

# City of Philadelphia



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

(Resolution No. 090543)

## 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. 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675 & 676 also sometimes identified by house numbers and street addresses for Parcel No. 659 as 1900 North Thirty-first street, for Parcel No. 660 as 1906 North Thirty-first street, for Parcel No. 661 as 1914-1926 North Thirty-first street, for Parcel No. 662 as 1915 North Thirty-first street, for Parcel No. 663 as 1923-1929 North Thirty-first street, for Parcel No. 664 as 1933-1943 North Thirty-first street, for Parcel No. 665 as 1934-1938 North Thirty-first street, for Parcel No. 666 as 1944 North Thirty-first street, for Parcel No. 667 as 1949 North Thirty-first street, for Parcel No. 668 as 1950-1962 North Thirty-first street, for Parcel No. 669 as 1953 North Thirty-first street, for Parcel No. 670 as 1957 North Thirty-first street, for Parcel No. 671 as 1961-1965 North Thirty-first street, for Parcel No. 672 as 2000-2016 North Thirty-first street, for Parcel No. 673 as 2018-2024 North Thirty-first street, for Parcel No. 674 as 2021 North Thirty-first street, for Parcel No. 675 as 2027-2033 North Thirty-first street and for Parcel No. 676 as 2030-2034 North Thirty-first street; authorizing the Redevelopment Authority to execute the redevelopment contract with Friends Rehabilitation Program, Inc. 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

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**WHEREAS,** The Redevelopment Authority has prepared a redevelopment contract for a portion of Model Cities, designated as Parcel Nos. 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675 & 676 also sometimes identified by house numbers and street addresses for Parcel No. 659 as 1900 North Thirty-first street, for Parcel No. 660 as 1906 North Thirty-first street, for Parcel No. 661 as 1914-1926 North Thirty-first street, for Parcel No. 662 as 1915 North Thirty-first street, for Parcel No. 663 as 1923-1929 North Thirty-first street, for Parcel No. 664 as 1933-1943 North Thirty-first street, for Parcel No. 665 as 1934-1938 North Thirty-first street, for Parcel No. 666 as 1944 North Thirty-first street, for Parcel No. 667 as 1949 North Thirty-first street, for Parcel No. 668 as 1950-1962 North Thirty-first street, for Parcel No. 669 as 1953 North Thirty-first street, for Parcel No. 670 as 1957 North Thirty-first street, for Parcel No. 671 as 1961-1965 North Thirty-first street, for Parcel No. 672 as 2000-2016 North Thirty-first street, for Parcel No. 673 as 2018-2024 North Thirty-first street, for Parcel No. 674 as 2021 North Thirty-first street, for Parcel No. 675 as 2027-2033 North Thirty-first street and for Parcel No. 676 as 2030-2034 North Thirty-first street (the “Properties”). The area of said Properties are bounded as follows:

**Parcel No. 659 (1900 North Thirty-first street).**

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 west side of Thirty-first street (fifty feet wide) and the north side of Berks street (fifty feet wide); Containing in front or breadth on the said side of

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Thirty-first street sixteen feet five inches and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the east side of a certain four feet wide alley that extends southward into the said Berks street.

**Parcel No. 660 (1906 North Thirty-first 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 west side of Thirty-first street (fifty feet wide) at the distance of forty six feet seven inches northward from the north side of Berks street (fifty feet wide); Containing in front or breadth on the said Thirty-first street fifteen feet one inch and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the east side of a certain four feet wide alley that extends southward into the said Berks street.

**Parcel No. 661 (1914-1926 North Thirty-first 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 west side of Thirty-first street (fifty feet wide) at the distance of one hundred six feet eleven inches

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northward from the north side of Berks street (fifty feet wide); Containing in front or breadth on the said Thirty-first street one hundred five feet seven inches and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the east side of a certain four feet wide alley that extends southward into the said Berks street.

**Parcel No. 662 (1915 North Thirty-first 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 east side of Thirty-first street (fifty feet wide) at the distance of one hundred eleven feet northward from the north side of Berks street (fifty feet wide); Containing in front or breadth on the said Thirty-first street fourteen feet eleven inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the west side of a certain four feet wide alley that extends southward communicating with a certain other four feet wide alley that extends westward into the said Thirty-first street and eastward into Stanley street (thirty three feet wide).

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**Parcel No. 663 (1923-1929 North Thirty-first 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 east side of Thirty-first street (fifty feet wide) at the distance of one hundred seventy feet eight inches northward from the north side of Berks street (fifty feet wide); Containing in front or breadth on the said Thirty-first street fifty nine feet eight inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the west side of a certain four feet wide alley that extends southward communicating with a certain other four feet wide alley that extends westward into the said Thirty-first street and eastward into Stanley street (thirty three feet wide).

**Parcel No. 664 (1933-1943 North Thirty-first 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 east side of Thirty-first street (fifty feet wide) at the distance of one hundred sixty five feet three inches southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Thirty-first

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street eighty nine feet four inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the west side of a certain four feet wide alley that extends northward into the said Norris street.

