

City of Philadelphia



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

(Resolution No. 050520)

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 Mantua Urban Renewal Area, designated as Parcel Nos. 153, 200, 201 & 202 and also sometimes identified by house numbers and street addresses for Parcel No. 153 as 600-618 North Thirty-fourth street, for Parcel No. 200 as 3403-3413 Haverford avenue, for Parcel No. 201 as 3408 Mount Vernon street and Parcel No. 202 as 3424-3432 Mount Vernon street and authorizing the Redevelopment Authority to execute the redevelopment contract with Presby Homes and Services, Inc. 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 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 designated as Parcel Nos. 153, 200, 201 & 202 and also sometimes identified by house numbers and street addresses for Parcel No. 153 as 600-618 North Thirty-fourth street, for Parcel No. 200 as 3403-3413 Haverford avenue, for Parcel No. 201 as 3408 Mount Vernon street and Parcel No. 202 as 3424-3432 Mount

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Vernon street (the "Properties"). The areas of the said Properties are bounded as follows:

Parcel No. 153 (600-618 North Thirty-fourth street).

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at the point of intersection of the west side of Thirty-fourth street (sixty feet wide) and the north side of Haverford avenue (sixty feet wide); Thence extending north along the said side of Thirty-fourth street one hundred seventy five feet to the point of intersection with the south side of Mount Vernon street (thirty feet wide); Thence extending west along the said side of Mount Vernon street one hundred feet to a point on the east side of a certain four feet wide alley that extends northward into the said Mount Vernon street and southward into the said Haverford avenue; Thence extending south along said alley one hundred seventy five feet to a point on the said side of Haverford avenue; Thence extending east along the said Haverford avenue one hundred feet to the point of intersection with the said Thirty-fourth street, being the first mentioned point and place of beginning.

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Parcel No. 200 (3403-3413 Haverford avenue).

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the north side of Haverford avenue (sixty feet wide) at the distance of one hundred four feet west from the westerly side of Thirty-fourth street (sixty feet wide); Thence extending north on a line at right angles to the Haverford avenue along the west side of a certain four feet wide alley that extends southward into the said Haverford avenue and northward into Mount Vernon street (thirty feet wide), the distance of one hundred eleven feet to a point on the south side of a certain other four feet wide alley that communicates with the aforementioned four feet wide alley; Thence extending west on a line parallel with the said Mount Vernon street and along the second mentioned four feet wide alley the distance of fifty one feet eleven inches to a point, said point being the head of said four feet wide alley; Thence extending north along the head of the said alley four feet to a point on the north side of said alley; Thence extending west, leaving aforesaid alley, the distance of sixteen feet one to a point; Thence extending northward on a line parallel with the said Thirty-fourth

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street, the distance of five feet to a point on the east side of a certain three feet wide alley that extends northward into the said Mount Vernon street, also being the head of a certain other three feet wide alley that partially extends westwardly along the rear of property; Thence extending west, partially along the said alley sixty six feet to a point; Thence extending south on a line parallel with the said Thirty-fourth street one hundred twenty feet to a point on the said side of Haverford avenue; Thence extending eastward along the said Haverford avenue one hundred thirty four feet to the first mentioned point and place of beginning.

Parcel No. 201 (3408 Mount Vernon street).

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the south side of Mount Vernon street (thirty feet wide) at the distance of one hundred twenty three feet west from the westerly side of Thirty-fourth street (sixty feet wide); Containing in front or breadth on the said side of Mount Vernon street nineteen feet and extending of that width in length or depth between parallel lines at right angles to the said Mount Vernon street sixty five feet to a point on the

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north side of a certain four feet wide alley that extends east and communicates with another certain four feet wide alley that extends south into Haverford avenue (sixty feet wide) and north into the said Mount Vernon street.

Parcel No. 202 (3424-3432 Mount Vernon street).

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the south side of Mount Vernon street (thirty feet wide) at the distance of one hundred seventy two feet west from the westerly side of Thirty-fourth street (sixty feet wide); Containing in front or breadth on the said side of Mount Vernon street seventy eight feet and extending of that width in length or depth between parallel lines at right angles to the said Mount Vernon street sixty feet to a point. Including on the easterly line of property the soil of a certain three feet wide alley that extends northward into the said Mount Vernon street.

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

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WHEREAS, Presby Homes and Services, Inc. (hereinafter "Redeveloper") 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 Redeveloper.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority for the redevelopment of that portion of Mantua, 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 the Presby Homes and Services, Inc. (the "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

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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 twenty-sixth of May, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell