

Legislation Text

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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 the Model Cities Urban Renewal Area, by approving the twenty-eighth amendment of the redevelopment proposal, the twentieth amendment to the urban renewal plan and the nineteenth amendment to the relocation plan, which provide, inter alia, for the expansion of the northern boundary from York street to Cumberland street between Fourth street and Front street, the expansion of the eastern boundary to Front street between Cumberland street and Dauphin street from North Third street, the expansion of the eastern boundary to American street between Susquehanna avenue and Diamond street from Fourth street; the additional land acquisitions of approximately fifty seven (57) properties for industrial and related land uses; the additional land acquisition of approximately two hundred seventy three (273) properties for residential and related uses; a change of the land use and related controls for the area generally bounded by George street, Laurel street, Second street and Orianna street from commercial/institutional and related to residential and related uses; provision of certain relocation services, as required by law; declaring that condemnation is not imminent with respect to the Project, all as contained in the twenty-eighth amendment of the redevelopment proposal and the twentieth amendment to the urban renewal plan.

WHEREAS, The redevelopment proposal, the urban renewal plan and the relocation plan of the Redevelopment Authority of the City of Philadelphia (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Model Cities Urban Renewal Area (hereinafter referred to as "Model Cities") was approved by Ordinance of the Council on December 15, 1969, as last amended by Bill No. 794 signed by the Mayor on February 21, 2001; and

WHEREAS, The Redevelopment Authority has prepared a twenty-eighth amendment of the redevelopment proposal, a twentieth amendment of the urban renewal plan and a nineteenth amendment to the relocation plan each dated September, 2001 which provide inter alia for the expansion of the northern boundary from York street to Cumberland street between Fourth street and Front street, the expansion of the eastern boundary to Front street between Cumberland street and Dauphin street from North Third street, the expansion of the eastern boundary to American street between Susquehanna avenue and Diamond street from Fourth street; the additional land acquisitions of approximately fifty seven (57) properties for industrial and related land uses; the additional land acquisition of approximately two hundred seventy three (273) properties for residential and related uses; a change of the land use and related controls for the area generally bounded by George street, Laurel street, Second street and Orianna street from commercial/institutional and related to residential and related uses; provision of certain relocation services, as required by law; declaring that condemnation is not imminent with respect to the Project, all as contained in the twenty-eighth amendment of the redevelopment proposal and the twentieth amendment to the urban renewal plan; and

WHEREAS, The twenty-eighth amendment of the redevelopment proposal and the twentieth amended urban renewal plan have 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 aforesaid amendments to the redevelopment proposal, the urban renewal plan and the relocation 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 twenty-eighth amendment to the redevelopment proposal, the twentieth amendment to the urban renewal plan and the nineteenth amendment to the relocation plan promote sound urban renewal and redevelopment, and the elimination of blight in Model Cities; now therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. SECTIONS 1, 2, 3, 4, 5, 6 AND 7 of the Ordinance approved December 15, 1969, as amended, entitled "An Ordinance approving the proposal of the Redevelopment Authority of the City of Philadelphia for the redevelopment of Model Cities Urban Renewal Area, being the area beginning at the northwest corner of Front street and Spring Garden street; approving the urban renewal plan and determining that such plan conforms to a general locality plan and makes adequate provision for individuals, business concerns and 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 prohibit discrimination because of race, color, creed, or national origin pursuant to the provisions of Title VI of the Civil Rights Act of 1964 and the Federal regulations and policies promulgated with respect thereto; declaring that certain expressly designated and provided for condemnation is imminent with respect to the Project; determining that the urban renewal plan cannot be achieved through more extensive rehabilitation; and declaring the interest of the City of Philadelphia in participating in the program of State assistance with respect to slum clearance, elimination of blight and deterioration and for urban renewal and redevelopment purposes for the Project Area and requesting an allocation of funds to the Redevelopment Authority, as provided for by the Act of May 20, 1949, P.L. 1633, as amended," are hereby further amended as follows:

SECTION 1. The [twenty-seventh] *twenty-eighth* amendment of the Redevelopment Proposal dated [November, 2000] *September, 2001*, including the detailed redevelopment area plan, the urban renewal plan, as amended, the relocation plan, as amended, the maps, disposition supplement, and all other documents and supporting data which form part of the said proposal submitted by the Redevelopment Authority for Model Cities Urban Renewal Area, 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 Model Cities Urban Renewal Area is bounded as follows:

