

# City of Philadelphia



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

(Resolution No. 090181)

## 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 Model Cities Urban Renewal Area, designated as Parcel Nos. 644, 645, 646 & 647 also sometimes identified by house numbers and street addresses for Parcel No. 644 as 1627-1633 North Thirty-second street including 3134-3140 Cecil B. Moore avenue; for Parcel No. 645 as 3125-3135 Cecil B. Moore avenue, for Parcel No. 646 as 3139-3143 Cecil B. Moore avenue and for Parcel No. 647 as 3200-3202 Cecil B. Moore avenue; authorizing the Redevelopment Authority to execute the redevelopment contract with Community Ventures 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 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, designated as Parcel Nos. 644, 645, 646 & 647 also sometimes identified by house numbers and street addresses for Parcel No. 644 as 1627-1633 North Thirty-second street including 3134-3140 Cecil B Moore avenue, for Parcel No. 645 as 3125-3135 Cecil B. Moore avenue, for Parcel No. 646 as 3139-3143

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Cecil B. Moore avenue and for Parcel No. 647 as 3200-3202 Cecil B. Moore avenue (the “Properties”). The area of said Properties are bounded as follows:

**Parcel No. 644 (1627-1633 North Thirty-second street including 3134-3140 Cecil B. Moore avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at the point of intersection of the east side of Thirty-second street (fifty feet wide) and the south side of Cecil B. Moore avenue (sixty feet wide); Containing in front or breadth on the said side of Thirty-second street one hundred eighty one feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-second street the distance of Ninety feet to a point.

**Parcel No. 645 (3125-3135 Cecil B. Moore avenue).**

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 Cecil B. Moore avenue (seventy feet wide) at the distance of eighty nine feet eight inches west from the westerly side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said Cecil B. Moore avenue one hundred five feet and extending of that width in length or depth northward between parallel

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lines at right angles to the said Cecil B. Moore avenue one hundred feet to a point on the south side of Hollingsworth street (thirty feet wide).

**Parcel No. 646 (3139-3143 Cecil B. Moore avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at the point of intersection of the north side of Cecil B. Moore avenue (seventy feet wide) and the east side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said side of Cecil B. Moore avenue fifty seven feet two inches and extending of that width in length or depth northward between parallel lines at right angles to the said Cecil B. Moore avenue one hundred feet to a point on the south side of Hollingsworth street (thirty feet wide).

**Parcel No. 647 (3200-3202 Cecil B. Moore Avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at the point of intersection of the south side of Cecil B. Moore avenue (seventy feet wide) and the west side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said side of Cecil B. Moore avenue thirty eight feet and extending of that width in length or depth

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southward between parallel lines at right angles to the said Cecil B. Moore avenue one hundred feet to a point on the north side of Nicholas street (thirty feet wide).

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

**WHEREAS**, Community Ventures desires to enter into the said redevelopment contract for the Properties; and

**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 Model Cities, 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 Community Ventures (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.

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**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 fifth of March, 2009.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke