



City of Philadelphia

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

BILL NO. 120342

Introduced May 3, 2012

Councilmember Squilla

**Referred to the
Committee on Rules**

AN ORDINANCE

Approving the eleventh amendment of the redevelopment proposal for the Whitman Urban Renewal Area, being the area beginning at a point of intersection of the northerly side of Snyder avenue and the easterly side of Front street, including the eleventh amendment to the urban renewal plan and the amended relocation plan, which provides, inter alia, for the additional land acquisition of three (3) properties for residential 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 Whitman Urban Renewal Area (hereinafter referred to as "Whitman") was approved by Ordinance of the Council on September 2, 1964, as last amended by Bill No. 030296, approved by the Mayor on July 7, 2003; and

WHEREAS, The Redevelopment Authority has prepared a eleventh amendment of the redevelopment proposal, including the detailed redevelopment area plan, the eleventh amended urban renewal plan, amended relocation plan, the maps and all other

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documents and supporting data which form part of the said proposal, for Whitman, dated April, 2012 (hereinafter collectively referred to as the “Eleventh Amended Redevelopment Proposal”); and

WHEREAS, The Eleventh Amended Redevelopment Proposal provides, *inter alia*, for the additional land acquisition of three (3) properties for residential 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 Eleventh 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 Eleventh 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 Eleventh Amended Redevelopment Proposal promotes sound urban renewal and redevelopment, and the elimination of blight in Whitman; now therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The eleventh amendment of the Redevelopment Proposal dated April, 2012 (appended as Exhibit “A” hereto), including the detailed redevelopment area

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plan, the eleventh amended urban renewal plan, the amended relocation plan, the maps and all other documents and supporting data which form part of the said proposal (hereinafter collectively referred to as the “Eleventh Amended Redevelopment Proposal”) submitted by the Redevelopment Authority for the Whitman Urban Renewal Area (hereinafter “Whitman”), having been duly reviewed and considered, is approved.

SECTION 2. Council finds and declares that the Eleventh Amended Redevelopment Proposal for Whitman:

- a. Is in conformity with the redevelopment area plan for the Whitman 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 eleventh 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;

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

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

- a. Proceeding with minor changes in substantial conformity with the Eleventh Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the Whitman Redevelopment Area.

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- 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 Eleventh 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 Eleventh Amended Redevelopment Proposal, is not imminent with respect to Whitman, 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 Eleventh Amended Redevelopment Proposal approved by this Ordinance.

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WHITMAN REDEVELOPMENT AREA

WHITMAN URBAN RENEWAL AREA

ELEVENTH AMENDED REDEVELOPMENT PROPOSAL

ELEVENTH AMENDED URBAN RENEWAL PLAN

APRIL 2012

THE URBAN RENEWAL PLAN FOR WHITMAN

ORIGINAL PLAN	JUNE	1964
FIRST AMENDMENT	JULY	1965
SECOND AMENDMENT	SEPTEMBER	1968
THIRD AMENDMENT	JANUARY	1970
FOURTH AMENDMENT	JUNE	1970
FIFTH AMENDMENT	OCTOBER	1970
FIRST MODIFICATION	NOVEMBER	1975
SIXTH AMENDMENT	DECEMBER	1977
SEVENTH AMENDMENT	JANUARY	1979
FIRST MODIFICATION	AUGUST	1981
EIGHTH AMENDMENT	JULY	2000
NINTH AMENDMENT	SEPTEMBER	2002
TENTH AMENDMENT	MAY	2003
ELEVENTH AMENDMENT	APRIL	2012

WHITMAN URBAN RENEWAL PLAN

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Boundary and Activities Map

Proposed Land Use Map

A. DESCRIPTION OF PROJECT1. Boundaries of Urban Renewal Area

- a. Urban Renewal Plan Boundary and Activity Map shows the boundaries of the Whitman Urban Renewal Area.
- b. The legal description of the boundaries of the Whitman Urban Renewal Area is attached hereto and marked Exhibit "A".

2. Types of Proposed Renewal Activities

The contemplated Whitman Urban Renewal program primarily is one of private investment for the rehabilitation of existing homes by the present owners. In certain instances where the owner cannot or will not comply with the conservation standards defined herein, the Redevelopment Authority of the City of Philadelphia will acquire such properties and either rehabilitate them or place the property on the private real estate market for rehabilitation by a purchaser in accordance with the required conservation standards.

A secondary emphasis in this renewal program is the clearance and redevelopment of land for residential, commercial, area shopping center, industrial, and recreational uses.

The areas proposed for clearance and redevelopment are clearly delineated on the attached Urban Renewal Plan Boundary and Activities Map. The reuses of the land are graphically shown on the Urban Renewal Plan Land Use Map.

Public improvements proposed for the conservation of the Whitman neighborhood are new recreation facilities, improved street lighting, off-street parking areas, new and resurfaced streets, installation of new sidewalks, curbs, gutters and sewers and the planting of street trees throughout the entire conservation area.

B. LAND USE PLAN1. Land Use Map

The Urban Renewal Plan Land Use Map shows major thoroughfares, street rights-of-way (subject to minor modifications), easements, all other public uses, as well as existing and proposed residential, commercial, industrial, institutional, and recreational uses.

2. Land Use Provisions and Building Requirements

In addition to the provisions of any building and zoning ordinances now or hereafter in force, there are hereby imposed on and will hereafter apply to each site or portion thereof in the Project Area the following controls for redevelopment and use which

will be implemented by appropriate covenants running with the land or other provisions in the Redevelopment Agreement and conveyance executed pursuant thereto; and certain controls subject to variances or certifications required by provisions of building or zoning ordinances, now or hereinafter in force.

a. Uses to be Permitted

The specific uses permitted on land in the Urban Renewal Area shall be the erection, construction or use of buildings of premises for uses as listed below:

(1) Residential Use

- (a) Detached, semi-detached and attached single family.
- (b) Private garage and open air parking as an accessory use; other open air parking in excess of one space per unit when authorized by a Zoning Board of Adjustment certificate.
- (c) Offices of doctors of medicine, osteopathy, dentistry, chiropractic, or optometry; minister, lawyer or similar professional offices provided that such offices:
 - i. Shall be situated in the dwelling of such practitioner;
 - ii. Shall be incidental to the main purpose of the residence;
 - iii. Shall have no more than one assistant regularly employed therein;
 - iv. Shall not be used by any colleagues or associates.
- (d) Accessory uses including all necessary public utility functions subordinate to the main use on the lot and customarily incidental to the main use, excluding signs.
- (e) Home occupations customarily and traditionally conducted in a dwelling as an incidental use shall be permitted only if a Board of Adjustment certificate is obtained. Such home occupation must be conducted in a completely enclosed building.
- (f) Mixed uses, predominantly residential and predominantly non-residential, shall be restricted to structures currently containing mixed uses as shown on Urban Renewal Plan Land Use Map. When a commercial use is involved, it shall conform to uses permitted under Commercial Use "2".
- * (g) Nursing homes and convalescent centers in the block bounded by 4th, Galloway, Porter and Shunk Streets.

(2) Public Housing Use

- (a) Detached, semi-detached and attached single family dwelling units.
- (b) Off-street parking as accessory uses.
- (c) Uses and public facilities required for the operation of the building and for the use or entertainment of guests or tenants of the building.

* Revised June 1975

(3) Semi-Public Use

- (a) Residential Related: churches, synagogues and related institutions, clubs, schools, and other institutions of learning.
- (b) Non-residential Related: Labor Union halls, children's center.
- (c) Recreational Area: schoolyard, play lot and related recreational use;
 - i. Related accessory recreational facilities, such as shelters, restrooms and walkways.

(4) Commercial Use "2"

The following uses permitted in Commercial Use "2" regarding retail sales shall be limited to a completely enclosed building unless otherwise specified:

- (a) The uses permitted in any Residential District, except attached buildings used solely for dwelling purposes. All use qualifications provided in Residential Districts are not required in this district.
- (b) The following sales, separately or in any combination: Antiques; art goods and artists' supplies; automobiles and parts; bakery goods; beverages; bicycles, motorcycles, boats and farm equipment; books, photographic equipment; china, glass and metalware; confectionery goods; cosmetics; delicatessen goods; department store merchandise; draperies; drugs; dry goods; electrical appliances; furniture; garden supplies; gifts; groceries; hardware; hobby and handicraft merchandise; household appliances; jewelry; luggage; meat; music materials and merchandise; musical instruments; newspapers and magazines; office equipment and supplies; optical and orthopedic goods; packaged paints; radio and television sets and parts; seafood; sporting goods; stationery; variety store merchandise ("5-and-10 cent store"); wallpaper; watches and clocks; wearing apparel.
- (c) Barber, beauty shop; bicycle rental; costume and clothing rental; billiards, pool and bowling; hat cleaning; photographer; tailor shop; taxidermist.
- (d) Blueprinting, duplicating and kindred reproduction services, not to exceed 1,500 square feet in gross floor area.
- (e) Business or professional office or agency; financial institution; school; radio or television studio.
- (f) Funeral parlors, including the sale of morticians' goods.
- (g) Hand laundry, laundry pick-up agency and/or dry cleaning pick-up agency, and each use, singly or in any combination, not to exceed 1,500 square feet in gross floor area.
- (h) Instruction in music, art or sciences.
- (i) Laboratories (analytical, chemical, and research) and assay offices, not to exceed 1,500 square feet in gross floor area.
- (j) Personal service or treatment of patients.

- (k) Post office.
- (l) Printing, publishing, and related trades and arts, not to exceed 1,500 square feet in gross floor area.
- (m) Private open-air parking lot, incidental and contiguous to any uses permitted in this district.
- (n) Repair of household appliances and fixtures, jewelry, musical instruments, photographic equipment, radio and television equipment, shoes, dental or prosthetic laboratories or optical lens grinder, not to exceed 1,500 square feet in gross floor area.
- (o) Restaurant, café, soda or ice-cream fountain or catering, including outdoor dining areas.
- (p) Sale of pets, birds, and animals.
- (q) Use Regulations – With Certificate

The following uses will be permitted in this district only if a Zoning Board of Adjustment certificate is obtained:

- i. Automobile service station for the retail sale of automobile fuels, lubricants, radiator fluids, and accessories, and for the performance indoors of incidental services and minor repairs to automobiles (not including body and fender work or painting, clutch, cylinder, differential or transmission repairs), incidental car washing indoors in an area not to exceed 400 square feet and the inspection of automobiles; provided, the same is licensed by the Commonwealth of Pennsylvania;
- ii. Garages and parking as a principal use;
- iii. Retail dry cleaning establishment using non-flammable solvents as approved by the Department of Licenses and Inspections;
- iv. Sale of live poultry, live fish or live animals for human consumption;
- v. Trolley and cab stations, bus terminals;
- vi. Self-service laundry and dry cleaning establishments;
- vii. Uses customarily accessory and incidental to the uses specified above;
- viii. A use of the same general character as the uses specified above.

(5) Commercial Use “Area Shopping Center”

The specific uses permitted in this district shall be the erection, construction, alteration or use of buildings and/or land for the following services and/or sales on the premises at retail, separately or in any combination:

- (a) Antiques, art goods and artists’ supplies, automobile showrooms (excluding repairs or service), bakery goods, books, china, glass and metalware, confectionery, cosmetics, delicatessen, department store merchandise, draperies, drugs, dry goods, electrical appliances, floor coverings, florist merchandise, fruits and vegetables, furniture, garden

- supplies, gifts, groceries, hardware, hobby and handicraft merchandise, household appliance, jewelry materials and merchandise, music studio, newspapers and magazines, office supplies, optical or orthopedic goods, package paints, pet shop photographic supplies, radio and television sets and parts, seafood, shoes, sports goods, stationery, tire store, variety store merchandise, wallpaper, watch repairs, wearing apparel; sale of live poultry, live fish, or live animals for human consumption when authorized by a Zoning Board of Adjustment certificate;
- (b) Barber shop, beauty shop, bowling alley, children's nursery, hat cleaning, laundry and dry cleaning pick-up station, library, photographer, post office, retail dry cleaning establishments, laundries including self-service establishments, shoe repair shop, tailor shop;
 - (c) Automobile service station for the retail sale of automobile fuels, lubricants, radiator fluids and accessories, and for the performance indoors of incidental service and minor repairs to automobiles (not including body and fender work or painting, clutch, cylinder, differential or transmission repair), incidental car washing indoors in an area not to exceed 400 square feet, and the inspection of automobiles; provided, the same is licensed by the Commonwealth of Pennsylvania;
 - (d) Business or professional office or agency, financial institution, school or studio;
 - (e) Indoor theater;
 - (f) Restaurant, café or soda or ice cream fountain, including outdoor dining areas;
 - (g) Car washing establishment, using mechanical equipment for the purpose of washing and/or polishing automobiles and other vehicles; provided, a Zoning Board of Adjustment certificate as herein provided, is obtained. Such Zoning Board of Adjustment certificate shall only be issued where such use will have on the premises: (1) a waiting area for incoming cars accessible to the entrance and of the washing equipment, of at least 4,000 square feet, and (2) an area beyond the exit end of the washing equipment of at least 400 square feet so situated as to be usable for the hand finishing of the washing process;
 - (h) A use of the same general character as (a) through (f) when authorized by a Zoning Board of Adjustment certificate;
 - (i) Accessory uses, not otherwise prohibited, customarily incidental to any permitted principal use.

All permitted uses are subject to the following conditions:

All business, service or processing and the storage of all equipment, materials or merchandise shall be conducted wholly within a completely enclosed building, except for automobile parking, off-street loading, and the sale of automotive fuel, lubricants, accessories, and radiator fluids at service stations, and outdoor dining areas.

Operations and equipment employed and materials used or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, heat, vibration or water-borne waste.

(6) Industrial Use

The specific uses permitted in this district shall be in the erection, construction, alteration or use of buildings and/or land for the following uses, to be conducted wholly within a completely enclosed building or in an inner court, except as otherwise specified herein:

- (a) Bottling, canning and/or distribution of liquids for human consumption, including the manufacture of soft drinks and carbonated waters;
- (b) Central heating plant;
- (c) Cinema, radio and television studio; radio and television transmission tower; provided, a Zoning Board of Adjustment certificate is obtained;
- (d) Distribution plants, parcel delivery, cold storage plants, and food commissaries;
- (e) Die cutting of purchased paper, purchased paperboard or purchased cardboard; pressing and moulding of purchased paper pulp goods; printing and embossing of purchased wallpaper stock; excluding any manufacture or processing of pulp, waste paper or paper products;
- (f) Drying, dehydrating and/or packaging of fruits and vegetables; and the freezing of fruits, fruit juices, vegetables and meats and the packaging of such frozen products;
- (g) Laboratories (analytical, chemical, and research) and assay offices, not to exceed 5,000 square feet in gross floor area; provided, that any laboratory animals shall be kept within completely enclosed buildings at all times;
- (h) Manufacture of:
 - i. Apparel and garments of all sorts; lace, linen and fur goods; textile raincoats and outer garments of textile; apparel accessories; curtains, draperies and textile house furnishings; canvas products; trimmings, stamped art goods and needlework; embroideries; pleatings, stitchings and tuckings; felt goods; and other kindred textile articles;
 - ii. Automatic merchandising and amusement machines;
 - iii. Bread and other bakery products;
 - iv. Butter, cheese, condensed and evaporated milk, ice cream and frozen desserts, and special dairy products;
 - v. Candy, chocolate, cocoa, chewing gum and other confectionery products;
 - vi. Cigarettes, cigars, smoking and chewing tobacco, and snuff;
 - vii. Rope and twine, except if made of jute or sisal;
 - viii. Drugs, including biological products, botanical products; medicines and pharmaceutical preparations;

