City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 120332

Introduced May 3, 2012

Councilmembers Quiñones Sánchez and Squilla

**Referred to the
Committee on Rules**

AN ORDINANCE

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.

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 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;

b. 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 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 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.

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 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.

NEW KENSINGTON AND FISHTOWN

URBAN RENEWAL PLAN

SIXTH AMENDED
REDEVELOPMENT PROPOSAL

APRIL 2012

NEW KENSINGTON AND FISHTOWN
URBAN RENEWAL PLAN

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NEW KENSINGTON AND FISHTOWN
URBAN RENEWAL PLAN

I. BOUNDARIES

The New Kensington and Fishtown Redevelopment Area is bounded generally by:

Interstate 95, Delaware Avenue, Laurel Street, the rear lot lines of properties on the west side of North Front Street, the rear lot lines of properties on the west side of Kensington Avenue, and the rear lot lines of properties on the north side of Lehigh Avenue.

II. CERTIFICATION

The New Kensington and Fishtown Redevelopment Area was certified as blighted, under the terms of the Pennsylvania Urban Redevelopment Law, by the City Planning Commission on November 7, 1996. Designation for redevelopment is warranted by the following criteria:

- Unsafe, unsanitary, inadequate or overcrowded conditions;
- Economically or socially undesirable land use.

III. OBJECTIVES

This Urban Renewal Plan promotes the following objectives:

A. Eliminate blight and undesirable land uses throughout the neighborhood;

B. Foster the productive re-use of abandoned lots and abandoned structures;

C. Encourage the rehabilitation of underutilized structures that are deteriorated.

IV. LAND USE, PERMITTED USES AND BUILDING REQUIREMENTS

A. Land Use

The predominate land use in New Kensington and Fishtown is residential. Most of this residential consists of single-family row homes that have been well maintained. Homeownership is an important factor in these communities. According to the Census Bureau, the owner occupancy rate 73.2% for the five census tracts that include New Kensington and Fishtown was 11.3 percentage points higher than the city – wide rate (61.9%) 1990.

While residential is the predominate land use, the two neighborhoods contain a mix of other uses. Girard Avenue, Frankford Avenue and North Front Street are the traditional neighborhoods retail commercial corridors. Port Richmond Village which was built in the 1980's is a modern, free standing commercial center with ample off-street parking. It is located at the eastern edge of the Redevelopment area at the intersection of Aramingo Avenue and York Street. Retail activity within the neighborhoods is mostly located in corner buildings at street intersection. These corner stores are important, but he range of available merchandise is limited by the small size.

Frankford Avenue, which was once the principal retail goods and services street, has experience a steady decline as shops and other businesses left the corridor. No significant new construction has taken place here since the Frankford Elevated was built on Kensington Avenue in the early 1900's. There can be no doubt that the loss of population in the last two decades, ant the new competition from Port Richmond Village merchant has contributed to the numerous vacant storefronts now found along Frankford Avenue, and the other traditional retail corridors. In recent years Frankford Avenue has been the scene of building demolition, as deteriorated properties lost all their economic value, or became imminently dangerous.

Industrial building in New Kensington and Fishtown were mostly constructed in the late 19th and early 20th centuries. Many of these are three to four story structures covering their entire lot. In some cases, industries have modernized their properties by creating off-street loading docks and parking areas. For others, the inability to provide such amenities is both an operational inefficiency and a cause of traffic congestion.

Institutional and recreation uses include public elementary schools, a high school, parochial schools, the Neuman Medical Center, a number of churches and two municipal recreational centers. While these facilities are adequate to meet most of the needs of these neighborhoods, collectively they represent a small proportion of the overall land area.

B. Existing Zoning

The zoning pattern that now exists in New Kensington and Fishtown neighborhoods is a mix of residential, neighborhood commercial, industrial and related classifications that range from R-10A residential to Least Restricted Industrial. As the result of two extensive re zoning efforts in the early 1970's and early 1980's, the zoning closely follows the pattern of existing land use. This is especially true of the residential classifications where the zoning most accurately reflects the residential building types.

As shown on the Existing Zoning map, the residential districts occupy the greatest amount of land and form the core of each neighborhood. Commercial districts tend to be located along the older retail corridors, North Front Street, Kensington Avenue, Frankford Avenue and Girard Avenue. While patches of light and general industrial zoning districts are often found in residential sections, concentrations of the heaviest industrial districts are located along Lehigh Avenue, Aramingo Avenue and the I – 95 right of way.

C. Building Requirements

1. Any and all development shall comply with all applicable zoning regulations. In addition, all plans are subject to Redevelopment Authority review and approval and may be subject to Redevelopment Advisory Board of Design review and approval.

2. Additional development controls and regulations will be established. The Planning Commission will review these restrictions.

V. STATEMENT OF DURATION OF PROVISIONS

The provision and requirements of the Plan affecting land to be acquired and disposed shall remain in effect for a period of thirty (30) years following approval of the Urban Renewal Plan by the Council of the City of Philadelphia.

VI. APPLICABILITY OF PROVISIONS TO PROPERTY NOT TO BE ACQUIRED

Not to be acquired properties shall not be subject to the provisions and requirements of this Plan.

VII. REDEVELOPER'S OBLIGATIONS

Redevelopers shall begin and complete the development of the land for uses required in the Urban Renewal Plan within a reasonable period of time as determined in the contract between the Redevelopment Authority and the Redeveloper in conformity with the Urban Renewal Plan.

VIII. PROVISIONS OF APPLICABLE STATE AND LOCAL REQUIREMENTS

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Philadelphia's redevelopment and urban renewal.

Redevelopment in the New Kensington and Fishtown Urban Renewal Area will be in conformity with the provisions of the Redevelopment Area Plan. It will be in accord with the requirements of the New Kensington and Fishtown Urban Renewal Plan prepared by the Redevelopment Authority of the City of Philadelphia for this area, and will comply with the Code of the General Ordinances of the City of Philadelphia.

All plans and proposals prepared by the Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.

IX. PROVISIONS FOR AMENDING THE PLAN

The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that with respect to any land in the Project Area previously disposed by the Redevelopment Authority for use in accordance with the Urban Renewal Plan, the Redevelopment Authority receives the written consent of the then owner of such land whose interest therein is adversely affected by such amendment.

X. LAND ACQUISITION

In order to carry out this project, the Redevelopment Authority proposes through exercise of its power of eminent domain to acquire by condemnation of all real property indicated in the acquisition area on the attached Boundary and Acquisition Maps.

XI. LAND DISPOSITION

These documents will be submitted individually and under separate cover, as disposition parcels become available for sale or lease.

XII. DEMOLITION

The following standards shall apply for all demolition of any structures.

