

City of Philadelphia



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

(Resolution No. 130537)

RESOLUTION

Approving the redevelopment contract and disposition supplement of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, identified by house numbers and street addresses as 1901-1909 North Thirty-third street, 1911-1915 North Thirty-third street, 3210-3212 Arlington street, 3211-3219 Arlington street, 3216 Arlington street, 3220-3226 Arlington street, 3223-3237 Arlington street, 3230 Arlington street, 3236 Arlington street, 3225-3227 West Berks street, 3233-3237 West Berks street, 3210-3214 Monument street, 3217 Monument street, 3220 Monument street, 3223-3225 Monument street, 3224 Monument street, 3228 Monument street, 3229 Monument street, 3232-3234 Monument street and 3233-3237 Monument street; and authorizing the Redevelopment Authority to execute the redevelopment contract with the Philadelphia Housing Authority and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area (hereinafter "Model Cities"), which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

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

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Model Cities, identified by house numbers and street addresses as 1901-1909 North Thirty-third street, 1911-1915 North Thirty-third street, 3210-3212 Arlington street, 3211-3219 Arlington street, 3216 Arlington street, 3220-3226 Arlington street, 3223-3237 Arlington street, 3230 Arlington street, 3236 Arlington street, 3225-3227 West Berks street, 3233-3237 West Berks street, 3210-3214 Monument street, 3217

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Monument street, 3220 Monument street, 3223-3225 Monument street, 3224 Monument street, 3228 Monument street, 3229 Monument street, 3232-3234 Monument street and 3233-3237 Monument street (the "Properties"). The area of the Properties are bounded as follows:

1901-1909 North Thirty-third street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at the intersection of the east side of Thirty-third street (fifty feet wide) and the north side of Berks street (fifty feet wide); Containing in front or breadth on the said side of Thirty-third street eighty-eight feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-third street ninety feet to a point on the west side of a certain ten feet wide alley that extends southward into the said Berks street; Said alley communicates with a certain four feet wide alley that extends eastward.

1911-1915 North Thirty-third street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning on the southeast corner at the intersection of North Thirty-third street (one hundred feet wide) and West Monument street (thirty-six feet wide); Containing in front or breadth on the east side of the said Thirty-third street fifty-five feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-third street and along the south side of the said Monument street ninety feet to the west side of a certain ten feet wide cartway extending northward into the said Monument street and southward into Berks street (fifty feet wide).

3210-3212 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being seventy-six feet northwesterly from the intersection of the westerly line of Thirty-second street (fifty feet wide) with the southerly line of Arlington street (thirty-six feet wide) the following four courses and

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distances, as follows, to wit; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of one hundred forty-two feet to a point on the northerly line of Monument street (thirty-six feet wide); Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of seventy-three feet to a point; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to a point on the southerly line of said Arlington street; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the same, a distance of thirty-two feet to the point and place of beginning; Subject to any existing right to use that certain four feet wide alley extending westward communicating with a ten feet wide cartway that extends from Arlington street to Monument street, and eastward communicating with a four feet wide alley that extends from Arlington street to Monument street.

3211-3219 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being seventy-six feet northwesterly from the intersection of the westerly line of Thirty-second street (fifty feet wide) with the northerly line of Arlington street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the northerly line of said Arlington street, a distance of eighty feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to a point on the southerly line of a four feet wide alley; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the same, a distance of eighty feet to a point; Thence south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to the point and place of beginning.

3216 Arlington Street.

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ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred twenty-four feet northwesterly from the intersection of the westerly line of Thirty-second street (fifty feet wide) with the southerly line of Arlington street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to a point on the southerly line of said Arlington street; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the same, a distance of sixteen feet to the point and place of beginning.

3220-3226 Arlington street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the south side of Arlington street (forty feet wide) at the distance of one hundred fifty-six feet west from the westerly side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said side of Arlington street sixty-four feet and extending of that width in length or depth southward between parallel lines at right angles to the said Arlington street sixty-nine feet to a point on the north side of a certain four feet wide alley; Said alley communicates with a certain other four feet wide alley that extends northward into the said Arlington street.