- ix. Engineering, laboratory, scientific, electrical and research instruments; mechanical measuring and controlling instruments; automatic temperature controls; optical instruments and lenses; surgical, medical goods; watches, clocks, clockwork operated devices and watch cases; sighting and gunnery fire-control equipment; provided, than any fully assembled product regularly produced by any use in this sub-paragraph shall not exceed 2,000 pounds in weight, except on approval of the Zoning Board of Adjustment;
- x. Paper envelopes and bags; paperboard and fibre boxes, tubes, drums, and containers; other paper and paperboard products; provided, that the products herein shall be made from purchased paper, purchased paperboard or purchased fibreboard; and further provided, that the manufacture or processing of pulp, waste paper or waste paper products is prohibited;
- xi. Jewelry; jewelers' findings and materials; lapidary work (including the cutting and polishing of diamonds); dolls; pens, pen points, mechanical pencils and parts; hand stamps, stationery seals; stencils; costume jewelry and costume novelties; ornamental feathers, plumes and artificial flowers; needles, pins and fasteners; lamp shades (except of glass or metal); umbrellas, parasols and canes; tobacco pipes and cigarette holders; scale models; insignia, emblems and badges;
- xii. Leather gloves and mittens, luggage, handbags and personal leather goods, excluding footwear and saddlery;
- xiii. Macaroni, spaghetti, vermicelli, ravioli and noodles;
- xiv. Statuary and art goods made of plaster of Paris or paper-mache;
- xv. Typewriters; computing and accounting machines (including cash registers); scales and balances; and other office machines; provided, that any fully assembled product regularly produced by any use in this sub-paragraph shall not exceed 2,000 pounds in weight, except on approval of the Zoning Board of Adjustment.

- (i) Milk and cream processing and distribution;
- (j) Offices and office record storage;
- (k) Plastic articles from purchased plastic materials; provided no pressure molding or casting shall be permitted;
- (l) Police and fire stations;
- (m) Printing, publishing and allied arts and trades;
- (n) Repair of any products permitted to be manufactured or produced in this district; provided, that this paragraph shall not be construed to limit repair uses specifically permitted in any Commercial District;
- (o) Storage buildings and warehouses, not including storage and baling of junk, scrap metal, rags, waste paper or used rubber;
- (p) Truck and motor freight terminal;
- (q) Accessory uses, customarily incidental to any of the above permitted uses.

The above uses are permitted only when the following conditions are met:

All uses in this district shall be carried on exclusively with off-site prepared ingredients and/or materials;

No kiln shall be fired except by oil, gas or electricity, and no individual kiln capacity shall exceed 200 cubic feet;

No blast or reverberatory furnaces or foundries shall be used;

No punch or stamping presses over 20 tons rated capacity shall be used;

No drop hammers shall be used;

Any floodlights shall be focused onto the property, and no combustion or welding shall be visible beyond the lot lines;

All uses shall be operated so that the volume of sound and/or the ground vibration inherently and recurrently generated shall not be excessive at any point on any boundary line of a particular lot. No use shall be operated that emits an noxious or dangerous degree of heat, glare, smoke, radiation, odors or fumes beyond any lot boundary line. Determination of the excessive or noxious characteristics of a particular use shall be at the discretion of the Redevelopment Authority and the City's Air Management Services.

(7) Public Use

- (a) Public recreation areas;
- (b) Related accessory recreational facilities, such as activity buildings, shelters, rest rooms, parking areas and walkways;
- (c) Other public facilities.

b. Regulations and Controls

(1) Residential Use

- (a) Maximum floor area ratio, building coverage, density, height, and minimum set-back:

<u>F.A.R.</u>	<u>Coverage</u>	<u>Density</u>	<u>Height</u>	<u>Set-Back</u>
2.1	70%	59	35 feet or 3 stories	* None Required

* Where set-backs exist, they shall not be removed by adding onto the structure.

(b) Yards

City of Philadelphia

	<u>Side</u> (When used)	<u>Rear</u> (When used)	<u>Rear</u> (Min. Sq. Ft.)
Single Family	5 feet	9 feet	144 square feet
Accessory	8 feet	None	None

(c) Parking

- i. Off-street parking must be provided for all new residential structures at a minimum ratio of one parking space for each family in single-family, duplex and multiple dwellings;
- ii. Each parking space must be at least 10 feet by 20 feet and an additional area equal to 25% of the area provided for parking shall be used for aisles and driveways.
- iii. Open air parking areas for all dwellings shall be situated on ground which does not contain any grades in excess of 10% and shall be paved with a hard top all weather surface by the redeveloper.
- iv. Open air parking areas shall be provided with adequate lighting facilities and shall contain permanent substantial barriers around the area constructed of metal or masonry or a fence of a design approved by the Redevelopment Authority.
- * v. Off-street parking must be provided for a convalescent center at a minimum ratio of one parking space for every ten beds.

(d) Accessory Buildings

Where permitted, garages and other outbuildings shall be of masonry or the same material as the principal structure.

(e) Street Trees and Landscaping

Street trees and appropriate landscaping shall be provided by the redeveloper thereby creating a pleasant and attractive setting screening objectionable features on the site and on adjacent properties and rights-of-way. All landscaping shall be subject to the approval of the Redevelopment Authority.

(f) Yards and Gardens

All yards abutting legally open streets or walkways shall be screened by masonry walls or durable fences.

When yards and gardens are enclosed, they shall be enclosed by masonry walls of similar material as the adjacent structure or by durable fences of a design approved by the Redevelopment Authority and the City Planning Commission.

* Revised June 1975

- (g) Signs for all Residential Districts shall be permitted subject to the following conditions:
- i. Temporary signs for a period of one year advertising the sale or rent of the real estate upon which they are erected shall not exceed in total area 12 square feet for each 50 lineal feet along any street line of the lot, parcel or development or 300 square feet, whichever is smaller.
 - ii. Signs for a permitted use of the premises shall not exceed 150 square inches on a face and must be attached flat against the wall of the building; except that churches and institutions shall be permitted a sign area of 15 square feet upon each street-line frontage;
 - iii. Signs shall not project above the roof line or wall coping;
 - iv. Signs may be illuminated by interior lighting or lighting directed toward the sign; provided, they do not create glare upon adjacent lots;
 - v. Signs may not be illuminated by flashing, animated or intermittent illumination.

(h) Mixed Uses

- i. Mixed used in residential areas when discontinued for a period of one consecutive year, shall be considered abandoned and may not be resumed.
- ii. Any structure in a residential area containing a non-conforming use which has two-thirds or more of its gross floor area destroyed by fire or Act of God or is legally condemned, the new construction which is erected shall conform to the residential use specified by this plan;
- iii. If a commercial use is involved, it must conform to uses permitted under Commercial Use "2".

* (i) Off-Street Loading Space For Convalescent Center

- (a) To be in conformity to the Philadelphia Zoning Code's general loading requirements.

(2) Public Housing

- (a) Maximum floor area ratio, building coverage, density, height and minimum set back:

* Revised June 1975

<u>F.A.R.</u>	<u>Coverage</u>	<u>Density</u>	<u>Height</u>	<u>Set-Back</u>
1.5	50%	59	40 Feet	*

* Every point on a structure which faces a street or lot line shall have a minimum horizontal distance from the center line of the street equal to 1/2 of the height of that point above the mean ground level at the base of the structure.