1. All City Codes and regulations shall be strictly adhered to in the demolition of any structures.

2. The proper authority shall be notified prior to demolition and permits shall be secured.

3. Precaution shall be taken to protect those portions of buildings not to be removed and also the surrounding area.

4. All utilities must be notified prior to the start of work, in order to locate any underground utilities in the demolition area.

XIII. ENVIRONMENTAL CONCERNS

An environmental assessment and any necessary remediation plans shall be completed by the Redeveloper. It shall be reviewed and approved by the appropriate staff, before a zoning variance is requested.

NEW KENSINGTON & FISHTOWN
URBAN RENEWAL PLAN
EXHIBIT "A"

Narrative Boundary Description

The New Kensington and Fishtown Redevelopment Area is bounded generally by:

> Interstate 95, Delaware Avenue, Laurel Street, the rear lot lines of properties on the west side of North Front Street, the rear lot lines of properties on the west side of Kensington Avenue, and the rear lot lines of properties on the north side of Lehigh Avenue.

NEW KENSINGTON & FISHTOWN
URBAN RENEWAL PLAN
EXHIBIT "B"

Property Rehabilitation Standards

RESIDENTIAL PROPERTY REHABILITATION STANDARDS

All properties shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to, the Building, Plumbing, Electrical, and Housing Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with the local statutes, codes, and ordinances, all properties devoted in whole or in part to residential uses shall conform to the following standards:

REPAIRS AND REPLACEMENTS

Requirements for repairing or replacing existing work means that item is to be replaced in equal to new condition, but shall not necessarily be limited to replacement with identical materials. Prime consideration in replacement should be durability, lasting qualities and minimal maintenance. The finished work should match adjacent work in design, color, material and dimension wherever possible.

KITCHEN FACILITIES

In each kitchen there shall be 10 sq. ft. of counter workspace and 30 sq. ft. of storage space for eating, drinking and cooking equipment.

Mechanical equipment must exist in the form of a stove for cooking food and a refrigerator for the safe storage of food at a temperature less than 50 degrees F, but more than 30 degrees F. Appliances must be properly installed with all necessary connections for safe, sanitary and efficient operation.

KITCHEN AND BATHROOM WALLS

All surfaces and surrounding wall areas that come in contact with and are susceptible to grease, wear, moisture or water penetration, shall be covered with a durable water-proof material of a hard consistency so as to be readily cleanable and maintainable and capable of repelling moisture and water penetration, such as prefinished tempered masonite, ceramic tile, approved plastic coated materials or equals.

KITCHEN AND BATHROOM FLOORS

Kitchen floors shall be impervious to water so as to permit the floor to be easily kept in a clean and sanitary condition. Such floors shall be tiled or of other durable, waterproof, non-absorption material.

BATH FACILITIES

Complete bathing and sanitary facilities consisting of a water closet, a tub or shower and a lavatory shall be provided for each dwelling unit.

A mirror, medicine cabinet, soap dish, towel bars, and shower heads and shower rods shall be provided where applicable.

HEATING

Every dwelling shall have a central heat, which is capable of safety, and adequately heating all habitable rooms and bathrooms to a temperature of at least 70 degrees F when the outside temperature is 10 degrees F.

SPACE AND LAUNDRY FACILITIES

Adequate space shall be provided for laundry tubs and trays in a suitable service space.

LIGHT

Convenient switches for turning on a light in basement or stairway shall be located so as to permit the area ahead to be lighted.

ACCESSORY STRUCTURES

Decay and weather resistant materials or the application of paint must be used on accessory buildings. Such structures must also be structurally sound, be designed to prevent rodent harborage and be properly maintained or removed from the premises.

CLOSETS

Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first bedroom plus 8 sq. ft. for each additional bedroom. The space provided should be, if possible, divided into separate closets servicing each bedroom. None of the minimum clothes closet space shall be located within the kitchen.

C. GENERAL REQUIREMENTS

1. Exterior Walls

a. Masonry walls either solid or veneer, shall prevent the entrance of water or excessive moisture.

b. Masonry joints shall be tight and well pointed and all cracks effectively sealed.

c. Broken or spalled masonry shall be replaced or repaired.

d. Wood frame walls shall be watertight.

e. Shingle and siding joints shall be tight; worn, loose, or missing shingles or lengths of siding shall be replaced.

f. Cracked or spalling stucco shall be repaired.

g. Walls shall be cleaned of unsightly paint and painted signs unless specifically approved, and any excessive accumulation of dirt.

h. All walls shall provide safe and adequate support for all loads upon them. Serious defects shall be corrected.

2. Materials

a. Where walls are in such condition and of such design that repair is feasible and desirable, they shall be repaired using matching materials and design (see B.2.).

b. All windows, doors, frames, chimneys, cornices, dormers, trim, stoops, rails and all other elements in exterior walls.

1) If the existing item is in such condition and of such design that repair for continued use is feasible and desirable, it shall be repaired with matching design and materials.

2) If the existing items is in such condition that replacement is necessary, it shall be of design, size, location, materials and finish to present a neat, orderly and well kept appearance in harmony with the remainder of the building and with adjacent buildings.

c. Where walls or storefronts are in such condition that substantial rebuilding is necessary or desirable the design and selection of materials shall be approved by the Redevelopment Authority.

A. CITY AND OTHER REGULATIONS

1. City Ordinances

All properties shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance facilities, and occupancy of property, including but not limited to, the Building, Plumbing, Electrical and Housing Codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

2. State Regulations

All not-to-be-acquired properties and all work under this program shall be subject to the approval of the appropriate Departments of the Commonwealth of Pennsylvania such as:

a. Building Division of Labor and Industry

b. Department of Health

c. Any other appropriate agency

3. Public Utilities

All regulations of public utility companies, which are applicable to work done under this program, shall be complied with.

4. Other Authorities such as N.B.F.U.

5. Where more than one set of restrictions or controls apply to a single property, the more restrictive control will apply.

B. MATERIALS AND WORKMANSHIP

1. All materials and workmanship employed in rehabilitation under this program shall provide lasting quality by the adoption of workmanlike methods and the use of durable materials, and shall meet the requirements of the regulations referred to under “City and Other Regulations” in this section.

2. All alterations to and repair of old work shall be done with matching materials and methods, and/or finished in such a way that the alterations and repairs are not apparent. Where matching or "same as original" materials are referred to in these Standards, this shall not prevent the use of substitute materials generic with, and having the same appearance as the original material (provided that such substitutes are specifically approved by the Authority).

   a. Existing windows may not be blocked up without the approval of the Redevelopment Authority.