Beginning at the northwest corner of Front street and Spring Garden street; proceed west along the north side of Spring Garden street to the northeast corner of Fifth street and Spring Garden street; proceed north along the east side of Fifth street to the southwest corner of Fifth street and Girard avenue; proceed west along the south side of Girard avenue to the southeast corner of Girard avenue and Franklin street; proceed north along the east side of Franklin street to the northeast corner of Thompson street and Franklin street; proceed west along the North side of Thompson street to the northwest corner of Eighth street and Thompson street; proceed south along the west side of Eighth street to the southwest corner of Eighth street to the southwest corner of Eighth street and Girard avenue; proceed west along the south side of Girard avenue to the

southwest junction of Girard avenue and the Reading Railroad right-of-way; proceed north along the west side of Reading Railroad right-of-way to the southwest junction of the Reading Railroad right-of-way and Oxford street; proceed east along the south side of Oxford street to the southeast corner of Eighth street and Oxford street; proceed north along the east side of Eighth street to the southeast corner of Eighth street and Columbia avenue; proceed east along the south side of Columbia avenue to the southwest corner of Columbia avenue and Franklin street; proceed north along the east side of Franklin street to the northeast corner of Franklin street and Montgomery avenue; proceed west along the north side of Montgomery avenue to the northwest corner of Montgomery avenue and eighth street; proceed south along the west side of Eighth street to the northwest corner of Eighth street and Columbia avenue; proceed west along the north side of Columbia avenue to the northwest corner of Columbia avenue and Ninth street; proceed south on the west side of Ninth street to a point forty feet from the corner; proceed west along the side property line of the recreation facility to the west side of the Reading Railroad right-of-way; proceed north along the west side of the Reading Railroad right-of-way to the northwest junction of the Reading Railroad right-of-way and Columbia avenue; proceed west along the north side of Columbia avenue to the northwest corner of Columbia avenue and Eleventh street; proceed north along the west side of Eleventh street to the southwest corner of Eleventh street and Montgomery avenue; proceed west along the south side of Montgomery avenue to the southeast corner of Montgomery avenue and Twelfth street; proceed north along the east side of Twelfth street to the northeast corner of Twelfth street and Diamond street; proceed west along the north side of Diamond street to the northwest corner of Thirteenth street and Diamond street; proceed south along the west side of Thirteenth street to the northwest corner of Thirteenth street and Norris street; proceed west along the north side of Norris street to the northeast corner of Broad street and Norris street; proceed south along the east side of Broad street to the southeast corner of Broad street and Berks street; proceed east along the south side of Berks street to the southwest corner of Thirteenth street and Berks street; proceed south along the west side of Thirteenth street to the southwest corner of Thirteenth street and Montgomery avenue; proceed west along the south side of Montgomery avenue to the southeast corner of Broad street and Montgomery avenue; proceed south along the east side of Broad street to the southeast corner of Broad street and Girard avenue; proceed east along the south side of Girard avenue to the southeast corner of Girard avenue and Twelfth street; proceed south along the east side of Twelfth street to the northeast corner of Twelfth street and Poplar street; proceed east along the north side of Poplar street to a point thirty-five feet west of the northwest junction of Poplar street and the Reading Railroad right-of-way; proceed north along the property line of the Strawbridge and Clothier warehouse until reaching the south side of Harper street; proceed east along the south side of Harper street to the southeast junction of Harper street and the Reading Railroad right-of-way; proceed south along the east side of the Reading Railroad right-of-way to the northeast junction of the Reading Railroad right-of-way and Spring Garden street; proceed west along the north side of Spring Garden street to a center point of Broad street; proceed south along the center line of Broad street to the south side of Spring Garden street;

proceed along the south side of Spring Garden street to the southeast corner of Spring Garden street and Twenty-third street; proceed north along the east side of Twenty-third street to the southeast corner of Poplar street and Twenty-third street; proceed west along the south side of Poplar street to the southeast corner of Twenty-seventh street and Poplar street; proceed north along the east side of Twenty-seventh street to the northeast corner of Twenty-seventh street and Oxford street; proceed west along the north side of Oxford street to the northeast corner of Thirty-third street and Oxford street; proceed north along the east side of Thirty-third street to the northeast corner of Thirty-third street and York street; proceed east along the north side of York street to the northeast corner of Thirty-first street and York street; proceed north along the east side of Thirty-first street to the northeast corner of Thirty-first street and Cumberland street; proceed east along the north side of Cumberland street to the northeast corner of Thirteenth street and Cumberland street; proceed south along the east side of Thirteenth street to the northeast corner of Thirteenth street and York street; proceed east along the north side of York street to the northeast corner of York street and *Fourth street*; *proceed north along the east side of Fourth street to the northeast corner of Fourth street and Cumberland street*; *proceed east along the north side of Cumberland street to the northeast corner of Cumberland street and Front street*; *proceed south along the east side of Front street to the northeast corner of Front street and Dauphin street*; *proceed west along the north side of Dauphin street to the northeast corner of Dauphin street and Third street*; proceed south along the east side of Third street to the northeast corner of Third street and Susquehanna avenue; proceed [west] *east* along the north side of Susquehanna avenue to the northeast corner of [Fourth street and] Susquehanna avenue *and American street*; *proceed south along the east side of American street to the northeast corner of American street and Diamond street*; *proceed west along the north side of Diamond street to the northeast corner of Diamond street and Fourth street*; proceed south along the east side of Fourth street to the northeast corner of Fourth street and Oxford street; proceed east along the north side of Oxford street to the northeast corner of Front street and Oxford street; proceed south along the east side of Front street to the northeast corner of Front street and Spring Garden street; the point of beginning.