(b) Spacing of Structures

- i. Between parallel structures (front-to-front, rear-to-rear or front-to-rear), 50 feet for structures of 5 stories or less;
- ii. Between obliquely aligned structures, the minimum spacing distance for structures of 5 stories or less may be decreased by as much as 10 feet at one end if increased by a similar or greater distance at the other end;
- iii. Between corners or adjacent structures that do not face each other or overlap, there shall be a minimum distance of 20 feet;
- iv. Between end walls where legally required windows occur or end wall of a structure and front or rear wall or side walls, there shall be a distance of 30 feet for 1 and 2 story structures, 35 feet for 3 story structures, 40 feet for 4 story structures, and 45 feet for 5 story structures;
- v. Between end walls of structures containing no legally required windows, there shall be a distance of 20 feet;
- vi. Court widths shall not be less than the length or depth of such court plus 1/3 of that portion of the height of the building over three stories or 35 feet.

(c) Parking

Controls and regulations governing residential shall apply (see above); except off-street parking must be provided at a ratio of not less than 6 parking spaces for every 10 dwelling units. Dwelling units designed to accommodate elderly persons, parking shall be provided at a ratio of not less than 1.5 parking spaces for every 10 such dwelling unit.

(d) Signs

Controls and regulations governing signs in residential areas shall apply to Public Housing (see above).

(e) Street Trees and Landscaping

Provisions for street trees and landscaping in residential areas shall apply to Public Housing (see above).

(f) Exterior Fire Escapes

Exterior fire escapes shall not be installed on the face of the buildings fronting on streets or walkways.

(3) Semi-Public Uses

(a.1) The Urban Renewal Plan Land Use Map shows the new location of semi-public uses abutting the Mt. Enon Baptist Church on the west. The church is located on the southwest corner of Fifth Street and Snyder Avenue.

- i. The area may be used for off-street parking.
- ii. If converted to residential use, the residential regulations and conservation standards of this Plan shall control the rehabilitation thereof.
- iii. Signs for the permitted use of the premises shall not exceed 15 square feet on a face and must be attached flat against the wall of the building; such signs shall not project above the roof line or wall coping. Such signs may be illuminated by interior lighting or lighting directly toward the sign; in no case may signs be illuminated by flashing, animated or intermittent illumination.

(a.2) The Urban Renewal Plan Land Use Map shows the new location of a semi-public use abutting the Our Lady of Mount Carmel School annex on the north. The school is located on the northeast corner of Fourth and Shunk Streets.

- i. The area may be used for a recreational use.
- ii. Outdoor lighting in connection with the operation of recreational activities shall be properly focused and shielded to prevent glare on any adjoining property or public right-of-way.
- iii. Appropriate landscaping, subject to the approval of the Redevelopment Authority, shall be provided for a pleasant and attractive setting.

(b) Regulations and Controls on Existing Semi-Public Use

- i. Coverage No more than 50% of the lot area shall be occupied by buildings.
- ii. Height The permitted height shall be 35 feet, except that a foot of additional height may be added for each additional foot the building sets back from all lot lines; provided, however, that the maximum height shall be 60 feet.
- iii. Setbacks Every point on a structure shall be a minimum horizontal distance from every lot line which is not a street line,

equal to ½ of the height of that point above the mean ground level at the base of said structure. Every point on a structure which faces a street shall be a minimum horizontal distance from the center line of said street of 25 feet.

- iv. Landscaping Street trees and appropriate landscaping will be required subject to the review of the Redevelopment Authority.
- v. Signs Each building shall be permitted to have a sign identifying the name, use or purpose of said building which sign shall not exceed 15 square feet in area upon each street line frontage of the lot. Permitted signs may be illuminated by interior lighting or lighting directed toward the signs; provided that they do not create glare upon adjacent districts; but in no case shall signs be illuminated by flashing, animated or intermittent illumination. Signs which revolve shall be prohibited. Any revolving device which causes intermittent flashes of light to be projected will be prohibited. No sign shall project above the roof line or wall coping.

(4) Commercial Use “2”

(a) Maximum building coverage, height, minimum yards and set-back controls:

<u>Coverage</u>	<u>Height</u>	<u>Set-Back</u>	<u>Side-Yard</u> (When used)	<u>Rear Yard</u>
75%	35 Feet	None	5 Feet	10% of lot depth but a minimum of 8 Feet

(b) Signs permitted in Commercial “2” areas under the following conditions:

- i. Lots facing one street may have a maximum sign area of 3 square feet for each lineal foot of street line.
- ii. Lots facing more than one street line may have a maximum sign area of 3 square feet for each lineal foot of street line on the longer street line frontage.
- iii. An exterior sign pertaining only to a permitted use on the premises, attached flat against the wall of the building or on the face of a marquee, but not projecting above the roof line or wall coping.
- iv. Signs may be illuminated provided the illumination shall be properly focused upon the sign itself and to prevent glare upon the surrounding area.
- v. No free standing sign shall be permitted.

(c) Off-Street Loading Space

Off-street loading shall be provided according to the following table:

<u>Gross Floor Area (Square Feet)</u>	<u>Spaces</u>
20,000 – 40,000	1
Over 40,000 – 100,000	2
Over 100,000 – 160,000	3
Over 160,000 – 240,000	4
Over 240,000 - 320,000	5

For each additional 90,000 square feet over 320,000 – 1 additional space.

(d) Commercial Parking

- i. If ten or more spaces are provided the area must have adequate lighting facilities at night focused to prevent glare on any dwelling.
- ii. The parking area shall be paved by the redeveloper with a hard top all weather surface.
- iii. The parking area for ten or more cars shall have permanent substantial barriers around the area constructed of metal or masonry of a design approved by the Redevelopment Authority.

(e) Mixed Uses

A program encouraging voluntary rehabilitation will be undertaken by the Redevelopment Authority with the assistance of a financial expert and architect. In those certain locations where rehabilitation is not feasible the Redevelopment Authority will acquire the property and convert it to the best use.

(5) Commercial – Area Shopping Center

- (a) Maximum building coverage, height, minimum area, frontage and set-back:

<u>Coverage</u>	<u>Height</u>	<u>Area</u>	<u>Frontage</u>	<u>Set-Back</u>
33 1/3	35 Feet or 3 stories plus 1 foot of additional height for each additional foot set-back from all lot lines to a maximum height of 65 feet	80,000 Square Feet	200 Feet	None

(b) Parking

- i. There shall be provided on the same lot at the time of erection of any building or structure, off-street parking spaces for automobiles, the total area of which, including access drives and/or aisles shall be equal to not less than the sum of the aggregate floor area of all floors of the structure above the first floor plus twice the aggregate floor area of the first floor of the structure. For the purposes of this computation, the aggregate floor areas shall be measured between the interior sides of exterior walls, including stairways, halls, closets, and similar areas.
- ii. The surfaces of all required off-street parking spaces, including all accessways and/or driveways from the street, shall be paved by the redeveloper with a hard top all weather surface.
- iii. The redeveloper shall make provision for the separation of open-air parking areas from adjacent properties by a masonry wall or durable fence of a design approved by the Redevelopment Authority.
- iv. The redeveloper shall provide adequate lighting facilities which shall be focused so as to prevent glare on surrounding dwelling units.

(c) Off-Street Loading Space

Off-street loading shall be provided according to the following table:

<u>Gross Floor Area (Square Feet)</u>	<u>Space</u>
20,000 - 40,000	1
Over 40,000 - 100,000	2
Over 100,000 - 160,000	3
Over 160,000 - 240,000	4
Over 240,000 - 320,000	5

For each additional 90,000 square feet over 320,000 square feet - 1 additional space.

(d) Signs

Signs are permitted only under the following conditions:

- i. An exterior sign which pertains only to a permitted use on the premises, if attached flat against the wall of the building or to the face of a marquee or above the roof but not projecting beyond the line of the building walls.

