lehigh avenue being the first mentioned point and place of beginning.

**SECTION 2.** Council finds and declares that the Redevelopment Proposal for the Project:

- a. Is in conformity with the redevelopment area plan for the Tioga Redevelopment Area and the general plan for the development of the locality as a whole.
- 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 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 urban renewal plan.
- c. 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 proposal are reasonable and necessary under the circumstances.

**SECTION 4.** Council finds and declares that the 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 the Project, 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 Redevelopment Proposal, including but not limited to:

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