City of Philadelphia

City Council
Chief Clerk's Office
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Legislation Details (With Text)

File #:	120332	**Version:**	0	**Name:**	
Type:	Bill			**Status:**	ENACTED
File created:	5/3/2012			**In control:**	Committee on Rules
On agenda:				**Final action:**	6/14/2012

Title: Approving the sixth amendment of the redevelopment proposal for the New Kensington - Fishtown Urban Renewal Area, being the area generally bounded by the rear property lines on the northerly side of Lehigh avenue on the north, the centerline of Delaware avenue and I-95 on the east, the southerly side of Laurel street on the south and the rear property lines on the westerly side of Front street and Kensington avenue on the west, including the sixth amendment to the urban renewal plan and the second amendment to the relocation plan, which provides, inter alia, for the additional land acquisition of approximately one (1) property for residential and related uses and one (1) property for commercial 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.

Sponsors: Councilmember Quiñones Sánchez, Councilmember Squilla

Indexes: NEW KENSINGTON - FISHTOWN URBAN RENEWAL AREA, REDEVELOPMENT AUTHORITY

Code sections:

Attachments: 1. 120332 - Exhibit and Map.pdf, 2. CertifiedCopy12033200.pdf

Date	Ver.	Action By	Action	Result	Tally
6/27/2012	0	MAYOR	SIGNED		
6/14/2012	0	CITY COUNCIL	READ AND PASSED	Pass	17:0
6/7/2012	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
6/7/2012	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
6/7/2012	0	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK`S SECOND READING CALENDAR		
6/4/2012	0	Committee on Rules	HEARING NOTICES SENT		
6/4/2012	0	Committee on Rules	HEARING HELD		
6/4/2012	0	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
5/3/2012	0	CITY COUNCIL	Introduced and Referred	Pass	

Approving the sixth amendment of the redevelopment proposal for the New Kensington - Fishtown Urban Renewal Area, being the area generally bounded by the rear property lines on the northerly side of Lehigh avenue on the north, the centerline of Delaware avenue and I-95 on the east, the southerly side of Laurel street on the south and the rear property lines on the westerly side of Front street and Kensington avenue on the west, including the sixth amendment to the urban renewal plan and the second amendment to the relocation plan, which provides, inter alia, for the additional land acquisition of approximately one (1) property for residential and related uses and one (1) property for commercial 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, now known as the Philadelphia Redevelopment Authority (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the New Kensington - Fishtown Urban Renewal Area (hereinafter referred to as "Project") was approved by Ordinance of the Council on December 14, 1971, as last amended by Bill No. 050381, signed by the Mayor on June 29, 2005; and

WHEREAS, The Redevelopment Authority has prepared a sixth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the sixth amended urban renewal plan, the second amendment to the relocation plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal, for Project, dated April 2012 (hereinafter collectively referred to as the “Sixth Amended Redevelopment Proposal”); and

WHEREAS, The Sixth Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of approximately one (1) property for residential and related reuses; the additional land acquisition of one (1) property for commercial 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 Sixth 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 Sixth 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 Sixth Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in the Project; now therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The sixth amendment of the Redevelopment Proposal dated April 2012 (appended as Exhibit “A” hereto), including the detailed redevelopment area plan, the sixth amended urban renewal plan, the

second 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 "Sixth Amended Redevelopment Proposal") submitted by the Redevelopment Authority for the New Kensington - Fishtown Urban Renewal Area (hereinafter "Project"), having been duly reviewed and considered, is approved.

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

a. Is in conformity with the redevelopment area plan for the New Kensington - Fishtown 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.

charrsid16265426 SECTION 3. Council finds and declares that:

a. The sixth 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 sixth amendment of the urban renewal plan;

SECTION 4. Council finds and declares that the second 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 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

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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 Sixth Amended Redevelopment Proposal, including but not limited to:

a. Proceeding with minor changes in substantial conformity with the Sixth Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the New Kensington - Fishtown 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 Sixth 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 Sixth Amended 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 Sixth Amended Redevelopment Proposal approved by this Ordinance.