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- ii. The total area of signs permitted on any building shall not exceed an area equivalent to five square feet for each lineal foot of store front width.
- iii. Signs may be illuminated provided the illumination shall be properly focused upon the sign itself and to prevent glare upon the surrounding area.
- iv. Signs with flashing, animated or intermittent illumination shall not be permitted.
- v. Red and green lighted signs shall not be permitted within fifty feet of a signaled intersection.
- * vi. One free-standing sign shall be permitted under the following conditions:

Such sign is located upon the lot where permitted uses are in existence;

Such sign shall not contain more than two sign faces with a total area of 600 square feet, exclusive of supporting structures, not to exceed in total height 40 feet from grade level to the top of the sign;

It will be necessary for the redeveloper to secure a zoning variance for any sign having an area greater than 300 square feet.

(e) Street Trees and Landscaping

Street trees and appropriate landscaping shall be provided by the redeveloper so as to: (1) provide a pleasant and an attractive setting for all buildings, structures and improvements; (2) screen objectionable features on site and on adjacent properties and rights-of-way. Landscaping shall be subject to approval of the Redevelopment Authority.

(6) Industrial – Controls and Regulations

- (a) Maximum floor area ratio, building coverage, occupied area, bulk, and minimum yards and courts:

<u>Court</u>	<u>F.A.R.</u>	<u>Height</u>	<u>Occupied Area</u>	<u>Bulk</u>	<u>Minimum Yards</u>		
					<u>Front</u>	<u>Side</u>	<u>Rear</u>
12 Foot width	2.25	None	75%	20 X gross floor area	20 Feet	12 Feet	12 Feet

(b) Off-Street Loading

* Revised July 1981

City of Philadelphia

- i. Off-street loading spaces shall be provided according to the following table:

<u>Gross Floor Area (Square Feet)</u>	<u>Space</u>
10,000 - 20,000	1
Over 20,000 - 40,000	2
Over 40,000 - 60,000	3
Over 60,000 - 80,000	4
Over 80,000 - 100,000	5

For each additional 50,000 – 1 additional space.

- ii. Where such loading spaces do not adjoin the street convenient access, at least 12 feet in width, shall be provided.

(c) Parking

- i. Each space shall be ten by twenty feet with an additional area equal to 25% of the parking area for driveways.
- ii. The surfaces of all off-street parking areas shall be paved by the redeveloper with a hard top all weather surface.
- iii. The redeveloper shall provide at least one off-street parking space for each 700 square feet of floor area.

(d) Signs shall be permitted only under the following conditions:

- i. An exterior sign which pertains only to a permitted use on the premises, if attached flat against the wall of a building but not projecting beyond the roof line or the line of building walls; signs may not be erected upon the grounds.
- ii. Signs shall pertain to the permitted use of the building and must not exceed 100 square feet upon any street line frontage.
- iii. Signs shall not face an abutting lot line which is in any Residential District nor face or abut any driveway or access road serving a Residential District to the side or rear.
- iv. Signs may be illuminated provided the illumination shall be properly focused upon the sign itself and to prevent glare upon the surrounding area.
- v. Signs with flashing, animated or intermittent illumination shall not be permitted.
- vi. Red and green lighted signs shall not be permitted within fifty feet of a signaled intersection.
- vii. Signs involving revolving devices are prohibited.
- viii. No free standing signs shall be permitted.

(e) Street Trees and Landscaping

Street trees and appropriate landscaping shall be provided for a pleasant and attractive setting for all buildings and screening objectionable features on the site. Landscaping shall be subject to the approval of the Redevelopment Authority.

(7) Public

(a) Recreational

- i. Outdoor lighting in connection with the operation of recreational activities shall be properly focused and shielded to prevent glare on any adjoining property or public right-of-way.
- ii. Appropriate landscaping, subject to the approval of the Redevelopment Authority, shall be provided for a pleasant and attractive setting.

(8) Easements

Easements indicating on the Urban Renewal Plan Land Use Map, will be maintained for the purpose of prohibiting the construction of buildings.

c. Statement of Duration of Provisions

For all properties in the project area disposed of prior to September 1, 2000, the provisions of this Plan contained in sections B.2.a. and B.2.b. specifying the land uses and regulations governing them within the Whitman Urban Renewal Area shall be in effect for a period of twenty-five (25) years following September 2, 1964, which is the date of approval of the original Urban Renewal Plan by the Council of the City of Philadelphia.

For all other properties in the project area, the provisions of this Plan contained in sections B.2.a. and B.2.b. specifying the land uses and the regulations governing them within the Whitman Urban Renewal Area shall be in effect for a period ending the later of (i) twenty-five (25) years following September 1, 2000 or (ii) twenty-five (25) years from the date of disposition.

d. Applicability of Provisions to Property Not To Be Acquired

The provisions and requirements of B.2.a. and B.2.b. will be fully applicable to all properties in the area which are not to be acquired when the owner thereof acquires project land.

C. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of Property To be Acquired

The attached Urban Renewal Plan Boundary and Activities Map shows all real property proposed to be acquired for clearance and redevelopment, including spot clearance, development of vacant land and areas to be acquired for public facilities. At this time, the Redevelopment Authority has not delineated areas or specified structures which shall be acquired for rehabilitation and conservation except for the parcels shown in the Urban Renewal Plan Boundary and Activities Map.

b. Properties Not Designated for Acquisition May Be Acquired

Property designated to be acquired is shown on the Urban Renewal Plan Boundary and Activities Map; all other parcels are not-to-be acquired. Each such not-to-be acquired parcel shall be subject to the specific regulations, controls and restrictions applicable thereto as set forth in Section B.2.d. and C.2. If the owners of such not-to-be acquired parcels are unable or unwilling to comply or conform with the regulations, controls and restrictions applicable to each such parcel within three years from the date of the approval of the Plan by the City Council of the City of Philadelphia, the Redevelopment Authority of the City of Philadelphia, in order to achieve the objectives of the Urban Renewal Plan, may, after ninety days written notice to the owners, acquire such parcels. However, such properties will not be acquired if substantial compliance with the regulations, controls and restrictions set forth in Sections B.2.d. and C.2. is achieved by the property owners. The Redevelopment Authority reserves the right to acquire any such non-conforming or non-complying not-to-be acquired parcels for a period of four years from the date of the approval of the Plan by the City Council of the City of Philadelphia. Upon acquisition of such parcels, the Redevelopment Authority may dispose of such parcels without demolition of any existing structures or improvements but expressly subject to the pertinent and appropriate provisions, regulations, controls and restrictions of the Plan.

c. Special Conditions Under Which Properties Designated for Acquisition May be Exempted

Properties designed for acquisition may be exempted during the execution of project plans if it is determined that they can be rehabilitated in accordance with provisions of this Urban Renewal Plan and will not conflict with the purpose and intent of said Plan.

2. Conservation and Rehabilitation

The property Conservation Standards established for real property within the Whitman Urban Renewal Area shall be those set forth below:

a. Basis of Property Conservation Standards

The standards for the rehabilitation of existing properties in the project area are established to insure proper provision for the health, safety, livability and utility

of the Whitman neighborhood. The Property Conservation Standards are derived from selected sections of the Code of General Ordinances of the City of Philadelphia, the Minimum Property Standards for Urban Renewal Rehabilitation as established by FHA and the Property Conservation Standards listed below.

b. Property Conservation Standards

(1) The Code of General Ordinances of the City of Philadelphia dated February 29, 1956, as amended, will apply to the project area in the execution of rehabilitation activities. The specific sections applicable to rehabilitation and conservation in the Whitman Urban Renewal Area are:

- | | |
|---------------------------|---------------------|
| Electric Code | Building Code |
| Fire Prevention Code | Health Code |
| Property Maintenance Code | Plumbing Code |
| Mechanical Code | Administrative Code |

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

(3) All materials and workmanship employed in conservation and rehabilitation under this program shall be of standard quality or better. All alterations to and repair of surfaces not requiring complete treatment shall be done with matching materials and/or methods and finished in such a way that the alterations and repairs do not clash with or differ from the existing treatment, if possible.

