

# City of Philadelphia



Council of the City of Philadelphia  
Office of the Chief Clerk  
Room 402, City Hall  
Philadelphia

(Resolution No. 090934)

## RESOLUTION

Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the West Fairhill/East Tioga/Hunting Park Urban Renewal Area, designated as Parcel Nos. 47, 48, 49, 50, 51, 52, 53, 54 & 55 also sometimes identified by house numbers and street addresses for Parcel No. 47 as 3060-3068 North Hutchinson street, for Parcel No. 48 as 3061-3069 North Hutchinson street, for Parcel No. 49 as 913-915 West Indiana avenue, for Parcel No. 50 as 3029-3041 North Percy street, for Parcel No. 51 as 3040-3042 North Percy street, for Parcel No. 52 as 3045-3047 North Percy street, for Parcel No. 53 as 3046-3062 North Percy street, for Parcel No. 54 as 3051-3057 North Percy street and for Parcel No. 55 as 3063-3067 North Percy street; authorizing the Redevelopment Authority to execute the redevelopment contract with Evelyn Sanders 2 LP and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

**WHEREAS**, The Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the West Fairhill/East Tioga/Hunting Park Urban Renewal Area, (hereinafter "West Fairhill"), which said plan and proposal were approved by Ordinance of the Council on April 25, 2005, as amended; and

**WHEREAS**, The Redevelopment Authority has prepared a redevelopment contract for a portion of West Fairhill, designated as Parcel Nos. 47, 48, 49, 50, 51, 52, 53, 54 & 55 also sometimes identified by house numbers and street addresses for Parcel No. 47 as 3060-3068 North Hutchinson street, for Parcel No. 48 as 3061-3069 North Hutchinson street, for Parcel No. 49 as 913-915 West Indiana avenue, for Parcel No. 50 as 3029-3041 North Percy street, for Parcel No. 51 as 3040-3042 North Percy street, for

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Parcel No. 52 as 3045-3047 North Percy street, for Parcel No. 53 as 3046-3062 North Percy street, for Parcel No. 54 as 3051-3057 North Percy street and for Parcel No. 55 as 3063-3067 North Percy street (the "Properties"). The areas of said Properties are bounded as follows:

**Parcel No. 47 (3060-3068 North Hutchinson Street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the west side of Hutchinson street (thirty feet wide) and the south side of Clearfield street (fifty feet wide); Thence extending southward along the said side of Hutchinson street the distance of seventy three feet to a point; Thence extending westward on a line at right angles to the said Hutchinson street the distance of fifty one feet six inches to a point in the middle of a certain three feet wide alley that extends northward into the said Clearfield street; Thence extending northward along the middle of said alley fourteen feet six inches to a point; Thence extending eastward one foot six inches to a point on the east side of said alley; Thence extending northward along said side of said alley the distance of fifty eight feet six inches to a point on the said south side of Clearfield street; Thence extending eastward

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along the said side of Clearfield street the distance of fifty feet to the point of intersection with the said Hutchinson street being the first mentioned point and place of beginning.

**Parcel No. 48 (3061-3069 North Hutchinson street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the east side of Hutchinson street (thirty feet wide) and the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said Hutchinson street seventy two feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Hutchinson street forty seven feet to a point on the west side of a certain three feet wide alley that extends northward into the said Clearfield street.

**Parcel No. 49 (913-915 West Indiana avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the north side of Indiana avenue (fifty feet wide) and the east side of Percy street (thirty feet wide); Containing in front or breadth on

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the said Indiana avenue twenty nine feet ten inches and extending of that width in length or depth northward between parallel lines at right angles to the said Indiana avenue sixty seven feet to a point on the south side of a certain two feet six inches wide alley that extends westward into the said Percy street and eastward into Ninth street (fifty feet wide), communicating with a certain three feet wide alley that extends northward.

**Parcel No. 50 (3029-3041 North Percy street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Percy street (thirty feet wide) at the distance of two hundred fourteen feet north from the north side of Indiana avenue (fifty feet wide); Containing in front or breadth on the said Percy street ninety eight feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Percy street forty eight feet to a point on the west side of a certain three feet wide alley that extends southward communicating with a certain two feet six inches wide alley that extends westward into the said Percy street and eastward into Ninth street (fifty feet wide).

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**Parcel No. 51 (3040-3042 North Percy street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the west side of Percy street (thirty feet wide) at the distance of two hundred eight nine feet north from the north side of Indiana avenue (fifty feet wide); Containing in front or breadth on the said Percy street twenty eight feet and extending of that width in length or depth westward between parallel lines at right angles to the said Percy street forty five feet to a point on the east side of a certain three feet wide alley that extends southward into the said Indiana avenue.

**Parcel No. 52 (3045-3047 North Percy street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Percy street (thirty feet wide) at the distance of one hundred forty seven feet south from the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said Percy street twenty eight feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Percy street forty feet to a point on the

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west side of a certain three feet wide alley that extends northward into the said Clearfield street.

**Parcel No. 53 (3046-3062 North Percy street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the west side of Percy street (thirty feet wide) at the distance of forty three feet south from the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said Percy street one hundred twenty six feet and extending of that width in length or depth westward between parallel lines at right angles to the said Percy street forty five feet to a point on the east side of a certain three feet wide alley that extends northward into the said Clearfield street.

**Parcel No. 54 (3051-3057 North Percy street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Percy street (thirty feet wide) at the distance of seventy four feet south from the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said Percy street fifty eight feet and extending of that width in length or depth

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eastward between parallel lines at right angles to the said Percy street forty eight feet to a point on the west side of a certain three feet wide alley that extends northward into the said Clearfield street.

**Parcel No. 55 (3063-3067 North Percy street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the east side of Percy street (thirty feet wide) and the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said Percy street forty five feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Percy street forty eight feet to a point on the west side of a certain three feet wide alley that extends northward into the said Clearfield street.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council.

**WHEREAS,** Evelyn Sanders 2 LP desires to enter into the said redevelopment contract for the Properties; and

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**WHEREAS,** The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the Properties.

**RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA,** That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of West Fairhill, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Evelyn Sanders 2 LP (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the redevelopment contract as may be necessary to carry it out.

**RESOLVED,** The Redevelopment Authority and the Redeveloper are authorized to prepare or cause 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, location and relocation of public utilities, and related items which are required in order to facilitate and effectuate the redevelopment contract and disposition supplement hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and disposition supplement and requests the various officials, departments, boards and agencies of the City having



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administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment contract and disposition supplement.

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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the seventeenth of December, 2009.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Michael A. Decker  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Sanchez

Sponsored by: Councilmember Sanchez