**Parcel No. 665 (1934-1938 North Thirty-first 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 west side of Thirty-first street (fifty feet wide) at the distance of one hundred ninety seven feet three inches southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Thirty-first street forty five feet three inches and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the east side of a certain four feet wide alley that extends northward into the said Norris street.

**Parcel No. 666 (1944 North Thirty-first 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 west side of Thirty-first street (fifty feet wide) at the distance of one hundred sixty nine feet southward

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from the south side of Norris street (fifty feet wide);  
Containing in front or breadth on the said Thirty-first street  
fourteen feet and extending of that width in length or depth  
westward between parallel lines at right angles to the said  
Thirty-first street sixty five feet to a point on the east side of  
a certain four feet wide alley that extends northward into the  
said Norris street.

**Parcel No. 667 (1949 North Thirty-first 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 east side of Thirty-first street (fifty feet wide)  
at the distance of one hundred twenty feet six inches  
southward from the south side of Norris street (fifty feet  
wide); Containing in front or breadth on the said Thirty-first  
street fourteen feet eleven inches and extending of that  
width in length or depth eastward between parallel lines at  
right angles to the said Thirty-first street sixty five feet to a  
point on the west side of a certain four feet wide alley that  
extends northward into the said Norris street.

**Parcel No. 668 (1950-1962 North Thirty-first street).**

ALL THAT CERTAIN lot or piece of ground situated in the  
Thirty-second Ward of the City of Philadelphia beginning at

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a point on the west side of Thirty-first street (fifty feet wide) at the distance of forty three feet southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Thirty-first street ninety eight feet and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the east side of a certain four feet wide alley that extends northward into the said Norris street.

**Parcel No. 669 (1953 North Thirty-first 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 east side of Thirty-first street (fifty feet wide) at the distance of ninety feet six inches southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Thirty-first street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the west side of a certain four feet wide alley that extends northward into the said Norris street.



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**Parcel No. 670 (1957 North Thirty-first 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 east side of Thirty-first street (fifty feet wide) at the distance of sixty feet six inches southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Thirty-first street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point on the west side of a certain four feet wide alley that extends northward into the said Norris street.

**Parcel No. 671 (1961-1965 North Thirty-first 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-first street (fifty feet wide) and the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Thirty-first street forty five feet six inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first street sixty five feet to a point

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on the west side of a certain four feet wide alley that extends northward into the said Norris street.

**Parcel No. 672 (2000-2016 North Thirty-first 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 west side of Thirty-first street (fifty feet wide) and the north side of Norris street (fifty feet wide); Containing in front or breadth on the said Thirty-first street one hundred thirty feet and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-first street fifty seven feet eight and one-quarter inch to a point on the east side of a certain three feet wide alley that extends southward into the said Norris street and northward into Page street (forty feet wide), also communicating with a certain four feet wide alley that extends westward.

**Parcel No. 673 (2018-2024 North Thirty-first street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia and beginning at the intersection of the west side of Thirty-first street (fifty feet wide) and the north side of Page street (forty feet wide); Contain in front or breadth on the said Thirty-

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first street fifty seven feet ten inches and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-first street seventy six feet to a point on the east side of a certain three feet wide alley that extends southward into the said Page street (forty feet wide) and northward into Fontaine street (forty feet wide), also communicating with a certain four feet wide alley that extends westward and narrows to a three feet wide alley.

**Parcel No. 674 (2021 North Thirty-first 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 east side of Thirty-first street (fifty feet wide) at the distance of fifteen feet nine inches north from the northerly side of Page street (forty feet wide); Containing in front or breadth on the said Thirty-first street fifteen feet five inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first street sixty seven feet to a point on the west side of a certain three feet wide alley that extends southward into the said Page street and northward into Fontaine street (forty feet wide), also communicating with a certain other three feet wide alley that extends eastward.

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**Parcel No. 675 (2027-2033 North Thirty-first 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-first street (fifty feet wide) and the south side of Fontaine street (forty feet wide); Containing in front or breadth on the said Thirty-first street sixty two feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first street sixty seven feet to a point on the west side of a certain three feet wide alley that extends southward into Page street (forty feet wide) and northward into the said Fontaine street, also communicating with a certain other three feet wide alley that extends eastward.

**Parcel No. 676 (2030-2034 North Thirty-first 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 west side of Thirty-first street (fifty feet wide) and the south side of Fontaine street (forty feet wide); Containing in front or breadth on the said Thirty-first street forty three feet six inches and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-first street seventy six feet to a

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point on the east side of a certain three feet wide alley that extends southward into Page street (forty feet wide) and northward into the said Fontaine street, also communicating with a certain four feet wide alley that extends westward and narrows to a three feet wide alley.

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

**WHEREAS**, Friends Rehabilitation Program, Inc. 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 Friends Rehabilitation Program, Inc. (hereinafter "Redeveloper"). The Redevelopment

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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 eighteenth of June, 2009.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke