

City of Philadelphia



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

(Resolution No. 030749)

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. 330, 331, 332, 333, 335, 336, 337, 338, 339, 340, 341 & 342 also sometimes identified by respective house numbers and street addresses for Parcel No. 330 as 2028-2040 North Fourth street, for Parcel No. 331 as 2041 North Fourth street, for Parcel No. 332 as 2051 North Fourth street, for Parcel No. 333 as 2055-2057 North Fourth street including 312-314 Diamond street and 2044-2054 North Orianna street, for Parcel No. 335 as 2127-2135 North Fourth street, for Parcel No. 336 as 2114 North Fourth street, for Parcel No. 337 as 2136-2150 North Orianna street, for Parcel No. 338 as 2103-2105 North Fourth street, for Parcel No. 339 as 2109 North Fourth street, for Parcel No. 340 as 2113-2117 North Fourth street, for Parcel No. 341 as 2108-2132 North Orianna street and for Parcel No. 342 as 315-325 Diamond street; and authorizing the Redevelopment Authority to execute the redevelopment contract with 4th and Diamond, L.P. 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 as hereinafter "Redevelopment Authority", for has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area, as hereinafter "Model Cities", for 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. 330, 331, 332, 333, 335, 336, 337, 338, 339, 340, 341 & 342 also sometimes identified by respective house numbers and street addresses for Parcel No. 330 as 2028-2040 North Fourth street, for Parcel No. 331 as 2041 North Fourth street, for Parcel No. 332 as 2051 North Fourth street, for Parcel No. 333 as 2055-2057 North Fourth street including 312-314 Diamond street and 2044-2054 North Orianna street, for Parcel No. 335 as 2127-2135 North Fourth street, for Parcel No. 336 as 2114 North Fourth street, for Parcel No. 337 as 2136-2150 North Orianna street, for Parcel No. 338 as 2103-2105 North Fourth street, for Parcel No.

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339 as 2109 North Fourth street, for Parcel No. 340 as 2113-2117 North Fourth street, for Parcel No. 341 as 2108-2132 North Orianna street and for Parcel No. 342 as 315-325 Diamond street (hereinafter "Properties"). The areas of the Properties are bounded as follows:

Disposition Parcel No. 330 (2028-2040 North Fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the west side of Fourth street at the distance of one hundred seventeen feet seven inches south from the south side of Diamond street; Thence extending west at right angles to said Fourth street the Distance of forty nine feet eleven inches to a point; Thence extending southward sixteen feet to a point, thence extending west the distance of three feet one inch to a point, thence extending south on a line parallel to said Fourth street the distance of four feet three inches to a point; Thence extending west the distance of one foot to a point thence extending south the distance of twenty three feet four inches to a point thence east the distance of one foot three inches to a point, thence extending south the distance of eight feet five and one-half inches to a point thence extending west one foot three inches to a point, Thence extending south the distance of twenty three feet eight inches to a point thence extending east one foot to a point, thence extending south four feet to a point thence extending west one foot to a point, thence extending south the distance of eighteen feet to a point, thence extending east the distance of four feet two inches to a point thence extending south the distance of eighteen feet to a point; Thence extending east the distance of fifty feet to a point on the said westerly side of Fourth street; Thence extending northward along the said west side of Fourth street the distance of one hundred sixteen feet to the first point and place of beginning.

Disposition Parcel No. 331 (2041 North Fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the east side of Fourth street at the distance of one hundred eighty two feet southward from the south side of Diamond street; Containing in front or breadth of the said Fourth

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street fourteen feet and extending of that width in length or depth eastward between parallel lines at right angles to said Fourth street fifty seven feet to a certain three feet wide alley laid out and opened or intended to be opened leading southward and communicating with another three feet wide alley also laid out and opened or intended to be opening leading westward and opening with said Fourth street.

Disposition Parcel No. 332 (2051 North Fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the east side of Fourth street at the distance of one hundred twelve feet southward from the south side of Diamond street; Containing in front or breadth of the said Fourth street fourteen feet and extending of that width in length or depth eastward between parallel lines at right angles to said Fourth street fifty seven feet to a certain three feet wide alley laid out and opened or intended to be opened leading southward and communicating with another three feet wide alley also laid out and opened or intended to be opening leading westward and opening with said Fourth street.

Disposition Parcel No. 333 (2055-2057 North Fourth street including 312-314 Diamond street & 2044-2054 North Orianna street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the east side of Fourth street at the distance of sixty five feet southward from the south side of Diamond street; Thence extending eastwardly at right angles to the said Fourth street the distance of seventy two feet six inches to a point; Thence extending northwardly the distance of sixty five feet to a point on the said southerly side of Diamond street. Thence extending eastwardly along the said southerly side of Diamond street twenty nine feet to a point on the westerly side of Orianna street; Thence extending south along the said westerly side of Orianna street the distance of one hundred forty six feet to a point; Thence extending westwardly at right angles to the said Orianna street the distance of forty two feet six inches to a point on the easterly side of a certain three feet wide alley; Thence extending northwardly on a line parallel with the said

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Orianna street the distance of forty eight feet along the easterly side of the said three feet wide alley to the head of the said three feet wide alley; Thence extending westwardly crossing the head of the said three feet wide alley the distance of sixty feet to a point on the said east side of Fourth street; Thence extending northwardly along the said east side of Fourth street the distance of thirty three feet to the point and place of beginning.

Disposition Parcel No. 335 (2127-2135 North Fourth street).All that certain lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the east side of Fourth street at the distance of one hundred seventy seven feet southward from the south side of Susquehanna avenue; Containing in front or breadth of the said easterly side of Fourth street the distance of seventy feet and extending of that length in width or depth eastwardly between parallel lines at right angles to said Fourth street the distance of fifty feet to a point on the west side of a certain four feet wide alley.

Disposition Parcel No. 336 (2141 North Fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the east side of Fourth street at the distance of one hundred sixty three feet southward from the south side of Susquehanna avenue; Containing in front or breadth of the said easterly side of Fourth street the distance of fourteen feet and extending of that width in length or depth eastwardly between parallel lines at right angles to said Fourth street the distance of fifty feet to a point on the west side of a certain four feet wide alley.

Disposition Parcel No. 337 (2136-2150 North Orianna street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the west side of Orianna street at the distance of one hundred fifty two feet southward from the south side of Susquehanna avenue; Containing in front or breadth of the said westerly side of Orianna street the distance of ninety six feet and extending of that width in length or depth

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eastwardly between parallel lines at right angles to said Orianna street the distance of forty eight feet six inches to a point on the east side of a certain four feet wide alley.

Disposition Parcel No. 338 (2103-2105 North Fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the east side of Fourth street at the distance of eighty nine feet north from the north side of Diamond street also being the north side of a certain four feet wide alley leading into the said Fourth street; Containing in front or breadth of the said easterly side of Fourth street the distance of twenty eight feet and extending of that width in length or depth eastwardly between parallel lines at right angles to said Fourth street the distance of fifty feet to a point on the west side of a certain four feet wide alley with said four feet wide alley extending southwardly and also communicating with another previously mentioned certain four feet wide alley that leads into the said Fourth street.

Disposition Parcel No. 339 (2109 North Fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the east side of Fourth street at the distance of one hundred thirty one feet north from the north side of Diamond street; Containing in front or breadth of the said easterly side of Fourth street the distance of fourteen feet and extending of that width in length or depth eastwardly between parallel lines at right angles to said Fourth street the distance of fifty feet to a point on the west side of a certain four feet wide alley with said four feet wide alley extending southwardly and also communicating with another certain four feet wide alley that leads into the said Fourth street.

Disposition Parcel No. 340 (2113-2117 North Fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the east side of Fourth street at the distance of one hundred fifty nine feet north from the north side of Diamond street;

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Containing in front or breadth of the said easterly side of Fourth street the distance of forty two feet and extending of that width in length or depth eastwardly between parallel lines at right angles to said Fourth street the distance of fifty feet to a point on the west side of a certain four feet wide alley with said four feet wide alley extending southwardly and also communicating with another certain four feet wide alley that leads into the said Fourth street.

Disposition Parcel No. 341 (2108-2132 North Orianna street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate on the west side of Orianna street at the distance of one hundred fourteen feet north from the north side of Diamond street; Containing in front or breadth of the said easterly side of Orianna street the distance of one hundred fifty six feet and extending of that width in length or depth westward between parallel lines at right angles to said Orianna street the distance of forty eight feet six inches to a point on the east side of a certain four feet wide alley.

Disposition Parcel No. 342 (315-325 Diamond street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia situate at the intersection of the north side of Diamond street and the east side of Fourth street; Thence extending easterly along the said north side of Diamond street the distance of one hundred two feet six inches to a point on the west side of Orianna street; Thence extending north along the said west side of said Orianna street the distance of eighty nine feet to a point; Thence extending westwardly at right angles to said west side of Orianna street fifty feet six inches to the middle of a certain four feet wide alley; Thence extending south through the center of the said four feet wide alley the distance of fourteen feet; Thence extending west the distance of one foot to a point, thence extending north the distance of thirteen feet to a point on the west side of the said certain four feet wide alley that communicates with another certain four feet wide alley that extends into Fourth street; Thence extending west along the southerly side of said four feet wide alley that extends into Fourth street the

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distance of fifty feet to a point on the east side of Fourth street; Thence extending south along the said east side of Fourth street the distance of eighty five feet to the place and point of beginning.

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

WHEREAS, 4th and Diamond, L.P. desires to enter into the said redevelopment contract for Properties; and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon 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 4th and Diamond, L.P. (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 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 thirteenth of November, 2003.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Mariano

Sponsored by: Councilmember Mariano