3. Projections

   Projections from exterior walls and roofs shall be governed by the following standards:

   a. Projections

      There shall be no new marquees, canopies, loading docks, porches, projecting sunshades, other than awnings, in walls abutting streets or walkways, except if specific designs have been submitted to and approved by the Redevelopment Authority.

   b. Fire Escapes

      There shall be no new fire escapes on walls facing public street or walkway. Designs and locations for all permitted fire escapes must be approved by the Redevelopment Authority.

   b. All existing projections shall be brought into conformity with new construction standards where practically or economically feasible, or where they are to be replaced.

4. Roofs

   a. All roofs and rooftop appurtenances (mechanical equipment, billboards, etc.) which are visible from a substantial portion of the Project Area shall be improved where practicable by the elimination of all visually unattractive or dilapidated roofing materials and roof-top constructions and by the careful design and organization of all new rooftop materials and equipment.

   b. All roofs shall have a suitable covering free of holes, cracks, or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability.

c. All visible metal work in such roofs, except copper shall be painted or integrally colored.

d. Television Aerials: Exterior television aerials shall be so placed as to be least visible from public right-of-way.

e. Gutters and Downspouts: Each structure shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhands are not provided.

f. Flashing: All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

5. Drainage

a. All rainwater is to be conducted away from buildings and grounds using safe and inconspicuous methods which effectively prevent the retention of water and saturation of buildings or grounds.

c. All gutters, downspouts and underground drain lines are to be safely constructed and kept in sound condition.

6. Yard Areas

a. If enclosed, yards shall be enclosed by walls or fences of durable materials.

b. All yards shall be paved or have suitable ground cover.

c. Existing fences shall be adequately maintained to insure good structural condition.

7. Rubbish and Debris

All rubbish, debris, rags, papers, discarded equipment, etc. shall be removed from the structure and property; however, building materials may be stored temporarily during rehabilitation of the property. Provision must be made for sanitary storage of rubbish, and trash between collections.

8. Ventilation

All basements, cellars, crawl spaces, penthouses, attics, etc. shall be adequately ventilated to the outside as based on standards referred to by the City Codes.

9. Outbuilding

Where permitted, new outbuildings shall be constructed of durable materials, and shall be designed to harmonize with the adjacent structures in form, material and detail. Existing outbuildings shall be adequately maintained to insure good structural condition and where practicable and economically feasible shall be brought into conformity with new construction standards.

10. Exterior Lighting

Exterior lighting may be used to light shop fronts, parking lots, doorways, stoops, loading areas, yards and drivers, but shall be located and shielded to prevent glare on other properties. No floor lighting of buildings, streets or walkways is permitted except by special approval of the Redevelopment Authority.

11. Access and Egress

Each dwelling unit or commercial or industrial activity must have safe and unobstructed access and egress to a public way. Such access must be direct without passing through another dwelling unit or space, which may be occupied by a use other than a passageway.

12. Interior Surfaces and Finishes

a. All interior walls and ceilings shall provide (a) a suitable base for protective finish, and (b) a waterproof hard surface in spaces subject to moisture.

b. Finish Floors: Finished floors shall be appropriate for the uses of the space and provide reasonable durability and economy of maintenance.

c. Painting: Where needed, a protective and finished coating shall provide, (a) adequate resistance to weathering, (b) protection of finished surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

d. Exceptions to the above requirements may be granted by the Redevelopment Authority where spaces are used for warehousing, storage, manufacture or assembly.

13. Heating

All occupied buildings shall be provided with a centralized heating facility or appropriate and sufficient space heaters capable of maintaining a temperature of at least 70 degrees F when the outside temperature is at 0 degrees, (except in storage areas when 50 degrees F is acceptable).

14. Electrical Wiring, Equipment and Illumination

a. Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition of appropriate capacity and installed so as not to be a potential source of electrical hazard, nor of ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Electrical facilities where considered are not fulfilled. Electrical facilities where considered inadequate shall be increased to fulfill the intent of this paragraph.

b. In all building spaces, power wiring and lighting fixtures must be provided which will assure an adequate level of illumination, which is appropriate for the safe and beneficial use of the space.

c. Hardwire electric smoke detector required on each floor, smoke detectors shall be wired so that all are activated at the same time and shall have one individual breaker.

d. Ground fault interrupter receptacles are required in the following areas: (1) in bathroom (2) in kitchen on each side of kitchen sink (1) in basement in laundry tub area.

15. Stairs and Handrails

Every inside and outside stairway, every loading dock or porch, and every appurtenance shall be safe to use and capable of supporting a load that normal use may cause to be placed on it. Every stairway having three or more steps shall have a handrail.

16. Foundation Walls

Foundation walls and footings shall be watertight and provide safe adequate support for all intended or likely loads.

17. Basement or Cellar Floors

The floor of all basements or cellars shall be made watertight and shall be paved except in the case of existing wood floor construction over a crawl space where height permitting, a suitable ground covering material is installed on the ground in the crawl space.

18. Plumbing

Every plumbing fixture shall be connected to approved water and sewer systems and be maintained in good working order. There shall be a separate shut-off valve in the water service to each occupancy.

19. Rodent Guards

All openings intended for ventilation which are accessible to rats shall be covered with rust resistant metal screens in which time the least dimension of the open areas in less than one half inch. All other openings shall be closed with substantial materials, such as metal or mortar, which cannot be gnawed by rats. Exterior door and windowsills and bottom rails shall be protected with sheet metal or equivalent if they are below an elevation of thirty inches above grade line at that point.

D. REQUIREMENTS FOR THE REHABILITATION OF RESIDENTIAL STRUCTURES CONTAINING COMMERCIAL USES

1. Health

a. Toilet facilities shall be accessible to the regular place of every employee. In this context "accessible" means in the building and either on the same floor or on the next floor above or below the regular place of work of the employee.

b. Washing Facilities: At least one wash basin or its equivalent be in or adjacent to each toilet room.

c. Number of fixture units shall be required as stated by the City Codes.

2. Parking and Loading Requirements

a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide parking and loading spaces.

b. All parking and/or loading areas accommodating more than three cars shall be screened from adjacent residential or institutional uses.

E. SPECIAL REQUIREMENTS FOR THE REHABILITATION OF ALL NON-RESIDENTIAL STRUCTURES

1. Health

a. Toilet facilities shall be accessible to the regular place of work of every employee. In this context "accessible" means in the same building and either on the same floor above or below the regular place of work of the employee.

b. Where both men and women are employed and there are normally more than seven (7) employees working at any time, separate toilet rooms shall be provided for each sex. These rooms shall be separated from each other and from all other spaces by walls extending to the ceiling.

c. Washing Facilities: At least one wash basin or its equivalent shall be in or adjacent to each toilet room.

