

City of Philadelphia



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

(Resolution No. 000685)

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 Philadelphia Redevelopment Area, designated as Parcel Nos. 500 through 512 also sometimes identified by house numbers and street addresses for Parcel No. 500 as 4150 Lancaster avenue, for Parcel No. 501 as 4154 Lancaster avenue, for Parcel No. 502 as 4113 Warren street, for Parcel No. 503 as 4115 Warren street, for Parcel No. 504 as 4119 Warren street, for Parcel No. 505 as 4121 Warren street, for Parcel No. 506 as 4123 Warren street, for Parcel No. 507 as 4127 Warren street, for Parcel No. 508 as 4129 Warren street, for Parcel No. 509 as 4131-4133 Warren street, for Parcel No. 510 as 4135 Warren street, for Parcel No. 511 as 4139-4143 Warren street and for Parcel No. 512 as 4163 Warren street; authorizing the Redevelopment Authority to execute the redevelopment contract with Philadelphia College of Osteopathic Medicine (PCOM) and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia (hereinafter "Commission") has on August 20, 1963, certified the West Philadelphia Redevelopment Area as a redevelopment area; and

WHEREAS, the Commission has completed a detailed redevelopment area plan for the West Philadelphia Redevelopment Area dated September, 1954, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of the West Philadelphia Redevelopment Area, designated as Parcel Nos. 500 through 512 also sometimes identified by house numbers and street addresses for Parcel No. 500 as 4150 Lancaster avenue, for Parcel No. 501 as 4154 Lancaster avenue, for Parcel No. 502 as 4113 Warren street, for Parcel No. 503 as 4115 Warren street, for Parcel No. 504 as 4119 Warren street, for Parcel No. 505 as 4121 Warren

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street, for Parcel No. 506 as 4123 Warren street, for Parcel No. 507 as 4127 Warren street, for Parcel No. 508 as 4129 Warren street, for Parcel No. 509 as 4131-4133 Warren street, for Parcel No. 510 as 4135 Warren street, for Parcel No. 511 as 4139-4143 Warren street and for Parcel No. 512 as 4163 Warren street (the "Property"). The area of the Property is bounded as follows:

Parcel No. 500 (4150 Lancaster avenue).

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon situate on the southwest side of Lancaster avenue at the distance of four hundred twenty six feet northwestward from the northwest side of Forty-first street in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Lancaster avenue seventeen feet and extending of that width in length or depth southwestward one hundred eighty feet to Warren street.

Parcel No. 501 (4154 Lancaster avenue).

ALL THAT CERTAIN lot or piece of ground with the brick message or tenement thereon situate on the southwesterly side of Lancaster Turnpike road as formerly laid out at the distance of four hundred sixty feet northwesterly from the southwesterly side of Forty-first street in the late District of West Philadelphia now the Sixth (formerly part of the Twenty-fourth) Ward of the City of Philadelphia aforesaid and described according to a survey made thereof on the 20th day of October A.D. 1885 by Joseph Johnson, Esquire, Surveyor and Regulator of the Eleventh Survey District as follows, to wit as situate on the southwesterly side of Lancaster avenue as now laid out and south side of Aspen street; Beginning at the corner of said Lancaster avenue and Aspen street; Thence extending westward along the south side of said Aspen street fourteen feet seven and one-half inches to a point; Thence southwesterly at right angles to said Lancaster avenue eighty nine feet eight and seven-eighths inches to a point; Thence southeasterly parallel with said Lancaster avenue thirty feet to a point; Thence northeasterly at right angles to said Lancaster avenue one hundred feet to the southwest side thereof; Thence northwesterly along the said Lancaster avenue nineteen feet six and seven-eighths inches to the place of beginning.

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Parcel No. 502 (4113 Warren street).

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon situate in the Sixth Ward of the City of Philadelphia; Beginning at a point on the northeast side of Warren street (forty feet wide) at the distance of sixty six feet eight inches northwestward from the northwest side of Forty-first street (sixty feet wide); Thence extending north forty degrees, forty six minutes, thirty nine seconds east sixty feet ten inches to a point; Thence extending north forty seven degrees, thirty nine minutes, thirty two seconds west thirteen feet one-sixteenth inch to a point; Thence extending south forty degrees, forty six minutes, thirty nine seconds west, crossing the head of a certain three feet five inches wide alley, sixty one feet two inches to a point on the said northeast side of Warren street; Thence extending south forty nine degrees, four minutes, five and six-tenths seconds east, along the said northeast side of Warren street thirteen feet eleven inches to the first mentioned point and place of beginning.

Parcel No. 503 (4115 Warren street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the northeasterly side of Warren street (forty feet wide) at a distance of eighty feet seven inches northwestward from the northwesterly side of Forty-first street (sixty feet wide); Thence extending north forty degrees forty six minutes thirty nine seconds east a distance of fifty seven feet nine inches to the southwesterly side of a three feet five inches wide alley; Thence extending north forty seven degrees thirty nine minutes thirty two seconds west along the southwesterly side of said alley a distance of fourteen and eighty eight thousandths feet to a point on the southeasterly side of another five feet four inches wide alley; Thence extending south forty degrees forty six minutes thirty nine seconds west along the southeasterly side of last mentioned alley a distance of fifty eight feet one and one-quarter inches to the northeasterly side of Warren street; Thence extending south forty nine degrees four minutes five and six-tenths seconds east along the northeasterly side of

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Warren street fourteen feet one inch to the point of beginning.

Parcel No. 504 (4119 Warren street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected situate at a point on the northeasterly side of Warren street (forty feet wide) at the distance of one hundred thirteen feet two and one-half inches northwestward from the northwesterly side of North Forty-first street; Containing in front or breadth on Warren street fourteen feet one and one-quarter inches and extending of that width in length or depth northeastward between parallel lines at right angles to said Warren street a distance of seventy eight feet to a four feet wide alley.

Parcel No. 505 (4121 Warren street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected situate at a point on the northeasterly side of Warren street (forty feet wide) at the distance of one hundred twenty seven feet three and three-quarters inches northwestward from the northwesterly side of North Forty-first street; Containing in front or breadth on Warren street fourteen feet five-eighths inches and extending of that width in length or depth northeastward between parallel lines at right angles to said Warren street a distance of seventy eight feet to a four feet wide alley.

Parcel No. 506 (4123 Warren street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected situate at a point on the northeasterly side of Warren street (forty feet wide) at the distance of one hundred forty one feet four and three-eighths inches northwestward from the northwesterly side of North Forty-first street; Containing in front or breadth on Warren street fourteen feet four and seven-eighths inches and extending of that width in length or

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depth northeastward between parallel lines at right angles to said Warren street a distance of seventy eight feet to a four feet wide alley.

Parcel No. 507 (4127 Warren street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected situate at a point on the northeasterly side of Warren street (forty feet wide) at the distance of one hundred seventy feet eight and five-eighths inches northwestward from the northwesterly side of North Forty-first street; Containing in front or breadth on Warren street thirteen feet ten inches and extending of that width in length or depth northeastward between parallel lines at right angles to said Warren street a distance of seventy eight feet to a four feet wide alley.

Parcel No. 508 (4129 Warren street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected situate at a point on the northeasterly side of Warren street (forty feet wide) at the distance of one hundred eighty four feet six and five-eighths inches northwestward from the northwesterly side of North Forty-first street; Containing in front or breadth on Warren street fifteen feet five and three-eighths inches and extending of that width in length or depth northeastward between parallel lines at right angles to said Warren street a distance of seventy eight feet to a four feet wide alley.

Parcel No. 509 (4131-4133 Warren street).

ALL THAT CERTAIN lot or piece of ground (composed of two contiguous lots or pieces of ground) with the buildings and improvements thereon situate on the northeast side of Warren street at the distance two hundred feet northwestward from the northwesterly side of Forty-first street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on said Warren street twenty eight feet and extending of that width in length or depth northeastward between parallel lines at

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right angles with Lancaster avenue fifty three feet to a certain two feet six inches wide Alley which communicates with another alley running southwestward into said Warren street.

Parcel No. 510 (4135 Warren street).

ALL THAT CERTAIN lot or piece of ground situate on the north side of Warren street at the distance of two hundred twenty eight feet west of Forty-first street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Warren street fourteen feet four inches and extending of that width in length or depth northward fifty three feet.

Parcel No. 511 (4139-4143 Warren street).

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon situate in the Sixth Ward of the City of Philadelphia, described according to a survey and plan thereof made by George T. Shegog, Surveyor and Regulator of the Eleventh Survey District of the City of Philadelphia, on the 10th day of May A.D. 1939, as follows; Beginning at a point on the northeasterly side of Warren street (forty feet wide) at the distance of two hundred forty four feet ten inches northwestwardly from the northwesterly side of Forty-first street (sixty feet wide) then northeastwardly on a line at right angles to Lancaster avenue eighty eight feet seven and one-quarter inches to a point; Thence northwestwardly on a line parallel with Lancaster avenue fifty four feet five and one-half inches to a point; Thence southwestwardly on a line at right angles to Lancaster avenue nine feet nine inches to a point; Thence northwestwardly on a line parallel with Lancaster avenue seventeen feet five inches to a point; Thence southwestwardly on a line at right angles to Lancaster avenue twenty four feet three inches to a point; Thence southeastwardly on a line parallel with Lancaster avenue three inches to a point; Thence southwestwardly on a line at right angles to Lancaster avenue fifty four feet four and seven-eighths inches to the northeastwardly side of Warren street; Thence southeastwardly along the same seventy one feet seven and one-half inches to the point and place of beginning.

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Parcel No. 512 (4163 Warren street.).

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon situate in the Sixth Ward of the City of Philadelphia, described according to a Plan and Survey made by Dayton F. Stout, Surveyor and Regulator of the Seventh District, dated August 17, 1951; Beginning at a point on the northeasterly side of Warren street (forty feet wide) at the distance of six feet two and five-eighths inches southeastwardly from the easterly side of Forty-second street (sixty feet wide); Thence extending from the said beginning point north forty degrees, forty six minutes, thirty nine seconds east seventy feet eleven and one-half inches; Thence south forty nine degrees, thirteen minutes, twenty one seconds east fifteen feet; Thence south forty degrees, forty six minutes, thirty nine seconds west seventy one feet to the said northeasterly side of Warren street; and Thence north forty nine degrees, four minutes, five and six-tenths seconds west along the same fifteen feet to the place of beginning.

WHEREAS, The City Planning Commission, in conformity with the provisions of the Urban Redevelopment Law, has certified as a redevelopment area that portion of the City of Philadelphia described as the West Philadelphia Redevelopment Area; and

WHEREAS, Philadelphia College of Osteopathic Medicine (PCOM) desires to enter into the said redevelopment contract for the Property; and

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

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the West Philadelphia Redevelopment 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 Philadelphia College of Osteopathic Medicine (PCOM), (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 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.

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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 second of November, 2000.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

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