(4) The following requirements above the level of the City's Code of General Ordinances shall be applicable to all buildings in the project area:

(a) Services and Facilities

- (1) Utilities shall be independent for each property without dependence upon other properties.
- (2) Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property.

(b) Access

Access to each living unit shall be provided without passing through any other unit.

(c) Privacy

- (1) Access to all parts of a living unit shall be possible without passing through a public hall. *

- (2) A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Access to a single bathroom through a bedroom in living units with more than one bedroom is not acceptable. *
 - (3) A bedroom shall not be used as the only means of access to another bedroom or habitable room. *
- * This provision shall apply to all conversions or to new buildings.

(d) Space for Laundry Facilities

Adequate space for laundry trays or equipment shall be provided in either of the following locations: within each living unit having two or more bedrooms and located in the kitchen or other suitable service space or in the basement, cellar or other suitable public space within the building for the use of all occupants. This provision shall apply only to future conversions.

(e) Closets

- (1) Clothes closet space shall be provided within each living unit on the basis of approximately 12 square feet for the first bedroom plus 6 square feet for each additional bedroom, provided room design and layout permit.
- (2) Where separate closets for each existing bedroom are not possible, a closet elsewhere within the living unit may be used provided that the minimum area is available and is reasonably accessible to the bedroom.

(f) General Storage

Each living unit shall have a designated closet or other suitable space within the unit or a conveniently accessible locked space elsewhere within the building or other structure on the property for general storage.

(g) Interior Finishes

(1) Interior Wall and Ceiling Finish

All interior walls and ceilings or rooms and hallways shall provide: (a) a suitable base for decorative finish; (b) a waterproof and hard surface in spaces subject to moisture; and (c) no noticeable dangerous surface irregularities or cracking.

(2) Painting and Decoration

Where needed, a protective and decorative finish coating shall provide: (a) adequate resistance to weathering; (b) protection of

finished surfaces from moisture and/or corrosion; and (c) reasonable durability.

(h) Windows, Doors and Other Openings

- (1) Screens shall be provided for windows, doors and other openings which are used for ventilation purposes during that portion of each year when it is necessary to protect occupants from mosquitoes, flies and other insects.
- (2) Existing screens and storm sashes, where provided, shall be maintained in suitable condition to serve the intended purpose.

(i) Plumbing

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

(j) Electrical System

- (1) All habitable rooms and other appropriate spaces in each dwelling shall be provided with electrical service by a system of wiring and equipment that safely supplies electrical energy for proper illumination and the use of ordinary domestic appliances and equipment.
- (2) Existing wiring and electrical equipment that will be retained shall be determined to be in good and serviceable condition and installed so as not to be a potential source of electrical hazard or the means of igniting combustible materials. Replacement of existing wiring and equipment shall be made where the above conditions are not fulfilled.
- (3) The provisions of Section 1007, Chapter X of the Minimum Property Standards for One and Two Living Units, Section 1700 of the Minimum Property Requirements for Three or More Units, and appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation of electrical work in new construction. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each living unit in new construction. Heavy duty equipment shall have individual branch circuits as required to comply with the National Electrical Code, in new construction.

(k) Water Service

- (1) There shall be a separate shut-off valve provided for each dwelling unit.
- (2) Each dwelling unit shall be supplied with hot water which can be drawn at every required kitchen sink, lavatory basin and bathtub or shower at a temperature of not less than 120 degrees at any time.

(l) Basement

- (1) The floors of all basement or cellar furnace rooms or basements containing habitable space shall be paved in an acceptable manner, except under the following conditions: where the basement or cellar has existing wood floor construction over a crawl space and is in a sound, undamaged condition, it may remain provided the crawl space is adequately vented and, height permitting, an acceptable ground cover material is installed on the ground in the crawl space.
- (2) Stairs leading to the basement from the first floor shall be adequately and safely lighted.
- (3) A switch regulating basement lights shall be located at the head of the steps. A pull chain is acceptable at the head of the steps.

(m) Bathroom

- (1) Complete bathing and sanitary facilities shall be provided within each living unit consisting of a toilet, a tub or shower and a wash basin. This provision shall apply to all future conversions.
- (2) Wall surfaces adjacent to washing and bathing areas shall be impervious to water and easy to clean.

(n) Structural Soundness

All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building.

(o) Exterior Facilities

- (1) Fences and accessory building shall be kept in safe, sound and sanitary condition and shall be adequately maintained.
- (2) Paved areas adjacent to and related with the structure shall be adequately maintained free of cracks, holes and uneven portions.

(p) Exterior Finishes

Exterior wood, metal, brick, asbestos, stucco, stone and shingled protective surfaces shall be adequately maintained to insure against the entrance or penetration of moisture, to protect from damage by decay, corrosion, insects and other destructive elements and to provide reasonable durability.

(q) Exterior Appurtenances

All exterior appurtenances or accessory structures in a deteriorated condition, which are not economically repairable, shall be removed.

(r) Exterior Walls

- (1) Exterior walls shall provide safe and adequate support for the loads placed upon them. Serious defects shall be repaired and cracks effectively sealed.
- (2) Any deficiencies in proper grading or paving adjacent to the building shall be corrected to provide surface drainage away from basement walls.

(s) Kitchen

- (1) Each living unit shall have a specific kitchen space, which contains a sink with counter space and has hot and cold running water as well as adequate space for installing cooking and refrigeration equipment and storing cooking and eating utensils.
- (2) Wall surfaces adjacent to working surface areas shall be impervious to water and easy to clean.
- (3) Floors shall be impervious to water and easy to clean.
- (4) Facilities for artificial light shall be provided so as to give effective illumination throughout.

(t) Awnings

Awnings where existing, shall be maintained in satisfactory condition by the owner of the awning and shall allow a clearance of at least 6 feet from ground level to the lowest point of the awning.

- (5) The following requirements apply specifically to commercial and mixed uses. Together with the Property Conservation Standards, they will govern the rehabilitation of commercial and mixed use properties in the project area.

(a) Signs

- (1) All signs shall comply with the local law.
- (2) Permanent signs exposed to public view permitted by reason of other regulations or as a lawful non-conforming use shall be maintained in good repair. Any signs which are excessively weathered or faded or those upon which the paint has excessively peeled or cracked shall, with their supporting members, be removed or put into a good state of repair.
- (3) All non-operative or broken electrical signs shall be repaired or shall, with their supporting members, be removed.

(b) Store Fronts

All store fronts shall be kept in good repair and adequately maintained.

(c) Infestation

Every businessperson shall be responsible for the elimination of infestation in and on the premises.

(d) Rubbish Storage and Removal

Every occupant shall dispose of all rubbish, garbage and other organic waste in a clean and sanitary manner by placing it in proper storage or disposal facilities, which are safe and sanitary. Every occupant shall provide such facilities for and within his or her premises and shall maintain them in a clean and sanitary manner.

(e) Windows

In addition to the pertinent requirement of this Plan, every effort should be made to implement the following goals:

- (1) All windows exposed to public view shall be kept clean and free from marks or foreign substances. No storage of materials, stock or inventory shall be permitted in window display areas unless said areas are first screened from public view by drapes, venetian blinds or other permanent opaquing. All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair.
- (2) Display windows shall contain thereon only the name of the owner/occupant and the type of business.

IMPLEMENTATION

Properties which do not substantially meet the Property Conservation Standards within three years from the date of the approval of the Plan by the City Council of the City of Philadelphia, the Redevelopment Authority of the City of Philadelphia, in order to achieve the objectives of the Urban Renewal Plan, may, after thirty days written notice to the owners, acquire such parcels. Upon acquisition of such parcels, the Redevelopment Authority may, at its option, clear such parcels for redevelopment or may dispose of such parcels without demolition of any existing structures or improvements providing they shall be subject to the appropriate provisions of the Property Conservation Standards contained herein.