Excluded from the boundary are seven areas which lie within the boundaries of the Model Cities Neighborhood Development Program. These [six] *seven* areas are excluded from the project due to their status as Urban Renewal Projects known as follows: Berean Urban Renewal Area, St. Joseph's Urban Renewal Area, College Avenue Redevelopment Area, Salvation Army and West Poplar Urban Renewal Area, the Norris Apartments Public Housing Site and Strawberry Mansion Unit 6A Urban Renewal Area and Cecil B. Moore Avenue Urban Renewal Area. Generally described, the above seven areas are bounded as follows:

(1) Berean Urban Renewal Area; Bounded on the east by Nineteenth street, on the south by Girard avenue, on the west by Twentieth street and on the north by South College avenue.

(2) St. Joseph's Urban Renewal Area; Bounded on the east by Seventeenth street, on the south by Girard avenue, on the west by Eighteenth street and on the north by Stiles street.

(3) College Avenue Redevelopment Area; Bounded on the east by Sydenham street, on the south by Master street, on the west by Willington street and on the north by Jefferson street.

(4) Salvation Army and West Poplar Urban Renewal Area; Bounded on the east by Twelfth street, on the south between Twelfth and Fourteenth street by Wallace street, and between Fourteenth street and Broad street by Fairmount avenue, on the west between Wallace street and Fairmount avenue by Fourteenth street, and between Fairmount avenue and Brown street by Broad street, on the north by Brown street.

(5) The Norris Apartments Public Housing Site; At the southwest corner of Diamond street and Eleventh street proceed south on Eleventh street to a point half-way between Diamond street and Norris street, at that point proceed east to Tenth street, on Tenth street proceed south to Norris street, on Norris street proceed west to Warnock street, on Warnock street proceed south to Berks street, on Berks street proceed west to Eleventh street, on Eleventh street proceed north to Norris street, on Norris street proceed west to Clifton street proceed north to Diamond street, on Diamond street proceed east to Eleventh street, the point of beginning.

(6) Strawberry Mansion Unit 6A Urban Renewal Area; Bounded on the south and east by Sedgley avenue, on the west by Twenty-seventh street, and on the north by Susquehanna avenue.

(7) Cecil B. Moore Avenue Urban Renewal Area; Generally bounded by Fifteenth street on the east, Jefferson street on the south, Nineteenth street on the west and Montgomery avenue on the north.

SECTION 2. Council finds and declares that the [nineteenth] *twentieth* amendment of the urban renewal plan for Model Cities Urban Renewal Area, having been duly reviewed and considered is approved, and that:

- a. The [nineteenth] *twentieth* amendment of the urban renewal plan conforms to the general plan for the development of the locality as a whole;
- b. Financial aid is necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the [nineteenth] *twentieth* amendment of the urban renewal plan;
- c. The [nineteenth] *twentieth* amendment of the 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;

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- e. The [nineteenth] *twentieth* amendment of the urban renewal plan gives due consideration to the provision of adequate park and recreation area and facilities, as may be desirable for neighborhood improvements, with special consideration for the health, safety and welfare of children residing in the general vicinity of the urban renewal area; and
- f. The [nineteenth] *twentieth* amendment of the urban renewal plan and the [twenty-seventh] *twenty-eighth* amendment of the proposal meet all of the conditions and requirements imposed by Title VI of the United States Civil Rights Act of 1964, and the regulations and policies of the United States Department of Housing and Urban Development effectuating the Title for the purpose of prohibiting discrimination with regard to race, color, creed, sex or national origin.

SECTION 3. Council finds and declares that the [twenty-seventh] *twenty-eighth* amendment of the redevelopment proposal for Model Cities Urban Renewal Area is in conformity with the redevelopment area plan for North Philadelphia Redevelopment Area.

SECTION 4. Council further finds and declares that the [eighteenth] *nineteenth* amended relocation plan 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 Model Cities Urban Renewal Area, 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. Council further finds and declares that the said amended relocation plan 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 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 [twenty-seventh] *twenty-eighth* amendment of the redevelopment proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out such [twenty-seventh] *twenty-eighth* amendment of the redevelopment 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[, except] as [otherwise] expressly provided for in the hereby approved [twenty-seventh] *twenty-eighth* amendment of the

redevelopment proposal, is not imminent with respect to Model Cities Urban Renewal Area such said condemnation being subject to the availability of public funds *and to future modifications, if any, in the redevelopment 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 news media and as required by law.

SECTION 7. Council finds and determines that the objectives of the [nineteenth] *twentieth* amendment of the urban renewal plan and the [twenty-seventh] *twenty-eighth* amendment of the redevelopment proposal for Model Cities cannot be achieved through more extensive rehabilitation.

SECTION 2. Council determines that this twenty-eighth amendment of the redevelopment proposal for Model Cities 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.