

Legislation Text

File #: 110798, **Version:** 1

Approving the fortieth amendment of the redevelopment proposal for the Model Cities Urban Renewal Area, being the area beginning at the northwest corner of Front street and Spring Garden street, including the thirty-second amendment to the urban renewal plan and the twenty-eighth amendment to the relocation plan, which provides, *inter alia*, for the additional land acquisition of approximately forty-nine (49) properties for residential, institutional 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 Model Cities Urban Renewal Area (hereinafter referred to as "Model Cities") was approved by Ordinance of the Council on June 16, 2011, as last amended by Bill No. 110348, signed by the Mayor on July 19, 2011; and

WHEREAS, The Redevelopment Authority has prepared a fortieth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the thirty-second amended urban renewal plan, the twenty-eighth amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal for Model Cities dated September 2011 (hereinafter collectively referred to as the "Fortieth Amended Redevelopment Proposal"); and

WHEREAS, The Fortieth Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of forty-nine (49) properties for residential, institutional and related uses and declaring that condemnation is not imminent with respect to the Project; and

WHEREAS, The Fortieth 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 Fortieth 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 Fortieth Amended Redevelopment Proposal promotes 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. The fortieth amendment of the redevelopment proposal dated September 2011 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the thirty-second amended urban renewal plan, the twenty-eighth 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 "Fortieth Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the Model Cities Urban Renewal Area (hereinafter "Model Cities"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Fortieth Amended Redevelopment Proposal for Model Cities:

- 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 thirty-second 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 thirty-second amendment of the urban renewal plan;

SECTION 4. Council finds and declares that the twenty-eighth 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 Model Cities 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 Fortieth Amended Redevelopment Proposal, including but not limited to:

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

2840 Diamond Street	3211 Monument Street
2844 Diamond Street	3212 Monument Street
2848 Diamond Street	3214 Monument Street
1753 North 31st Street	3220 Monument Street
1759 North 31st Street	3224 Monument Street
1819 North 31st Street	3228 Monument Street
1821 North 31st Street	3229 Monument Street
1827 North 31st Street	3232 Monument Street
1945 North 31st Street	3234 Monument Street
1947 North 31st Street	2357 North Howard Street
3110 West Berks Street	400 West Susquehanna Avenue
3116 West Berks Street	417 West Susquehanna Avenue
1937 North 33rd Street	2151 North Leithgow Street
1939 North 33rd Street	2153 North Leithgow Street
1941 North 33rd Street	2155 North Leithgow Street

3210 Arlington Street	2159 North Leithgow Street
3212 Arlington Street	2202 North Leithgow Street
3216 Arlington Street	2203 North Lawrence Street
3219 Arlington Street	2151 North 4th Street
3223 Arlington Street	2152 North 4th Street
3225 Arlington Street	208 West Girard Avenue
3229 Arlington Street	1148 North 2nd Street
3230 Arlington Street	
3231 Arlington Street	
3233 Arlington Street	
3235 Arlington Street	
3237 Arlington Street	

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

1148 N. 2nd Street 208 W. Girard Avenue

- a. Proceeding with minor changes in substantial conformity with the Fortieth 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 Fortieth 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 Fortieth Amended Redevelopment Proposal, is not imminent with respect to Model Cities, 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 Fortieth Amended Redevelopment Proposal approved by this Ordinance.

[Note: Exhibits to this Bill are on file in the Office of the Chief Clerk.]