2. Parking and Loading Requirements

a. Wherever space and topography permit, properties abutting a public vehicular right-of-way shall provide paved parking and loading spaces.

b. All such parking and loading areas shall be screened from adjacent residential or institutional uses by a 4' high masonry wall.

3. Landscaping and Grounds

All open ground must be paved or landscaped with suitable ground cover, where paving is appropriate, it shall be suited to its proposed use: service trucking, parking, pedestrial walks. All unpaved land should be landscaped.

4. Outdoor Storage

Outdoor storage of materials shall only be permitted with the approval of the Redevelopment Authority and in such instances shall be adequately screened from public rights-of-way and adjoining residential and institutional uses with walls or fencing and/or landscaping as prescribed by the City Codes.

F. Signs

1. The following general regulations apply to all signs in the project area:

   a. Lighted red and green signs may not be located within fifty (50) feet of a signaled intersection.

   b. Signs are prohibited from passing in front of windows, doors, bays and other similar openings or appurtenances and should be restricted to the solid portions of the wall surface, except that signs may be painted or attached to a window or similar opening if it is completely contained within the frame of the opening.

2. The following additional regulation applies to commercial and industrial buildings.

   a. When buildings are setback from the public right-of-way 25 feet or more and additional sign at entrances is permitted provided that such sign(s) do not exceed ten square feet and do not project beyond the building line and is not constructed so as to be above 10 ft. in height.

NEW KENSINGTON & FISHTOWN
URBAN RENEWAL PLAN
EXHIBIT "C"

Relocation Plan
2nd Amendment to Relocation Plan

RELOCATION PLAN

The Relocation Plan will be administered by the Redevelopment Authority's Residential Services Department.

The objectives of this Relocation Plan are to assure that displaced families and individuals shall have the full opportunity to move into decent, safe and sanitary housing, that their displacement of any business concerns shall be carried out with a minimum of hardship, and that they receive the full range of payments and benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Polices Act of 1970, as amended (URA).

I. RESIDENTIAL

A. DETERMINATION OF RELOCATION NEEDS

A survey of each family and individual whose living accommodation is to be acquired will be conducted prior to actual relocation to determine relocation needs. As soon as possible after approval of the appropriate funding contract, the relocation staff will conduct a 100 percent survey of site occupants for the purpose of obtaining information of family composition, housing needs and income, and to determine eligibility for low and moderate income housing. The total number of families and individuals to be displaced, their social and economic characteristics, and special problems is determined by these surveys.

Relocation staff will also determine relocation requirements of the site occupants, determining the relocation assistance, which site occupants require, and deliver to the site occupant's informational material, which explains the relocation service, which will be available.

B. RELOCATION STANDARD (PHSYICAL, OCCUPANCY, & ABILITY TO PAY)

1. Physical Standards

a. In the certifying that rehousing accommodations are decent, safe and sanitary, Residential Services uses the standards provided by the Housing Code of the City of Philadelphia. The standards and related regulations provided by the Code establish minimum standards for basic equipment facilities; for light, ventilation and heating; for space, use, and location; for safe and sanitary maintenance; and for cooking equipment.

The same standards apply to non-housekeeping units, which may be occupied by individuals.

b. The Housing Code provides that the structural conditions of a dwelling or dwelling unit shall be in sound condition including foundation, exterior walls and

2. Occupancy Standards

The number of rooms to be occupied by families of various sizes for sleeping purposes shall be determined by the floor area requirements of the Housing Code and by age and sex of persons in a family. The same standards will apply to both single-family dwellings and apartments. Generally the bedroom requirements are estimated as follows:

No. of Persons in Family	Bedrooms Required
1-2	1
3-4	2
5-6	3
7-8	4
9 or more	5 or more

3. Standards of Displacees' Ability-to-Pay for Housing

The Residential Services Department makes determination with respect to ability-to-pay for housing based primarily on family income. Units must be available at a rent or price within the financial means of the families and individuals. Amounts of rent which families and individuals can pay are estimated using family size and total income as guides. Gross rent-income ratio of 30 percent is used for families and individuals as a standard for determining gross rent-paying ability. This ration vary according to family size and composition and family income.

For determinations relating to ability-to-purchase housing, income, assets and debts are evaluated in relations to monthly carrying costs (amortization, interest, taxes, insurance, utilities, fuel, reserves for repairs, maintenance, and replacement), and the ability of the family to secure mortgage financing. As a general guide, the ratio between annual income and purchase price is about 2-1/4 time annual income.

The information booklet distributed to all site occupants specifically states that relocation housing should be within the occupant's ability to pay.

4. Location Standards

All housing to which displacees are referred will be reasonably accessible to places of employment and in areas generally not less desirable in regard to public and commercial facilities.

C. TEMPORARY RELOCATION

The Authority does not anticipate the need for temporary relocation; however, site occupants will be temporarily relocated whenever it is necessary to alleviate hardship for the site occupant and/or to effect monetary savings in project costs. However, no site occupant will be temporarily relocated into a facility, which is less desirable in character than the housing unit vacated, and the temporary facility will be safe and habitable.

When temporary relocation takes place the Authority will either pay for all expenses contacted with the temporary relocation or reimburse the displacee for all out of pocket expenses incurred which are eligible.

The duration and extent of all temporary housing will be kept at a minimum. The temporary relocation will in no way diminish the responsibility of the Residential Services Department in obtaining permanent housing for the site, occupants.

D. RELOCATION ASSISTANCE FOR FAMILIES AND INDIVIDUALS

1. The Redevelopment Authority's Residential Services Department will develop an informational program to advise site occupants of available relocation assistance and all pertinent information pertaining to the redevelopment of the site.

Informational Statements will be distributed to all site occupants setting forth:

a. The purpose of Relocation Program and the assistance available through the Residential Services Department.

b. The assurance that site occupants will not be required to move except on a temporary basis or for eviction reasons, before they have been given an opportunity to obtain decent, safe and sanitary housing within their financial means.

c. The fact that Federal Housing Administration acquired properties are a relocation resource, a listing of these properties with size and price will be available for examination to assist interested site occupant in contacting agents.

d. That site occupants may apply for public housing, if eligible, and cooperate with the Residential Services Department in seeking their own standard, private rehousing accommodations when possible and notifying the office prior to moving.

e. The standards for decent, safe and sanitary housing.

f. Eviction policy.

g. Availability of Relocation Payments and that details are obtainable at the relocation office.

h. Address and hours of the relocation office.

2. Site occupants will be encourage to make use of the relocation office for referrals to real estate firms for private-rental units and to the Housing Authority for public housing. Individuals and families who are apparently eligible for public housing will be informed of their priority as relocatees and will be assisted in making application for public housing and any other low and moderate income housing assistance available. The Philadelphia Housing Authority informs the Residential Services Department of the disposition of each referral, and those rejected for public housing and other low and moderate housing assistance are then offered referral assistance in obtaining private-rental housing.

