



City of Philadelphia

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

BILL NO. 150416

Introduced April 30, 2015

**Councilmember Greenlee
for
Council President Clarke**

AN ORDINANCE

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the East Poplar Urban Renewal Area, identified by house numbers and street addresses as 942 North Marshall street, 948 North Marshall street, 950 North Marshall street, 962 North Marshall street, 981 North Marshall street, 983 North Marshall street, 985 North Marshall street, 987 North Marshall street, 993 North Marshall street, 995 North Marshall street, 996-998 North Marshall street, 1010 North Marshall street and 1012 North Marshall street; and authorizing the Redevelopment Authority to execute the redevelopment contract with BMK Properties, LLC 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 East Poplar Urban Renewal Area (hereinafter "East Poplar"), which said plan and proposal were approved by Ordinance of the Council on December 24, 1959, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of East Poplar, identified by house numbers and street addresses as 942 North Marshall street, 948 North Marshall street, 950 North Marshall street, 962 North Marshall street, 981 North Marshall street, 983 North Marshall street, 985 North Marshall street, 987 North Marshall street, 993 North Marshall street, 995 North Marshall street, 996-998 North Marshall street, 1010 North Marshall street and 1012 North Marshall street (collectively, the "Properties"). The areas of the Properties are bounded as follows:

942 North Marshall street.

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Beginning at a point on the westerly side of Marshall street (fifty feet wide) measured northwardly along the said westerly side of Marshall street, the distance of three hundred twenty feet nine inches from the northerly side of Poplar street (seventy-five feet wide); Containing in front or breadth along said Marshall street fifteen feet zero inches and extending of that width in length or depth westwardly between parallel lines at right angles to said Marshall street eighty-one feet five inches. The northerly line passing through a partly built over alley two feet six inches wide. The northerly and southerly line passing through walls between the said premises and the premises adjoining on the north and south.

948 North Marshall street.

Beginning at a point on the westerly side of Marshall street (fifty feet wide) at the distance of three hundred sixty-five feet nine inches northwardly from the northerly side of Poplar street (seventy-five feet wide); Containing in front or breadth along said Marshall street fourteen feet eleven and three-eighths inches and extending of that width in length or depth westwardly between parallel lines at right angles to said Marshall street eighty-one feet five inches. The southerly line passing through a partly built over alley which leads westwardly from said Marshall street. The southerly line crossing a concrete retaining wall. The northerly line passing through walls between the said premises and the premises adjoining on the north.

950 North Marshall street.

Beginning at a point on the westerly side of Marshall street (fifty feet wide) at the distance of three hundred eighty feet eight and three-eighths inches northwardly from the northerly side of Poplar street (seventy-five feet wide); Containing in front or breadth northwardly along said Marshall street seventeen feet six inches and extending of that width in length or depth westwardly between parallel lines at right angles to said Marshall street eighty-one feet five inches, the northerly and southerly lines passing

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through walls between the said premises and the premises adjoining on the north and south.

962 North Marshall street.

Beginning at a point on the westerly side of Marshall street (fifty feet wide) at the distance of four hundred seventy feet nine inches northwardly from the northerly side of Poplar street (seventy-five feet wide); Containing in front or breadth northwardly along said Marshall street fifteen feet zero inches and extending of that width in length or depth westwardly between parallel lines at right angles to said Marshall street crossing a former four feet wide alley by deeds which leads northwardly and southwardly eighty-one feet five inches. The southerly line passing along the northerly side of a proposed pedestrian walkway. The northerly and southerly lines passing through walls between the said premises and the premises adjoining on the north and south.

981 North Marshall street.

Beginning at a point on the easterly side of Marshall street (fifty feet wide) at the distance of three hundred thirty-two feet five and three-fourths inches southwardly from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth southwardly along said Marshall street fourteen feet five and five-eighths inches and extending of that width in length or depth eastwardly between parallel lines at right angles to said Marshall street seventy-seven feet nine inches. The northerly line passing along the southerly side of former Cambridge street (twenty feet wide) stricken from the City Plan and vacated and proposed as a pedestrian walkway. The northerly and southerly lines passing through walls between said premises and premises adjoining on the north and south.

983 North Marshall street.

Beginning at a point on the easterly side of Marshall street (fifty feet wide) measured southwardly along the said

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easterly side of Marshall street the distance of two hundred ninety-six feet and three-quarters inches from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth along the said Marshall street sixteen feet five inches and extending of that width in length or depth eastwardly between parallel lines at right angles to said Marshall street crossing a three feet wide alley which extends northwardly seventy-seven feet nine inches. The southerly line passing along the northerly side of a proposed twenty feet wide pedestrian walkway. The northerly line passing through a wall between said premises and premises adjoining on the north.

