



City of Philadelphia

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

RESOLUTION NO. 220620

Introduced June 16, 2022

Councilmember Gauthier

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Mantua Urban Renewal Area, identified by house number and street address as 3618 Wallace street; and authorizing the Redevelopment Authority to execute the redevelopment contract with 3600 Haverford Avenue Affordable Partners LCC 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 Mantua Urban Renewal Area (hereinafter "Mantua"), 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 Mantua, identified by house number and street address as 3618 Wallace street (the "Property"). The area of the Property is bounded as follows:

3618 Wallace street. All that certain tract or parcel of land situate in the Twenty-fourth Ward of the City and County of Philadelphia, Commonwealth of Pennsylvania, as shown on a plan entitled "Subdivision Plan, The Village at Haverford, Wallace street and Thirty-sixth street" prepared by SAS Geospatial, LLC, dated 12/2/2020, more particularly described as follows and to wit: beginning at a point, said point being located south eighty-three degrees, forty minutes, thirty-one seconds west a distance of one hundred thirty-five and nine tenths feet along the northerly Right-of-Way line of Mount Vernon street (forty feet wide, legally open, on city plan) from the northwesterly intersection of Mount Vernon street and Thirty-sixth street (fifty feet wide, legally open, on city plan) as shown on the above mentioned plan and running; Thence along the northerly Right-of-Way line of Mount Vernon street, south eighty-three degrees, forty minutes, thirty-one seconds

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west a distance of eighty-eight and eight hundred twenty-two thousandths feet to a point; Thence leaving said Right-of-Way line and along Lot 21, north six degrees, nineteen minutes, twenty-nine seconds west a distance of one hundred sixty feet to the southerly Right-of-Way line of Wallace street (fifty feet wide, legally open, on city plan); Thence along the southerly Right-of-Way line of Wallace street, north eighty-three degrees, forty minutes, thirty-one seconds east a distance of eighty-eight and eight hundred twenty-two thousandths feet to a point on Lot 19; Thence leaving said Right-of-Way line and along Lots 19 and 9, south six degrees, nineteen minutes, twenty-nine seconds east a distance of one hundred sixty feet to the point and place of beginning.

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

WHEREAS, 3600 Haverford Avenue Affordable Partners LLC desires to enter into the said redevelopment contract for the Property; now, therefore, be it

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 Mantua 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 3600 Haverford Avenue Affordable Partners LLC (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.