

Legislation Text

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Approving the second amendment of the redevelopment proposal for the 45th & Sansom Urban Renewal Area, being the area generally bounded by Market street on the north, South Forty-fourth street on the east, Walnut street on the south and Farragut street on the west, including the second amendment to the urban renewal plan and the first amendment to the relocation plan, which provides, inter alia, for the expansion of the northern boundary of the urban renewal area from Chestnut street to Market street between Forty-fourth street and Farragut street, for the additional land acquisition of approximately fourteen (14) properties 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 (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the 45th & Sansom Urban Renewal Area (hereinafter referred to as the "Project") was approved by Ordinance of the Council, Bill No. 030286 signed by the Mayor on July 7, 2003; and

WHEREAS, The Redevelopment Authority has prepared a second amendment of the redevelopment proposal, including the detailed redevelopment area plan, the second amended urban renewal plan, the first amendment to the relocation plan, the maps including the expanded boundary map, disposition supplements, and all other documents and supporting data which form part of the said proposal, for the Project, dated December, 2003 (hereinafter collectively referred to as the "Second Amended Redevelopment Proposal"); and

WHEREAS, the Second Amended Redevelopment Proposal provides, inter alia, for the expansion of the northern boundary of the urban renewal area from Chestnut street to Market street between Forty-fourth street and Farragut street, for the additional land acquisition of approximately fourteen (14) properties 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 Second 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 Second 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 Second 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 second amendment of the Redevelopment Proposal dated December, 2003 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the second amended urban

renewal plan, the first amendment to the relocation plan, the maps including the expanded boundary map, disposition supplements, and all other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the “Second Amended Redevelopment Proposal”) submitted by the Redevelopment Authority for the 45th & Sansom Urban Renewal Area (hereinafter the “Project”), having been duly reviewed and considered, is approved. The expanded Project is bounded as follows:

Beginning at a point of intersection of the northerly side of Walnut street (eighty feet wide) and the easterly side of Farragut street (sixty feet wide); Thence extending eastward along the northerly side of Walnut street, crossing the beds of Forty-sixth street (sixty feet wide) and Forty-fifty street (sixty feet wide) a distance of one thousand two hundred forty feet to a point of intersection with the westerly side of Forty-fourth street (sixty feet wide); Thence extending northward along the westerly side of said Forty-fourth street, crossing the beds of Moravian street (fifteen feet wide), Sansom street (fifty feet wide), Ionic street (thirty feet wide), Chestnut street (eighty feet wide) and Ludlow street (forty feet wide) a distance of one thousand twenty nine feet to a point of intersection with the southerly side of Market street (one hundred feet wide); Thence extending westward along the southerly side of Market street, crossing the beds of Forty-fifty street and Forty-sixth street a distance of one thousand two hundred forty feet to a point of intersection with the easterly side of the aforementioned Farragut street; Thence extending southward along the easterly side of Farragut street, crossing the beds of the aforesaid Ludlow street, Chestnut street and Sansom street, a distance of one thousand twenty nine feet to the point of intersection with the northerly side of Walnut street being the first mentioned place and point of beginning.

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

- a. Is in conformity with the redevelopment area plan for the West Philadelphia Redevelopment Area.
- 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 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 Project by private enterprise under the circumstances;

- b. Financial aid is necessary to enable the land located within the Project to be redeveloped in accordance with the second amendment of the urban renewal plan;

SECTION 4. Council finds and declares that the first 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 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 Second Amended Redevelopment Proposal, including but not limited to:

- a. Proceeding with minor changes in substantial conformity with the Second Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the West Philadelphia Redevelopment Area.
- 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 Second 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 Second 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 Second Amended Redevelopment Proposal approved by this Ordinance.