3. Redeveloper's Obligations

- a. The regulations and controls in the Urban Renewal Plan will be implemented by appropriate covenants or other provisions in the agreement for land disposition and conveyance executed pursuant thereto.
- b. The redeveloper shall devote the land to the uses specified in this Urban Renewal Plan and to no other uses.

- c. The redeveloper shall begin and complete the development of the land for the uses required in the Urban Renewal Plan and the construction of the improvements agreed upon in the disposition contract within a reasonable time as determined in the said contract between the Redevelopment Authority and the redeveloper.
- d. The redeveloper shall agree not to resell, lease or otherwise transfer the interest he or she acquires or any part thereof, without the prior written consent of the Redevelopment Authority, provided that such sale or lease will be subject to the requirement that the land will continue during the life of the Plan to be devoted to the uses specified therein.
- e. No covenant, agreement, lease conveyance or other instrument shall be affected by the Redevelopment Authority or the redeveloper or any of his or her successors or assigns, whereby the site or any part thereof is restricted by the Redevelopment Authority, the redeveloper or successors in interest upon the basis of race, creed, color or national origin in the sale, lease, use of occupancy thereof. Appropriate covenants running with the land forever, which will prohibit such restrictions, shall be enforced in the disposition instruments.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The laws of the Commonwealth of Pennsylvania require that a Redevelopment Area Plan be prepared by the Planning Commission of the City of Philadelphia for an area certified as a Redevelopment Area by said Planning Commission. The Whitman Redevelopment Area was certified on December 3, 1957.

The Redevelopment Authority of the City of Philadelphia shall prepare a Redevelopment Proposal conforming to and containing therein a copy of this Redevelopment Area Plan. The Redevelopment Proposal shall be reviewed by the City Planning Commission and approved by the City Council of the City of Philadelphia prior to the execution of a funding agreement(s) with the City of Philadelphia or other public or private entities.

E. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be amended from time to time upon compliance with requirements of law, provided that with respect to any land within the Project Area previously disposed of 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 materially affected by such amendments.

EXHIBIT "A"WHITMAN URBAN RENEWAL AREAProject Boundary Description

All those certain lots or pieces of ground with the buildings and improvements thereon, known as the Whitman Urban Renewal Area, situate in the Thirty Ninth Ward of the City of Philadelphia, described as follows:

Beginning at the intersection of the northerly side of Snyder Avenue (75 feet wide) and the easterly side of Front Street (60 feet wide); thence extending South along the easterly side of Front Street, crossing the beds of Snyder Avenue and Jackson Street (60 feet wide), 584.333 feet to a point; thence extending South and East along the following nine courses, said being part of the westerly right-of-way line for limited access of the Delaware Expressway: (1) East along a boundary line of the property new or late of Lewis Lampman, et ux, 50.375 feet, to a point; (2) South along a line curving to the left, having a radius of 1994.859 feet and a central angle of 1 degree, 32 minutes, 48.20 seconds, more or less, an arch distance of 53.852 feet, more or less, to a point on the easterly side of a 3 foot wide alley; (3) South along the easterly side of said 3 foot wide alley, 285.375 feet, to a point on the northerly side of Wolf Street (60 feet wide); (4) East along the northerly side of Wolf Street, projected, 79.284 feet, to a point in the bed of Lee Street (40 feet wide); (5) South, crossing the bed of Wolf Street, 62.730 feet, to a point on the southerly side of Wolf Street; (6) West along the southerly side of Wolf Street, 7.588 feet to a point on the easterly side of Lee Street; (7) South along the easterly side of Lee Street, 143.083 feet, to a point; (8) East along a boundary line of the property now or late of Josephine McLaughlin, et al, 51.238 feet, more or less, to a point; (9) South along a line, said line crossing the bed of Water Street (30 feet wide), 187.680 feet, more or less, to a point on the easterly side of Water Street; thence extending South along the easterly side of Water Street, crossing the beds of Ritner Street (60 feet wide) and Porter Street (60 feet wide), 597.404 feet, more or less to a point on the southerly side of Porter Street; thence extending West along the southerly side of Porter Street, 257.000 feet to a point on the easterly side of Front Street; thence extending South along the easterly side of Front Street, crossing the beds of Shunk Street (60 feet wide), Oregon Avenue (120 feet wide), Johnston Street (60 feet wide) and Bigler Street (60 feet wide), 1900.000 feet, to a point on the southerly side of Bigler Street; thence extending West, crossing the bed of Front Street, along the southerly side of Bigler Street projected, 836.565 feet, to the point of intersection of the southerly side of Bigler Street with the northerly Delaware River Port Authority Right-of-Way line; thence extending Southwest along said Right-of-Way line, 686.117 feet, to a point, said point being 200 feet south of the southerly side of Bigler Street; thence extending West along said Right-of-Way line, 461.950 feet, to a point; thence extending Northwest along said Right-of-Way line, 272.583 feet, to a point on the southerly side of Bigler Street, 21.594 feet, thence extending West along the southerly side of Bigler Street, to the point of intersection of the southerly side of Bigler Street and the westerly side of Randolph Street (64 feet wide), projected; thence extending North along the westerly side of Randolph Street, crossing the beds of Bigler Street and Johnston Street, 920.000 feet, to a point on the southerly side of Oregon Avenue; thence extending West along the southerly side of Oregon Avenue, crossing the bed of Fairhill Street (40 feet wide), 221.500 feet to the point of intersection of the southerly side of Oregon Avenue and the westerly side of Sixth Street (50 feet wide), projected; thence extending

North along the westerly side of Sixth Street, crossing the beds of Oregon Avenue, Shunk Street, Porter Street, Ritner Street, Wolf Street, Moyamensing Avenue (60 feet wide), Jackson Street, Winton Street (30 feet wide), Cantrell Street (30 feet wide), and Snyder Avenue, 2882.500 feet, to a point on the northerly side of Snyder Avenue; thence extending East along the northerly side of Snyder Avenue, crossing the beds of Sixth Street, Fifth Street (50 feet wide), Fourth Street (50 feet wide), Moyamensing Avenue (100 feet wide), Third Street (50 feet wide), Philip Street (30 feet wide), Second Street (80 feet wide), and Front Street 2402.000 feet, to the place of beginning; containing 214.5843 Acres, more or less.

RELOCATION STATEMENT FOR
WHITMAN URBAN RENEWAL AREA

There is no relocation workload under this Redevelopment Proposal.

The Redevelopment Authority's Relocation Program outlines the housing resources available to relocatees and the services and payments that would be offered to them. The Authority, with the full cooperation of all concerned public and private agencies, give assurance that State and Federal relocation requirements will be met. No families or individuals will be relocated until adequate resources are brought to bear on each situation and rehousing can be accomplished according to Federal specifications and the Authority's Policies and Procedures.

**WHITMAN URBAN RENEWAL AREA
ELEVENTH AMENDED URBAN RENEWAL PLAN
ACQUISITION**

#	House Number	Street Name	Type	Occupancy
1	433	CANTRELL	lot	vacant
2	438	CANTRELL	building	vacant
3	443	CANTRELL	lot	vacant

