

## Legislation Text

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Approving the third amendment of the redevelopment proposal for the West Parkside Urban Renewal Area, being the area generally bounded by Parkside avenue on the north; Belmont avenue and Girard avenue on the east; Lancaster avenue on the south; and Fifty-second street and the Easterly Right-of-Way of the Pennsylvania Central RR Line on the west, including the third amendment to the urban renewal plan and relocation plan, which provides, inter alia, for the additional land acquisition of approximately fifty four (54) properties for residential 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 Redevelopment Authority of the City of Philadelphia (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the West Parkside Urban Renewal Area (hereinafter referred to as "West Parkside") was approved by Ordinance of the Council on February 9, 2006 as last amended by Bill No. 051233, signed by the Mayor on February 16, 2006; and

WHEREAS, The Redevelopment Authority has prepared a third amendment of the redevelopment proposal, including the detailed redevelopment area plan, the third amended urban renewal plan, a relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal, for West Parkside dated February 2011 (hereinafter collectively referred to as the "Third Amended Redevelopment Proposal"); and

WHEREAS, The Third Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of approximately fifty four (54) properties for residential and related reuses; 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 Third 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 Third 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 Third Amended Redevelopment Proposal promotes sound urban renewal and redevelopment and the elimination of blight in West Parkside; now, therefore

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

SECTION 1. The third amendment of the Redevelopment Proposal dated February 2011 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the third amended urban renewal plan, 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 "Third Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the West Parkside Urban Renewal Area (hereinafter "West Parkside"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Third Amended Redevelopment Proposal for West Parkside:

- a. Is in conformity with the redevelopment area plan for the Parkside-Lancaster 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 third 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 third amendment of the urban renewal plan.

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 West Parkside, 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 Third Amended Redevelopment Proposal, including but not limited to:

- a. Acquisition of the following real property as delineated in the Third Amended Redevelopment Proposal:

5127 W. Columbia avenue	5113 Viola street
5129 W. Columbia avenue	5117 Viola street
5135 W. Columbia avenue	5118 Viola street
5137 W. Columbia avenue	5120 Viola street
5141 W. Columbia avenue	5122 Viola street
5143 W. Columbia avenue	5128 Viola street
5145 W. Columbia avenue	5132 Viola street
5153 W. Columbia avenue	5138 Viola street
5159 W. Columbia avenue	5142 Viola street
5161 W. Columbia avenue	5176 Viola street
5173 W. Columbia avenue	5178 Viola street
5177 W. Columbia avenue	5182 Viola street

5179 W. Columbia avenue	1728 N. 51st street
5225 W. Columbia avenue	1701 N. 52nd street
5231 W. Columbia avenue	1703 N. 52nd street
5233-37 W. Columbia Avenue	1705-07 N. 52nd street
1718 Creighton street	1709 N. 52nd street
1722 Creighton street	1711 N. 52nd street
1724 Creighton street	1712 N. 52nd street
1729 Paxon street	1713 N. 52nd street
5178 Parkside avenue	1714 N. 52nd street
5218 Parkside avenue	1715 N. 52nd street
5220 Parkside avenue	1716 N. 52nd street
5222-32 Parkside avenue	1717 N. 52nd street
5234 Parkside avenue	1719-27 N. 52nd street
5236 Parkside avenue	1729 N. 52nd street
5238 Parkside avenue	
5111 Viola street	

- b. Proceeding with minor changes in substantial conformity with the Third Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the Parkside-Lancaster Redevelopment Area.
- c. 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 Third 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 Third Amended Redevelopment Proposal, is not imminent with respect to West Parkside, 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 Third Amended Redevelopment Proposal approved by this Ordinance.

