



City of Philadelphia

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

RESOLUTION NO. 180083

Introduced February 1, 2018

**Councilmember Greenlee
or
Council President Clarke**

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, identified by house numbers and street addresses as 815-819 North Fifteenth street, 825-831 North Fifteenth street and 824-826 Burns street, 1522-1524 Parrish street, 1536 Parrish street and 1538 Parrish 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 Model Cities Urban Renewal Area (hereinafter "Model Cities"), 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, identified by house numbers and street addresses as 815-819 North Fifteenth street, 825-831 North Fifteenth street and 824-826 Burns street, 1522-1524 Parrish street, 1536 Parrish street and 1538 Parrish street (collectively, the "Properties"). The area of the Properties is bounded as follows:

815-819 North Fifteenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Fifteenth Ward of the City of Philadelphia beginning at a point on the easterly side of North Fifteenth street (fifty feet wide) at a distance of one hundred sixty-two feet and zero inches northward from the northerly side of Brown

City of Philadelphia

RESOLUTION NO. 180083 continued

street (fifty feet wide); Containing in front or breadth on said North Fifteenth street forty-eight feet and zero inches and extending of that width in length or depth eastward between parallel lines at right angles to Fifteenth street a distance of one hundred feet and zero inches to the westerly side of Burns street (twenty feet wide).

825-831 North Fifteenth street and 824-826 Burns street.

ALL THAT CERTAIN lot or piece of ground situated in the Fifteenth Ward of the City of Philadelphia beginning at a point on the easterly side of North Fifteenth street (fifty feet wide) at a distance of fifty feet and zero inches southward from the southerly side of Parrish street (fifty feet wide); Thence extending southward along the easterly side of Fifteenth street sixty-four feet and zero inches to a point; Thence extending eastward at right angles to Fifteenth street a distance of one hundred feet and zero inches to a point on the westerly side of Burns street (twenty feet wide); Thence extending northward along the westerly side of Burns street thirty-two feet and zero inches to a point; Thence extending westward at right angles to Burns street forty feet and zero inches to a point; Thence extending northward along a line parallel with Burns street sixteen feet and zero inches to a point; Thence extending westward at right angles to Burns street ten feet and zero inches to a point; Thence extending northward along another line parallel with Burns street sixteen feet and zero inches to a point; Thence extending westward at right angles to Burns street a distance of fifty feet and zero inches to the first mentioned point and place of beginning.

1522-1524 Parrish street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Fifteenth Ward of the City of Philadelphia and described according to a survey and plan thereof made by Fred J. Kuback, Surveyor and Regulator of the Third Survey District dated June 20, 1974 as follows, to wit; beginning at a point on the south side of Parrish street (fifty feet wide) one hundred seventy-five feet one and one-quarter inches

City of Philadelphia

RESOLUTION NO. 180083 continued

eastwardly from the easterly side of Sixteenth street (fifty feet wide) and extending from that point eastwardly along the said Parrish street forty feet to a point, Thence extending southwardly at right angles to said Parrish street ninety-six feet seven inches to an angle; Thence extending southwestwardly along a line at right angles to Ridge avenue forty-one feet eleven inches to a point (said point being fifty-four feet eight inches northeastwardly from the northeasterly side of Ridge avenue), Thence extending northwestwardly along a line parallel with Ridge avenue forty feet to a point, Thence extending northeastwardly at right angles to the said Ridge avenue twenty-seven feet six inches to an angle, Thence extending northwardly at right angles to Parrish street eighty-two feet two inches to a point on the south side of Parrish street, being the point and place of beginning.

1536 Parrish street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, in the Fifteenth Ward of the City of Philadelphia, situate on the south side of Parrish street at the distance of sixty-eight feet eight and one-half inches eastward from the east side of Sixteenth street; Containing in front or breadth on the said Parrish street thirteen feet four inches and extending of that width in length or depth southward at right angles to the said Parrish street on the east line thereof forty-seven feet eight inches and on the west line thereof forty-three feet eight inches to a certain three feet wide alley which communicates with an alley two feet six inches in width which extends southward into Ridge avenue.

1538 Parrish street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, in the Fifteenth Ward of the City of Philadelphia, situate on the south side of Parrish street at the distance of fifty-five feet four and one-half inches eastward from the east side of Sixteenth street; Containing in front or breadth on the said Parrish street thirteen feet four inches and extending of that width

City of Philadelphia

RESOLUTION NO. 180083 continued

in length or depth southward at right angles to the said Parrish street on the east line thereof forty-three feet eight inches and on the west line thereof thirty-eight feet four inches, the east line thereof running to the head of a certain three feet wide alley which communicates with an alley two feet six inches in width which extends southward into Ridge avenue.

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

WHEREAS, BMK Properties, LLC desires 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 Model Cities 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.