985 North Marshall street.

Beginning at a point on the easterly side of Marshall street (fifty feet wide) measured southwardly along the said easterly side of Marshall street the distance of two hundred seventy-nine feet nine inches from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth along the said Marshall street sixteen feet three and three-quarters inches and extending of that width in length or depth eastwardly between parallel lines at right angles to the said Marshall street crossing a three feet wide alley which extends northwardly from former Cambridge street (stricken from City Plan and vacated) seventy-seven feet nine inches. The northerly and southerly lines passing through a wall between the said premises and the premises adjoining on the north and south.

987 North Marshall street.

Beginning at a point on the easterly side of Marshall street (fifty feet wide) measured southwardly along the said easterly side of Marshall street the distance of two hundred sixty-three feet five and one-quarter inches from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth along the said Marshall street sixteen feet three and three-quarters inches and extending of that width in length or depth eastwardly between parallel lines at right angles to the said Marshall street crossing a three feet wide alley which extends

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northwardly from former Cambridge street (stricken from City Plan and vacated) seventy-seven feet nine inches. The northerly and southerly lines passing through a wall between the said premises and the premises adjoining on the north and south.

993 North Marshall street.

Beginning at a point on the easterly side of Marshall street (fifty feet wide) at the distance of two hundred thirteen feet two and one-quarter inches from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth southwardly along the said Marshall street seventeen feet seven and one-half inches and extending of that width in length or depth eastwardly between parallel lines at right angles to said Marshall street seventy-seven feet nine inches. The northerly line passing through a partly built over alley (two feet six inches wide in clear) which leads eastwardly from said Marshall street. The southerly line passing through a wall between the said premises and the premises adjoining on the south.

995 North Marshall street.

Beginning at a point on the easterly side of Marshall street (fifty feet wide) measured southwardly along the easterly side of Marshall street the distance of one hundred ninety-four feet ten and five-eighths inches from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth along the said Marshall street eighteen feet three and five-eighths inches and extending of that width in length or depth eastwardly between parallel lines at right angles to said Marshall street seventy-seven feet nine inches. The southerly line passing through a partly built over alley two feet six inches wide. The northerly line passing through a wall between the said premises and the premises adjoining on the north.

996-998 North Marshall street.

Beginning at a point on the westerly side of Marshall street (fifty feet wide) measured southwardly along the said

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westerly side of Marshall street the distance of two hundred twenty-seven feet one and one-half inches from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth southwardly along said Marshall street thirty-six feet one and three-quarters inches and extending of that width in length or depth westwardly between parallel lines at right angles to said Marshall street eighty-one feet five inches to the easterly side of a twelve feet wide alley by deeds, which leads northwardly and southwardly (said twelve feet wide alley is included in deed description of parking area to the west, see deed book JRS 45 page 591, and is proposed to be abandoned, properties to the east have no use of alley, see deed book JRS 139 page 563). The northerly and southerly lines passing through walls between the said premises and the premises adjoining on the north and south. The westerly line passing through fence walls.

1010 North Marshall street.

Beginning at a point on the westerly side of Marshall street (fifty feet wide) at the distance of one hundred fifty-one feet one and one-half inches from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth southwardly along said Marshall street thirteen feet zero inches and extending of that width in length or depth westwardly between parallel lines at right angles to said Marshall street eighty-one feet five inches. The northerly line passing through a one foot nine inches wide in the clear partly built over alley, which extends westwardly from the said Marshall street. The southerly lines passing through walls between the said premises and the premises adjoining on the south.

1012 North Marshall street.

Beginning at a point on the westerly side of Marshall street (fifty feet wide) at the distance of one hundred thirty-eight feet one and one-half inches southwardly from the southerly side of Girard avenue (one hundred twenty feet wide); Containing in front or breadth southwardly along said Marshall street thirteen feet zero inches and extending

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of that width in length or depth westwardly between parallel lines at right angles to said Marshall street eighty-one feet five inches. The southerly line passing through a partly built over alley one foot nine inches wide in the clear which leads westwardly from the said Marshall street. The southerly line crossing a concrete retaining wall. The northerly line passing through a wall between the said premises and the premises adjoining on the north.

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

WHEREAS, BMK Properties, LLC desire to enter into the said redevelopment contract for the Properties.

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 East Poplar 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 BMK Properties, 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.

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