Site occupants unable to obtain public housing or other low and moderate income housing assistance, or expressing a preference for relocation to private-rental housing, will be referred to vacancy listings maintained by the Residential Services Department. Arrangements will be made for the inspection of the vacancy by the family or individual. If necessary, transportation will be provided for the inspection; and a member of the relocation staff will accompany the family or individual during the inspection. For those families and individuals interested in purchasing housing, information will be made available on builders or new housing under FHA-insured housing programs.

3. All housing to which displaces are referred, other than public housing and housing approved for FHA or VA mortgage insurance, will be inspected prior to referral to secure pertinent date on size and rent of the housing, unit, and to insure that the housing unit is decent, safe and sanitary.

All dwellings of self-relocated site occupants will be inspected if possible prior to the move. If the dwelling is found to be unsatisfactory, the Residential Services Department will offer the relocatee referrals to standard housing. If the relocatee moves to a substandard unit and declines the offer of a standard unit, the matter will be reported to the Department of Licenses and Inspections with the objective of bringing the unit into conformity with local codes.

4. The Residential Services Department will attempt to trace site occupants who have disappeared from the project area by using available sources for locating them such as employers, school registrations, social agencies, utility records, and forwarding addresses left with the post office. When such site occupants are located, the above procedure will apply.

5. The provisions for low and moderate income housing assistance available through Federal Programs will be explained to families and individuals interested.

E. Section 104(d) Requirements

1. The Authority will certify that it will follow a residential antidisplacement and relocation assistance plan and this plan will be made available to the public. The plan will contain the following components:

a. Will replace all occupied and vacant occupiable low/moderate-income housing in connection with an activity assisted under the HCD Act; and

b. Will provide certain relocation assistance to any lower income person displaced as a direct result of (a) the demolition of any dwelling unit or (b) the conversion of a low/moderate-income dwelling unit to a use other than a low/moderate-income dwelling in connection with an assisted activity.

2. The relocatee will be entitled to choose either assistance at URA levels, or the following relocation assistance:

a. Advisory services
b. Payment for moving and related expenses

c. The reasonable and necessary cost of any security deposit required to rent the replacement dwelling unit, and any credit checks.

d. Interim living costs.

e. Replacement housing rental assistance.

(1) The relocatee will be offered rental assistance equal to 60 times the amount obtained by subtracting the Total Tenant Payment from the lessor of:

(a) The monthly rental and estimated average monthly cost of utilities for a comparable dwelling; or

(b) The monthly rental and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling to which the person relocates.

(2) All or a portion of this rental assistance may be offered through a certificate or housing voucher for rental assistance provided through PHA.

(3) Whenever a Section 8 certificate or voucher is offered, the Authority will provide referrals to comparable replacement dwelling units where the

II. NON-RESIDENTIAL

A. DETERMINATION OF RELOCATION NEEDS

A relocation worker will contact each commercial and industrial business concern and non-profit organization to determine relocation needs and to explain benefits available to assist their move.

Space needs and locational preference of business firms will be secured and efforts made to discover and prevent any special problems, which could hinder the orderly relocation of business establishments from the project area.

B. RELOCATION ASSISTANCE FOR BUSINESS CONCERNS AND NON-PROFIT ORGANIZATION

1. The Relocation Department will distribute a business relocation pamphlet describing the redevelopment process and the manner in which it affects businesses to all concerned businessmen in the project area. The Relocation Department will arrange meetings with business owners in the area to explain the program, answer questions, and in general to guide business firms in moving to a new location under the most advantageous conditions.

2. A relocation worker will personally call on the principal of all business concerns affected by the area program. This person will be the liaison between business firms and other sections and divisions of the Authority.

3. The Relocation Department maintains close contacts with real estate agents. Agents send in listings of commercial and industrial buildings available for rent or sale. Arrangements shall include

provisions for listings, which include the names and addresses of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space. These lists will be made available to business firms, which must relocate.

4. Relocation payments will be made to eligible business concerns to cover moving expenses, any actual direct loss of property, and other benefits as set forth in Regulations governing relocation payments.

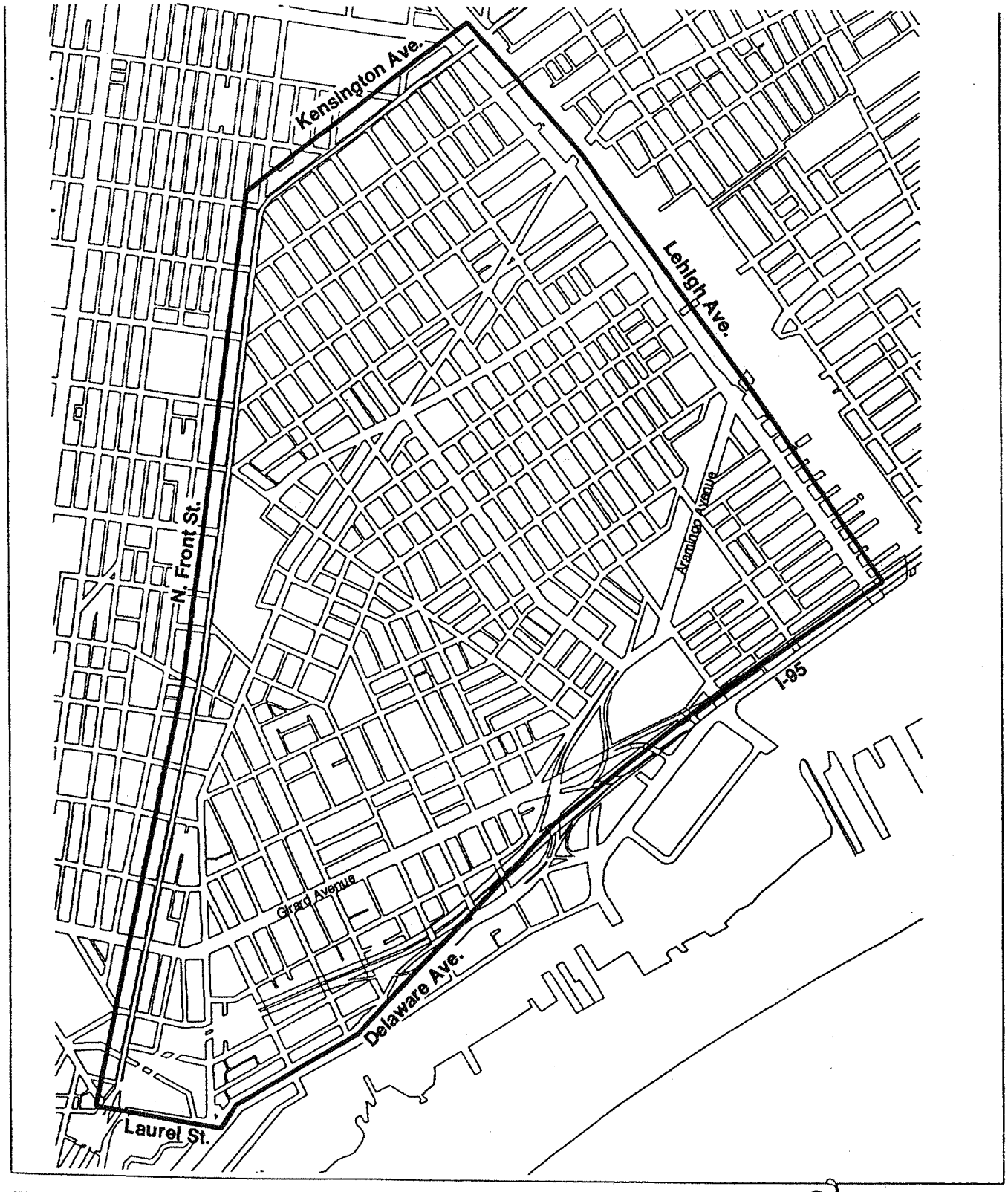
C. RELOCATION RESOURCES

The primary resources available to displaced "persons" are the relocation benefits and services mandated by the Eminent Domain Code as amended of the Commonwealth of Pennsylvania. The Redevelopment Authority of the City of Philadelphia, relying upon years of experience in administering an effective relocation program, will deliver to all displacees the relocation benefits and assistance provided under the law.

The Relocation Department will obtain the assistance of professional industrial and commercial realtors in the relocation process. Public, quasi-public and private organizations and agencies dedicated to helping business will be sought for their professional expertise not only to identify suitable relocation sites, but also to provide management and financial assistance and advise, as needed.

The following agencies may be involved in providing relocation sites and financial assistance:

Philadelphia Industrial Development Authority
Philadelphia Citywide Development Corporation
Council for Labor and Industry (C.L.I.)
Small Business Administration
City of Philadelphia, Department of Commerce



Redevelopment Area Boundary Map

Redevelopment Area

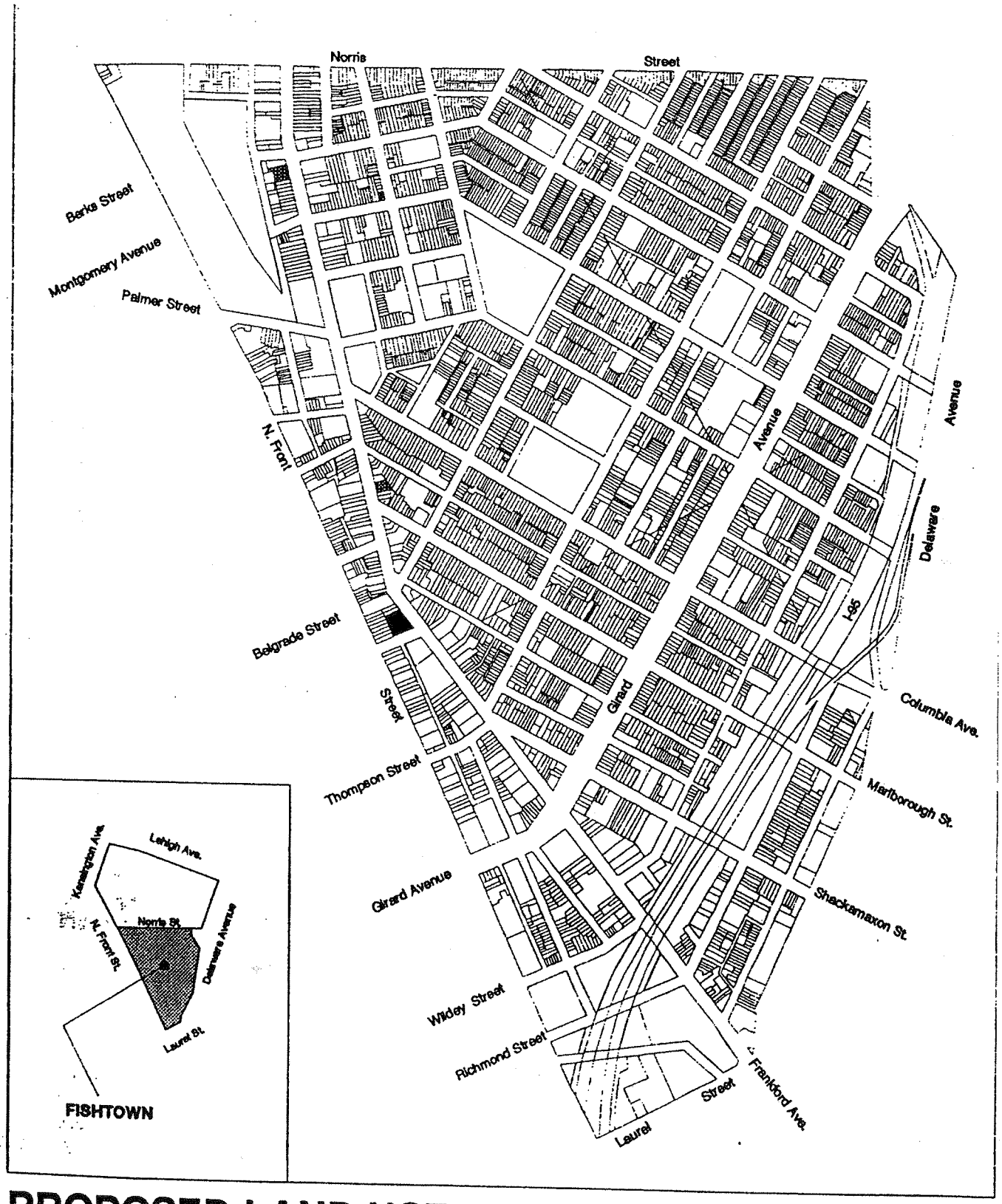
New Kensington & Fishtown
Redevelopment Area

Philadelphia City Planning Commission
1515 Market Street, 17th Floor
Philadelphia, Pennsylvania 19102

