

City of Philadelphia



(Bill No. 050386)

AN ORDINANCE

Approving the third amendment of the redevelopment proposal for the Brewerytown Urban Renewal Area, being the area generally bounded by Oxford avenue on the north, Thirtieth street on the east, Girard avenue on the south, Thirty-third street on the west and the Amtrak Railroad right-of-way on the northwest, including the third amendment to the urban renewal plan and the second amendment to the relocation plan, which provides, inter alia, for the expansion of the eastern boundary from Thirtieth street to Dover street and Twenty-ninth street; the expansion of the southern boundary from Girard avenue to Harper street and Poplar street; for the additional land acquisition of approximately thirteen (13) 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 (hereinafter referred to as the "Redevelopment Authority") for the redevelopment of the Brewerytown Urban Renewal Area (hereinafter referred to as "Brewerytown") was approved by Ordinance of the Council on January 14, 2003, as last amended by Bill No. 040520 signed by the Mayor on July 1, 2004; and

WHEREAS, The Redevelopment Authority has prepared a third amendment of the redevelopment proposal, including the detailed redevelopment area plan, the third 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 Brewerytown, dated April, 2005 (hereinafter collectively referred to as the "Third Amended Redevelopment Proposal"); and

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WHEREAS, The Third Amended Redevelopment Proposal provides, *inter alia*, for the expansion of the eastern boundary from Thirtieth street to Dover street and Twenty-ninth street; the expansion of the southern boundary from Girard avenue to Harper street and Poplar street; for the additional land acquisition of approximately thirteen (13) 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 Third Amended Redevelopment Proposal has been submitted to the City Planning Commission of the City of Philadelphia and has been certified by the Commission to the Council; and

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

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The third amendment of the Redevelopment Proposal dated April, 2005 (appended as Exhibit "A" hereto), including the detailed redevelopment area plan,

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the third 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 “Third Amended Redevelopment Proposal”) submitted by the Redevelopment Authority for the Brewerytown Urban Renewal Area (hereinafter “Brewerytown”), having been duly reviewed and considered, is approved. The expanded Project Area is bounded as follows:

All that certain lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia with the buildings and improvements thereon erected being described as follows: Beginning at a point of intersection of the centerline of North Thirtieth street (fifty feet wide) and the centerline of Poplar street (sixty feet wide); Thence extending northward along the centerline of said Thirtieth street, crossing the beds of Cambridge street (thirty feet wide), Harper street (thirty feet wide), Thence extending eastward along the centerline of Harper street (thirty feet wide) to a point in the centerline of Twenty-ninth street (seventy feet wide), Thence extending northward along the centerline of the said Twenty-ninth street, crossing the bed of Girard avenue (eighty feet wide); one hundred four feet to a point in the centerline of a certain four feet wide alley that extends eastward from the said Twenty-ninth street

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into Twenty-eighth street (fifty feet wide), Thence extending along the centerline of said alley, seventy four feet to a point on the easterly side of a certain three feet wide alley, Thence extending northward along said three feet wide alley one hundred sixteen feet to a point in the centerline of Stiles street (forty feet wide), Thence extending eastward along the said centerline of the said Stiles street seventy feet to a point in the centerline of Dover street (thirty feet wide), Thence extending northward along the centerline of the said Dover street, crossing the beds of Thompson street (fifty feet wide), Master street (fifty feet wide), Jefferson street (fifty feet wide) to a point in the centerline of Oxford street (seventy feet wide); Thence extending westward along the said centerline of the said Oxford street, crossing the beds of the said Twenty-ninth street, Hollywood street (thirty feet wide), Myrtlewood street (thirty feet wide), Thirtieth street (fifty feet wide), Corlies street (thirty feet wide), Thirty-first street (fifty feet wide) and Glenwood avenue (sixty feet wide) to a point on the easterly right-of-way line of the Amtrak Railroad Company; Thence extending southwestward along the said easterly Amtrak right-of-way

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line, partly crossing the bed of Thirty-third street (variable width), to a point on the centerline of said Thirty-third street; Thence extending in a southward direction along the centerline of Thirty-third street, curving to the left, crossing the bed of the aforesaid Girard avenue to a point of intersection with the centerline of the aforesaid Poplar street; Thence extending eastward along the centerline of the said Poplar street, centerline of aforementioned Thirtieth street, said point being the first mentioned point and place of beginning.

SECTION 2. Council finds and declares that the Third Amended Redevelopment

Proposal for Brewerytown:

- a. Is in conformity with the redevelopment area plan for the North Philadelphia 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.

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SECTION 3. Council finds and declares that:

- a. The third 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 third 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 Brewerytown, 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 Third Amended Redevelopment Proposal, including but not limited to:

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- a. Proceeding with minor changes in substantial conformity with the Third Amended Redevelopment Proposal, so long as said minor changes are in conformity with the current area redevelopment plan for the North Philadelphia 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 Third Amended Redevelopment Proposal hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out such proposal and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent therewith.

SECTION 6. Council is cognizant that condemnation, as expressly provided for in the hereby approved Third Amended Redevelopment Proposal, is not imminent with respect to Brewerytown, 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 Third Amended Redevelopment Proposal approved by this Ordinance.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 16, 2005. The Bill was Signed by the Mayor on June 29, 2005.



Patricia Rafferty
Chief Clerk of the City Council