



City of Philadelphia

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

RESOLUTION NO. 210594

Introduced June 17, 2021

**Councilmember Gilmore Richardson
for
Council President Clarke**

RESOLUTION

Approving the redevelopment contract 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 1807-1833 North Eighth street, 1837-1861 North Eighth street, 720-730 West Berks street (including 1838-1842 North Franklin street), 1826 North Franklin street and 1832 North Franklin street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Berks Senior Living, LP and to take such action as may be necessary to effectuate the redevelopment contract.

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 redevelopment contract for a portion of Model Cities, identified by house numbers and street addresses as 1807-1833 North Eighth street, 1837-1861 North Eighth street, 720-730 West Berks street (including 1838-1842 North Franklin street), 1826 North Franklin street and 1832 North Franklin street (the "Properties"). The area of the Properties is bounded as follows:

1827-1833 North Eighth street. All that certain lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia, situate on the east side of Eighth street at the distance of two hundred twenty-one feet northward from the north side of Montgomery avenue. Thence extending eastward at right angles to the said Eighth street the distance of seventy-five feet to a point on the west side of a certain four feet wide alley; Thence extending northward along the said four feet wide alley the distance of sixty feet to a point; Thence extending westward the distance

City of Philadelphia

RESOLUTION NO. 210594 *continued*

of seventy-five feet to a point on the said east side of Eighth street; Thence extending southwardly along the said side of Eighth street sixty feet to the first mentioned point and place of beginning.

1837-1861 North Eighth street. All that certain lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia situate on the corner formed by the intersection of the east of Eighth street and the south side of Berks street. Containing in front or breadth on the said Eighth street two hundred four feet and extending of that width in length or depth eastward between parallel lines seventy-five feet to a certain four feet wide alley leading northwardly into Berks street.

720-730 West Berks street (including 1838-1842 North Franklin street). All that certain lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia situate at the intersection of the south side of Berks street and the west side of Franklin street. Thence extending westerly along the said side of Berks street the distance of ninety-three feet four inches to a point on the east side of a certain four feet wide alley that communicates with a certain other three feet wide alley. Thence extending south along the said side of said four feet wide alley fifty-nine feet to a point. Thence extending eastwardly along the north side of the said three feet wide alley the distance of thirty feet four inches to a point. Thence southwardly along the head of the same alley three feet to a point. Thence westwardly along the same alley thirty feet four inches to a point. Thence extending southwardly along the previously mentioned four feet wide alley forty-eight feet to a point. Thence extending eastwardly on a line parallel to Berks street ninety-three feet four inches to a point on the west side of Franklin street. Thence extending northwardly along the said side of Franklin street forty-eight feet to a point on the south side of a certain three feet wide alley. Thence extending along the same alley thirty-three feet to the head of the same alley. Thence extending northwardly along the head of the alley three feet to a point. Thence extending eastwardly along the said alley thirty-three feet to a point on the said west side of Franklin street. Thence extending northwardly along the said side of Franklin street fifty-nine feet to a point on the south side of Berks street, said point being the first mentioned point and place of beginning.

1826 North Franklin street. All that certain lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia situate on the west side of Franklin street at the distance of one hundred ninety feet south from the southerly side of Berks street. Containing in front or breadth of the said side of Franklin street sixteen feet and extending of that width or depth

City of Philadelphia

RESOLUTION NO. 210594 continued

westwardly between parallel lines ninety-three feet four inches to a certain four feet wide alley that extends northwardly into Berks street.

1832 North Franklin street. All that certain lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia situate on the west side of Franklin street at the distance of one hundred forty-two feet south from the southerly side of Berks street. Containing in front or breadth of the said side of Franklin street sixteen feet and extending of that width or depth westwardly between parallel lines ninety-three feet four inches to a certain four feet wide alley that extends northwardly into Berks street.

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

WHEREAS, Berks Senior Living, LP desires to enter into the said redevelopment contract for the Properties.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract 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 Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved redevelopment contract. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Berks Senior Living, 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 hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract 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.

City of Philadelphia

RESOLUTION NO. 210594 continued