EXHIBIT D – 1

RELOCATION STATEMENT FOR WHITMAN URBAN RENEWAL AREA

ELEVENTH AMENDED REDEVELOPMENT PROPOSAL

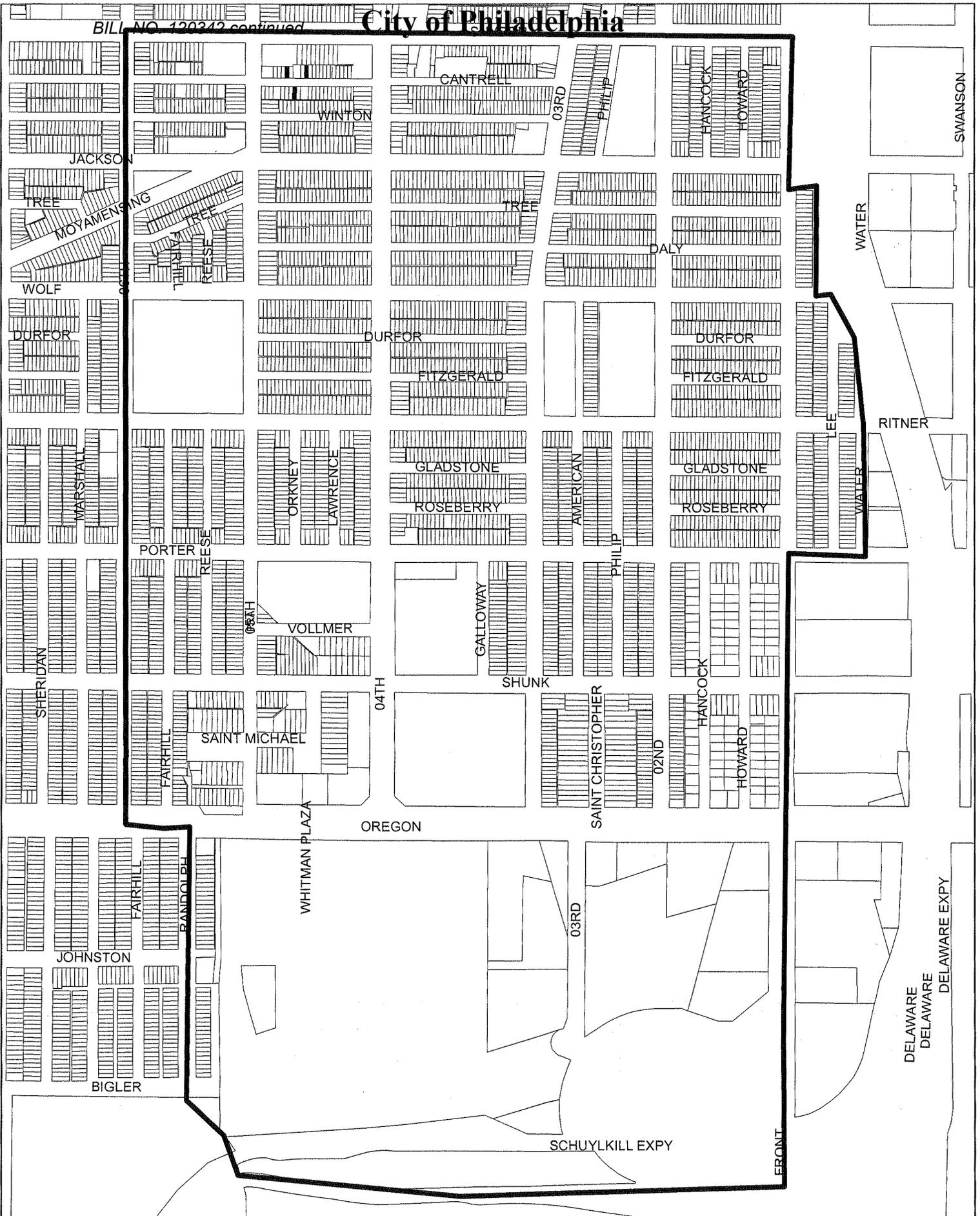
ELEVENTH AMENDED URBAN RENEWAL PLAN

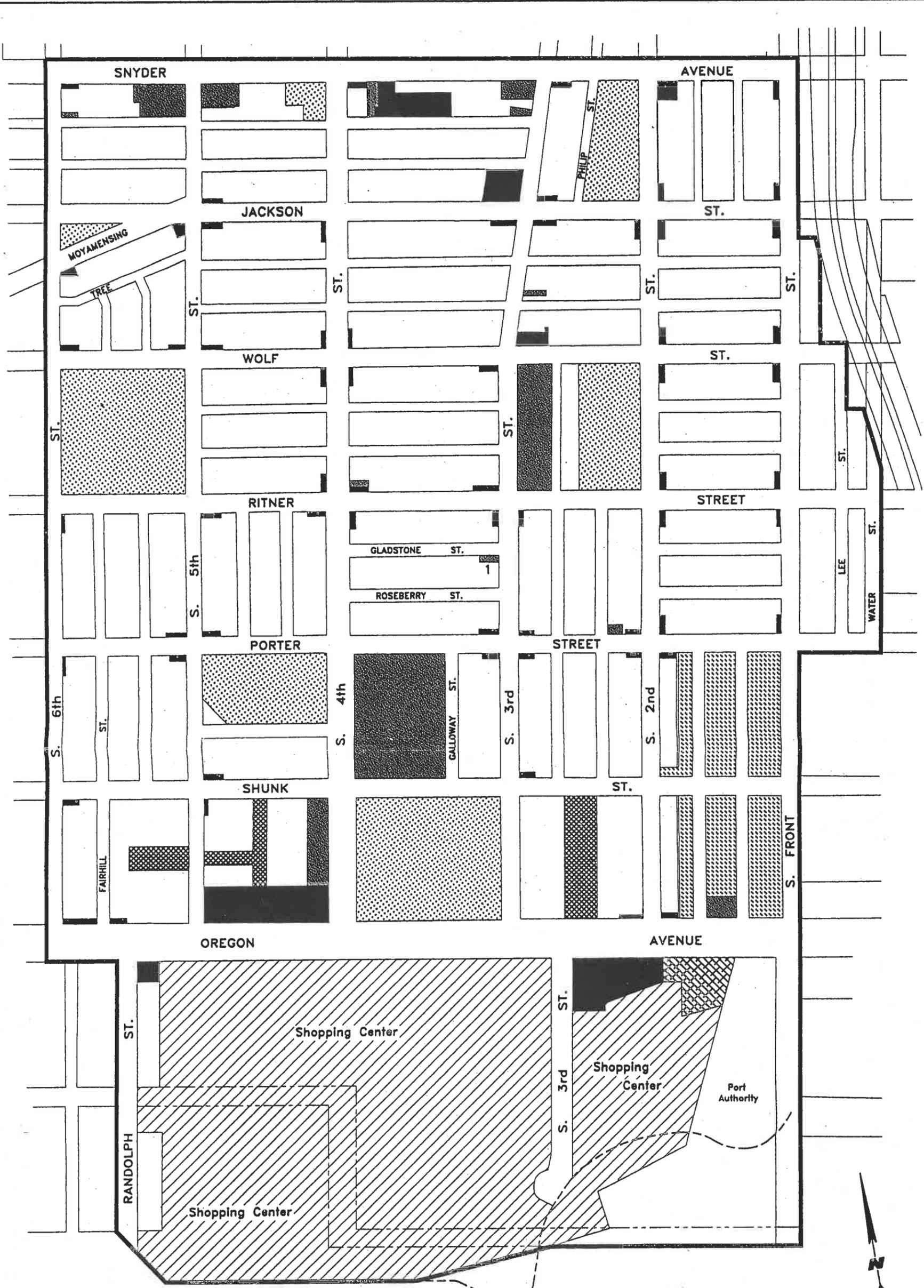
April 2012

In March of 2012, a survey of the development site selected for this taking established that zero (0) of the residential properties are occupied.

The total relocation workload under this Redevelopment Proposal is as follows:

0 residential





- URA BOUNDARY
- - - PORT AUTHORITY RIGHT-OF-WAY
- · - · - EASEMENTS
- RESIDENTIAL
- ▨ PUBLIC HOUSING
- ▩ PUBLIC
- ▧ SEMI-PUBLIC
- COMMERCIAL "2"
- ▨ COMMERCIAL "Area Shopping Center"
- ▩ INDUSTRIAL
- ▧ NEW STREET



REDEVELOPMENT AUTHORITY of the CITY OF PHILADELPHIA

WHITMAN

urban renewal area
Land Use Map

REDEVELOPMENT ENGINEERING SERVICES	Drawn: WFG	Date: JUNE 2000
	Checked: JB	Revised:
	Scale: N.T.S.	