File #: 060115, **Version:** 0

Approving the third amendment of the redevelopment proposal for the Convention Center Renewal Area, being the area generally bounded by Market street, Juniper street, Commerce street, Thirteenth street, Race street, Twelfth street and Vine street, including the third amendment to the renewal plan and the second amendment to the relocation plan, which provides for certain changes in the renewal plan, namely, a change in the permitted permanent land use, accessory uses, urban design and architectural controls for the parcel located on the south side of Arch street and the west side of Twelfth street; the provision of certain relocation services, as required by law and certain other minor revisions.

WHEREAS, The redevelopment proposal, the 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 Convention Center Renewal Area (hereinafter referred to as "Convention Center") was approved by Ordinance on October 9, 1984 (Bill No. 57), as last amended by Bill No. 960322, approved July 8, 1996; and

WHEREAS, The Redevelopment Authority has prepared a third amendment of the redevelopment proposal, including the detailed redevelopment area plan, the third amended renewal plan, the second amendment to the relocation plan, the maps, and all other documents and supporting data which form part of the said proposal, for the Convention Center, dated January, 2006 (hereinafter collectively referred to as the "Third Amended Redevelopment Proposal"); and

WHEREAS, the Third Amended Redevelopment Proposal provides for certain changes in the renewal plan, namely, a change in the permitted permanent land use, accessory uses, urban design and architectural controls for the parcel located on the south side of Arch street and the west side of Twelfth street; the provision of certain relocation services, as required by law and certain other minor revisions; 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 better achieve the undertakings of the

Redevelopment Authority in materializing the most desirable results in the redevelopment and renewal of the Convention Center; and

WHEREAS, The Third Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in the Convention Center; now therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The third amendment of the Redevelopment Proposal dated January, 2006 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the third amended renewal plan, the second amendment to the relocation plan, the maps, 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 Convention Center Renewal Area (hereinafter "Convention Center"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Third Amended Redevelopment Proposal for the Convention Center:

a. Is in conformity with the redevelopment area plan for the Center City 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 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.

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a. Financial aid may be necessary to enable the land located within the renewal area to be redeveloped in accordance with the third amendment of the 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 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 Convention Center, 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 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. 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 Center City 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 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 Convention Center in that the Third Amended Redevelopment Proposal does not call for the acquisition of any property.

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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.

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