

City of Philadelphia



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

(Resolution No. 070852)

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. 610, 611, 612, 613, 614, 615 & 616 also sometimes identified by house numbers and street addresses for Parcel No. 610 as 820 Capitol street, for Parcel No. 611 as 824 North Twentieth street, for Parcel No. 612 as 854 Perkiomen street, for Parcel No. 613 as 1831 West Poplar street, for Parcel No. 614 as 744 North Uber street, for Parcel No. 615 as 760 North Uber street and for Parcel No. 616 as 849 North Uber street; authorizing the Redevelopment Authority to execute the redevelopment contract with Community Ventures 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 (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, designated as Parcel Nos. 610, 611, 612, 613, 614, 615 & 616 also sometimes identified by house numbers and street addresses for Parcel No. 610 as 820 Capitol street, for Parcel No. 611 as 824 North Twentieth street, for Parcel No. 612 as 854 Perkiomen street, for Parcel No. 613 as 1831 West Poplar street,

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for Parcel No. 614 as 744 North Uber street, for Parcel No. 615 as 760 North Uber street and for Parcel No. 616 as 849 North Uber street (the “Properties”). The area of said Properties are bounded as follows:

Parcel No. 610 (820 Capitol 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 westerly side of Capitol street (forty feet wide) at the distance of one hundred eighty two feet northward from the north side of Brown street (fifty feet wide); Containing in front or breadth on the said Capitol street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to said Capitol street fifty feet.

Parcel No. 611 (824 North Twentieth 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 west side of North Twentieth street (fifty feet wide) at the distance of two hundred feet northward from the north side of Brown street (fifty feet wide); Containing in front or breadth on the said Twentieth street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to said Twentieth

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street seventy feet to the east side of a certain four feet wide alley extending southward communicating with a certain other four feet wide alley extending westward into Capitol street (forty feet wide).

Parcel No. 612 (854 Perkiomen 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 southwesterly side of Perkiomen street (fifty feet wide) at the distance of one hundred fifty feet northwestward from the northwesterly side of Wylie street (sixty feet wide); Containing in front or breadth along the said Perkiomen street; fifteen feet, and extending of that width in length or depth southwestwardly between parallel lines at right angles to said Perkiomen street; sixty eight feet, to the southwesterly side of a certain three feet wide alley extending southeastwardly and also northwestwardly to respective points.

Parcel No. 613 (1831 West Poplar 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 northeasterly side of Poplar street (fifty feet wide) at a distance of ninety four feet three and one-half

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inches westward from the southeasterly side of Ginnodo street (fifty feet wide); Thence extending northward on a line at right angles to said Poplar street thirty feet one and three-eighths inches to a point; Thence extending northeastward on a line parallel to the said Ginnodo street ten feet to a point at the head of a certain three feet wide alley which extends northeastwardly into Leland street (twenty feet wide); Thence extending southeastward on a line at right angles to said Ginnodo street three feet crossing along the head of said alley; Thence extending northeastward on a line parallel to the said Ginnodo street along the southeasterly side of said alley six feet eight and one-quarter inches to a point; Thence extending southward on a line at right angles to said Poplar street forty seven feet eight and one-quarter inches to a point on the northerly side of said Poplar street; Thence extending westward along the northerly side of said Poplar street fourteen feet to the first mentioned point and place of beginning.

Parcel No. 614 (744 North Uber 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 west side of North Uber street (forty feet

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wide) at the distance of two hundred twenty seven feet nine and three-eighths inches southward from the southerly side of Brown street (fifty feet wide); Containing in front or breadth on the said Uber street fourteen feet one inch and extending of that width in length or depth westward between parallel lines at right angles to said Uber street seventy two feet; Bounded on the north by a certain four feet one and three-eighths inches wide alley extending eastward into said Uber street and on the west by a certain three feet wide alley extending northward communicating with the said four feet one and three-eighths inches wide alley and further northward communicating with a certain four feet wide alley extending eastward into said Uber street.

Parcel No. 615 (760 North Uber 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 west side of North Uber street (forty feet wide) at the distance of one hundred eleven feet southward from the southerly side of Brown street (fifty feet wide); Containing in front or breadth on the said Uber street fourteen feet one inch and extending of that width in length

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or depth westward between parallel lines at right angles to said Uber street seventy five feet including a certain three feet wide alley extending northward communicating with a certain four feet wide alley extending eastward into said Uber street.

Parcel No. 616 (849 North Uber 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 east side of North Uber street (forty feet wide) at the distance of two hundred forty nine feet six inches southward from the southerly side of Poplar street (fifty feet wide); Containing in front or breadth on the said Uber street two feet four inches and extending of that width in length or depth eastward between parallel lines at right angles to said Uber street sixty three feet ten inches to the westerly side of a certain four feet wide alley extending northward communicating with a certain other four feet wide alley extending westward into said Uber street.

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

WHEREAS, Community Ventures desires to enter into the said redevelopment contract for the Properties; and

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WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the 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 Community Ventures (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

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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 fourth of October, 2007.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke