



Legislation Text

File #: 100709, **Version:** 1

Approving the first amendment of the redevelopment proposal for the Center City Redevelopment Area, Franklin Town Project, being the area beginning in the vicinity of Spring Garden and Twenty-first streets, which provides, inter alia, for amending the land use map and regulations to add religious institutional as a permitted use, modifying the regulations to exclude certain portions of the project area from building setbacks and adjusting height limitations, and for amending the regulations by adding provisions related to gates, fences and walls within certain portions of the project area.

WHEREAS, The redevelopment proposal 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 Franklin Town Project (hereinafter referred to as "Franklin Town") was approved by Ordinance of the Council on December 31, 1971; and

WHEREAS, The Redevelopment Authority has prepared a first amendment of the redevelopment proposal dated October 2010 which provides, inter alia, for amending the land use map and regulations and controls to add religious institutional as a permitted use, for modifying the regulations and controls to exclude certain portions of the project area from building setbacks, for modifying the regulations and controls to adjust height limitations for certain portions of the project area, for amending the regulations and controls by adding glazing requirements for buildings within certain portions of the project area, and amending the regulations and controls by adding provisions related to gates, fences and walls; and

WHEREAS, The first amendment of the 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 aforesaid amendments to the redevelopment proposal will forward a central objective of the Community Development Program and activities of the City of Philadelphia with respect to the materialization of the City's stated housing and other redevelopment and urban renewal goals; and

WHEREAS, The first amendment to the redevelopment proposal promotes sound urban renewal and

redevelopment, and the elimination of blight in Franklin Town; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The First Amendment to Redevelopment Proposal dated October 2010 (appended as Exhibit “A” hereto), including the detailed redevelopment area plan, 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 “First Amended Redevelopment Proposal”) submitted by the Redevelopment Authority for the Franklin Town Project (hereinafter “Franklin Town”), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the First Amended Redevelopment Proposal for Franklin Town:

- a. Is in conformity with the redevelopment area plan for the Center City Redevelopment Area.
- a. Forwards the objectives of the Community Development Program 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.

SECTION 3. Council finds and declares that the First Amended Redevelopment Proposal 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.

SECTION 4. The Redevelopment Authority is authorized to take such action as may be necessary to carry out the terms of the First Amended Redevelopment Proposal, including but not limited to:

- a. Proceeding with minor changes in substantial conformity with the First 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 First 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 5. The Chief Clerk of City Council shall keep on file and make available for inspection by the public the First Amended Redevelopment Proposal approved by this Ordinance.