(215) 686-4607
(215) 686-2939 fax

Scale 1:650 feet
November 1996

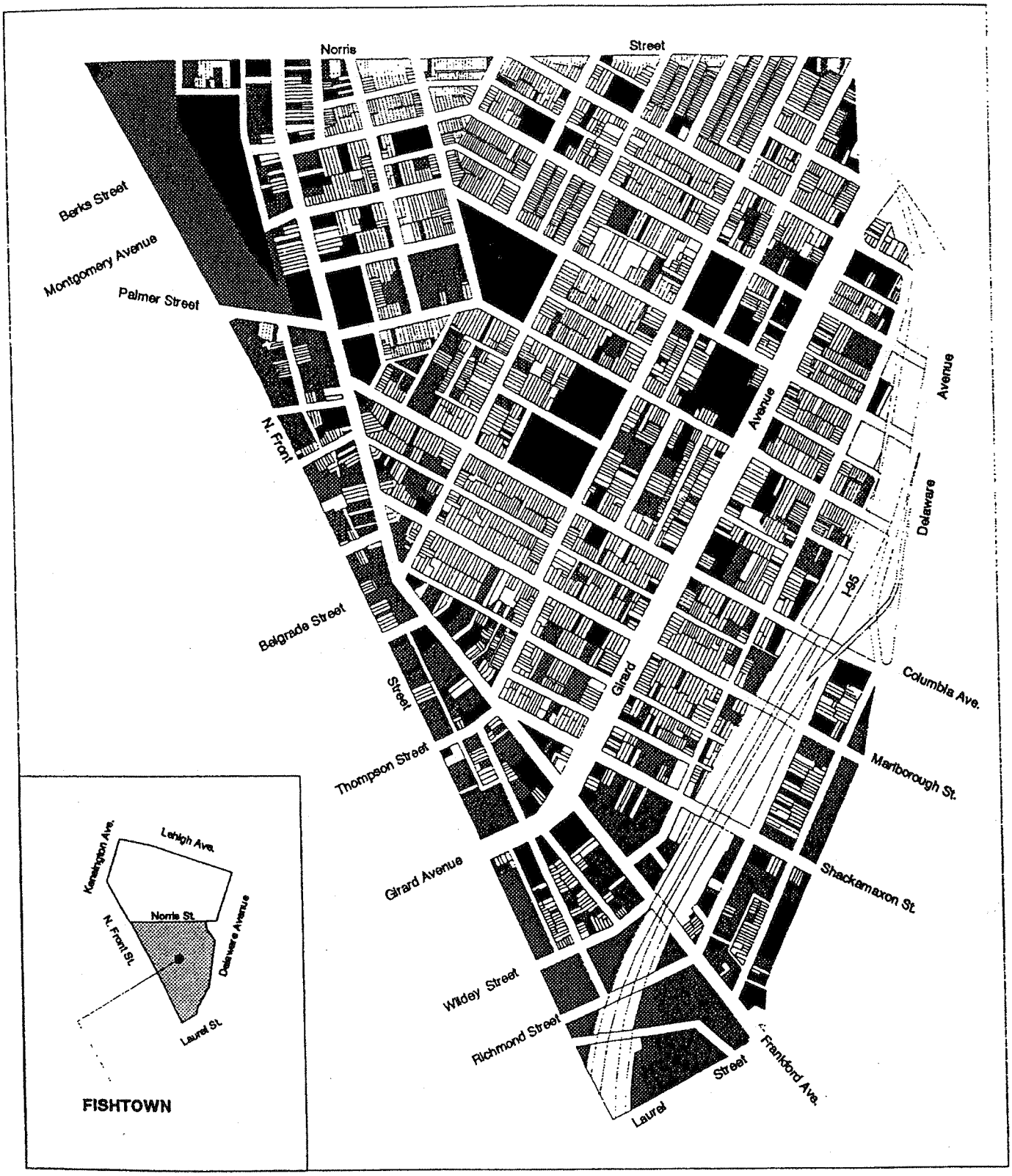
City of Philadelphia



PROPOSED LAND USE

Plate II of II

- Residential
- Commercial/Retail
- Sideyard
- Garden/Open Space
- Institutional
- Parking
- Existing Land Use to Remain