3223-3237 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the northerly line of Arlington street (thirty-six feet wide) the following six courses and distances, as follows, to wit; Thence, north eleven degrees twenty-one minutes zero seconds east, along the easterly line of said Thirty-third street, a distance of eighty-seven feet to a point;

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Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of ninety feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of eighteen feet to a point; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the southerly line of a four feet wide alley, a distance of one hundred thirty-eight feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of said Arlington street; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, a distance of two hundred twenty-eight feet along the same to the point and place of beginning.

3230 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred forty-eight feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Arlington street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the southerly line of said Arlington street, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3236 Arlington street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the south side of Arlington street (forty feet wide) at the distance of one hundred feet east from the easterly side of Thirty-third street (one hundred feet wide); Containing in front or breadth on the said side of Arlington street sixteen feet and extending of that width in length or depth southward between parallel lines at right

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angles to the said Arlington street sixty-nine feet to a point on the north side of a certain four feet wide alley; Said alley communicates with a certain ten feet wide alley that extends along the west line of the property northward into the said Arlington street and southward into Monument street (forty feet wide).

3225-3227 West Berks street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the north side of Berks street (fifty feet wide) at the distance of one hundred eighty feet east from the easterly side of Thirty-third street (one hundred feet wide); Containing in front or breadth on the said side of Berks street thirty-two feet and extending of that width in length or depth northward between parallel lines at right angles to the said Berks street seventy feet to a point on the south side of a certain four feet wide alley.

3233-3237 West Berks street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the north side of Berks street (fifty feet wide) at the distance of one hundred feet east from the easterly side of Thirty-third street (one hundred feet wide); Containing in front or breadth on the said side of Berks street forty-eight feet and extending of that width in length or depth northward between parallel lines at right angles to the said Berks street seventy feet to a point on the south side of a certain four feet wide alley; Said alley communicates with a certain ten feet wide alley that extends along the west line of the property southward into the said Berks street and northward into Monument street (thirty feet wide).

3210-3214 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being two hundred seventy-six feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the

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southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of forty-eight feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of forty-eight feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3217 Monument street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the north side of Monument street (thirty feet wide) at the distance of one hundred twenty-four feet west from the westerly side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said Monument street sixteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said Monument street sixty-nine feet to a point on the south side of a certain four feet wide alley that extends eastward communicating with a certain other four feet wide alley that extends southward into the said Monument street.

3220 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being two hundred twenty-eight feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds

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west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3223-3225 Monument street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the north side of Monument street (thirty feet wide) at the distance of one hundred seventy-two feet west from the westerly side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said Monument street thirty-two feet and extending of that width in length or depth northward between parallel lines at right angles to the said Monument street sixty-nine feet to a point on the south side of a certain four feet wide alley that extends eastward communicating with a certain other four feet wide alley that extends southward into the said Monument street.

3224 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred ninety-six feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3228 Monument street.

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ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred sixty-four feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3229 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred sixty-four feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the northerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to a point on the southerly line of a four feet wide alley; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the same, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet a point on the northerly line of said Monument street; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to the point and place of beginning.

3232-3234 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred sixteen feet

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southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of thirty-two feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of thirty-two feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3233-3237 Monument street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the north side of Monument street (thirty feet wide) at the distance of one hundred feet east from the easterly side of Thirty-third street (one hundred feet wide); Said point being the easterly side of a certain ten feet wide alley that extends southward into the said Monument street and northward into Arlington street (forty feet wide); Containing in front or breadth on the said Monument street forty-eight feet and extending of that width in length or depth northward between parallel lines at right angles to the said Monument street sixty-nine feet to a point on the south side of a certain four feet wide alley that extends westward communicating with the aforesaid ten feet wide alley.

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

WHEREAS, The Philadelphia Housing Authority desires to enter into the said redevelopment contract for the Properties.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Model Cities Urban Renewal Area, as hereinabove more particularly described, is hereby approved. City Council authorizes the

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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 the Philadelphia Housing Authority (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 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 twentieth of June, 2013.

Darrell L. Clarke
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Greenlee for Council President Clarke

Sponsored by: