Legislation Text

File #: 240192, **Version:** 0

Approving the fifth amendment of the redevelopment proposal for the Tioga Urban Renewal Area, being the area generally bounded by Hunting Park avenue on the north, Broad street, Germantown avenue, Venango street, Fifteenth street, Allegheny avenue and Germantown avenue on the east, Glenwood avenue and Lehigh avenue on the south and Twenty-third street, Allegheny avenue and Twenty-second street on the west, including the fifth amendment to the urban renewal plan, which provides, inter alia, for changes that would make it consistent with the Tioga Redevelopment Area Plan and generally consistent with the most recent Comprehensive Plan approved by the City Planning Commission of the City of Philadelphia.

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 Tioga Urban Renewal Area was approved by Ordinance of the Council on July 7, 2003, as last amended by Bill No. 070819 approved December 13, 2007; and

WHEREAS, The Redevelopment Authority has prepared a fifth amendment of the redevelopment proposal, including the detailed redevelopment area plan, the fifth amended urban renewal plan, the maps, disposition supplements, and all other documents and supporting data which form part of the said proposal for the Tioga Urban Renewal Area (hereinafter referred to as "Tioga") dated October 2023 (hereinafter collectively referred to as the "Fifth Amended Redevelopment Proposal"); and

WHEREAS, The Fifth Amended Redevelopment Proposal provides, inter alia, for changes that would make it consistent with the Tioga Redevelopment Area Plan and generally consistent with the most recent Comprehensive Plan approved by the City Planning Commission of the City of Philadelphia (hereinafter referred to as the "Commission"); and

WHEREAS, The Fifth Amended Redevelopment Proposal has been submitted to the Commission and has been certified by the Commission to the Council; and

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

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The fifth amendment of the redevelopment proposal dated October 2023 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan, the fifth amended urban renewal 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 "Fifth Amended Redevelopment Proposal") submitted by the Philadelphia Redevelopment Authority (hereinafter referred to as the "Redevelopment Authority") for the Tioga Urban Renewal Area (hereinafter referred to as "Tioga"), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Fifth Amended Redevelopment Proposal for Tioga:

a. Is in conformity with the redevelopment area plan for the Redevelopment Tioga Area.

b. Meets all of the conditions and requirements imposed by Title VI of the United States Civil Rights Act of 1964, as amended and supplemented, 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.

SECTION 3. Council finds and declares that:

a. The fifth 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.

b. Financial aid is necessary to enable the land located within the urban renewal area to be redeveloped in accordance with the fifth amendment of the urban renewal plan.

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

a. Proceeding with minor changes in substantial conformity with the Fifth Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the Tioga 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 Fifth 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. Council determines that the Fifth Amended Redevelopment Proposal meets all of the conditions and requirements relating to non-discrimination and fair practices imposed by federal and state law, by Chapter 9-1100 of The Philadelphia Code, and by regulation.

SECTION 6. The Chief Clerk of City Council shall keep on file and make available for inspection by the public the Fifth Amended Redevelopment Proposal approved by this Ordinance.

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