EXISTING LAND USE

Plate II of II

Residential

Industrial

Recreation

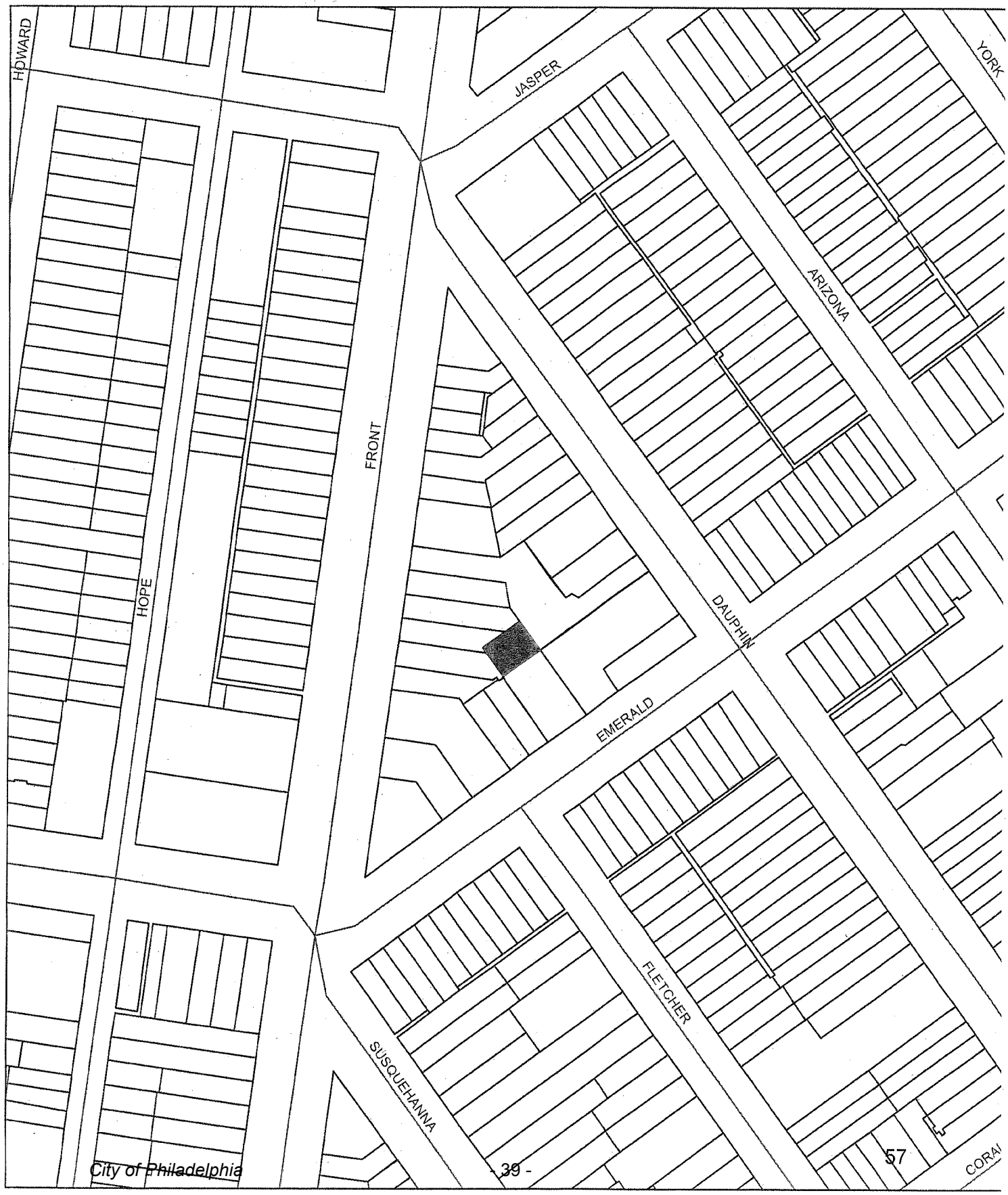
Commercial/Retail

Institutional

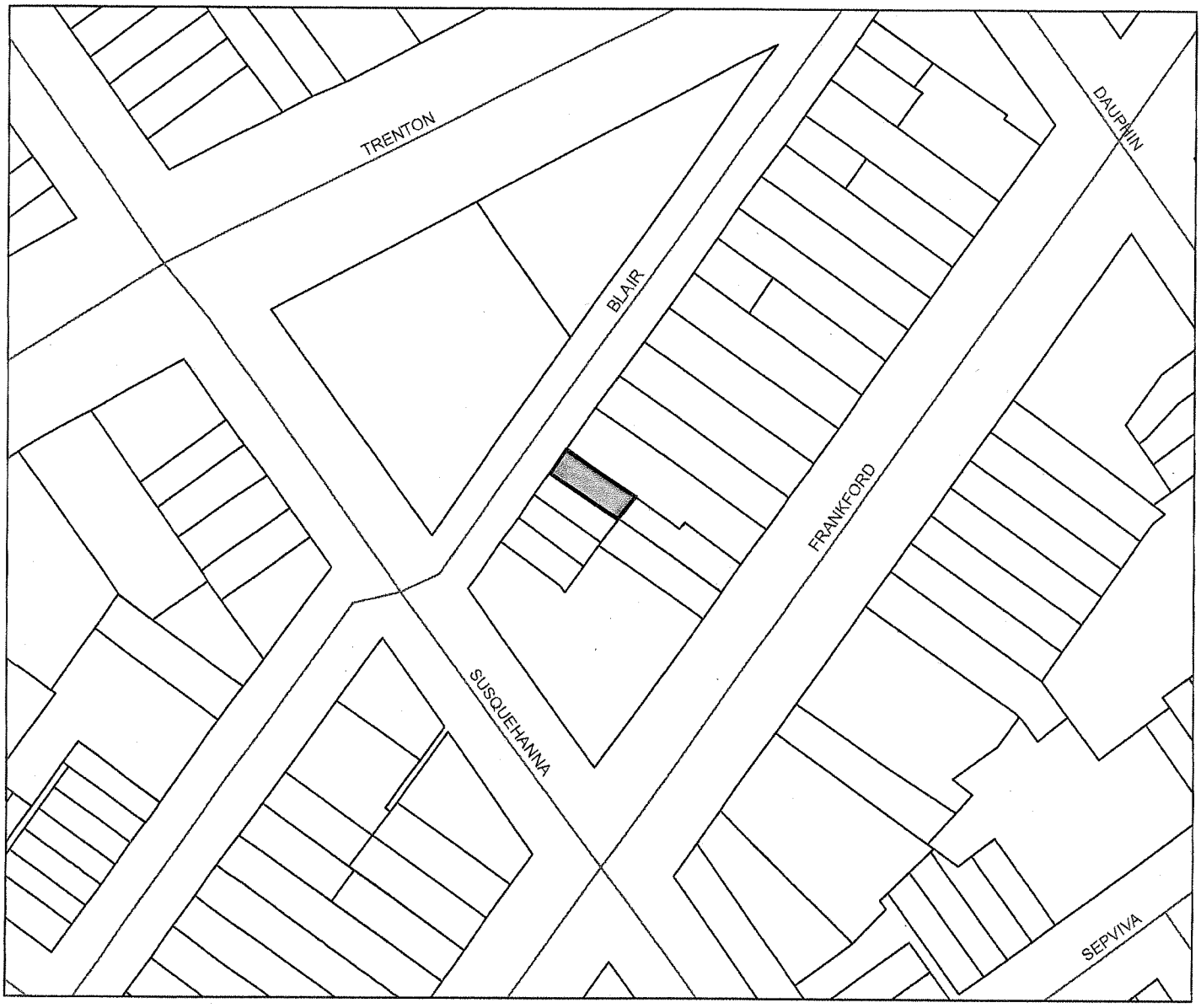
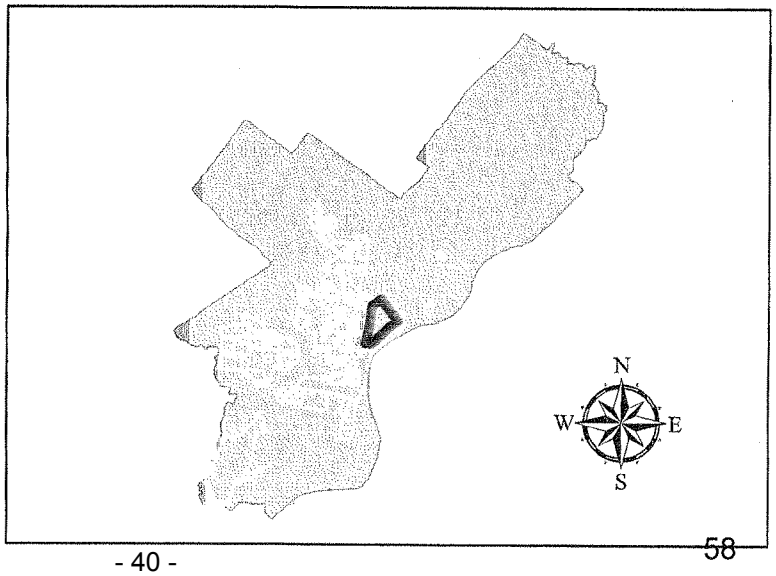
Vacant Land

City of Philadelphia

New Kensington Fishtown URA
2218R-20 Emerald Street



New Kensington-Fishtown URA
2211 Blair Street



2211 Blair Street