

# City of Philadelphia



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

(Resolution No. 040979)

## 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. 458, 459, 460, 461, 462, 463, 464 & 465 also sometimes identified by house numbers and street addresses for Parcel No. 458 as 2201-2219 North Fifteenth street including 1421-1433 West Susquehanna avenue, for Parcel No. 459 as 2204 North Fifteenth street, for Parcel No. 460 as 2210-2212 North Fifteenth street, for Parcel No. 461 as 2220-2222 North Fifteenth street, for Parcel No. 462 as 2223-2233 North Fifteenth street including 2230-2232 North Carlisle street, for Parcel No. 463 as 2232-2252 North Fifteenth street, for Parcel No. 464 as 2237 North Fifteenth street and for Parcel No. 465 as 2245-2251 North Fifteenth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Susquehanna Village LP 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"), 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. 458, 459, 460, 461, 462, 463, 464 & 465 also sometimes identified by house numbers and street addresses for Parcel No. 458 as 2201-2219 North Fifteenth street including 1421-1433 West Susquehanna avenue, for Parcel No. 459 as 2204 North Fifteenth street, for Parcel No. 460 as 2210-2212 North Fifteenth street, for Parcel No. 461 as 2220-2222 North Fifteenth street, for Parcel No. 462 as 2223-2233 North Fifteenth street including 2230-2232 North Carlisle street, for Parcel No. 463 as 2232-2252 North Fifteenth street, for Parcel No. 464 as 2237 North Fifteenth street and for Parcel No. 465 as 2245-2251 North Fifteenth street (hereinafter the "Parcels"). The areas of the Parcels are bounded as follows:

# City of Philadelphia

RESOLUTION NO. 040979 continued

**Parcel No. 458 (2201-2219 North Fifteenth street including 1421-1433 West Susquehanna avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixteenth Ward of the City of Philadelphia beginning at the point of intersection of the north side of Susquehanna avenue (sixty feet wide) and the east side of Fifteenth street (fifty feet wide); Thence extending northward along the said side of Fifteenth street one hundred eighty nine feet to a point; Thence extending eastward on a line at right angles to the said Fifteenth street one hundred feet to a point at the head of a certain three feet wide alley which extends northward communicating with a certain other three feet wide alley that extends eastward into Carlisle street (forty feet wide); Thence extending southward on a line parallel with the said Fifteenth street thirty four feet to a point; Thence extending eastward on a line at right angles to the said Fifteenth street seventy seven feet ten inches to a point on the westerly side of the said Carlisle street; Thence extending southward along the said side of Carlisle street one hundred fifty five feet to the point of intersection with the said side of Susquehanna avenue; Thence extending westward along the said Susquehanna avenue one hundred seventy seven feet ten inches to the point of intersection with the said Fifteenth street being the first mentioned point and place of beginning.

**Parcel No. 459 (2204 North Fifteenth street ).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixteenth Ward of the City of Philadelphia beginning on the west side of Fifteenth street (fifty feet wide) at the distance of thirty three feet three inches northward from the north side of Susquehanna avenue (sixty feet wide); Containing in front or breadth on the said Fifteenth street fifteen feet three inches and extending of that width in length or depth westward between parallel lines at right angles to the said Fifteenth street, eighty two feet six inches to a point.

**Parcel No. 460 (2210-2212 North Fifteenth street).**

# City of Philadelphia

RESOLUTION NO. 040979 *continued*

ALL THAT CERTAIN lot or piece of ground situated in the Sixteenth Ward of the City of Philadelphia beginning on the west side of Fifteenth street (fifty feet wide) at the distance of seventy nine feet northward from the north side of Susquehanna avenue (sixty feet wide); Containing in front or breadth on the said Fifteenth street thirty feet six inches and extending of that width in length or depth westward between parallel lines at right angles to the said Fifteenth street, one hundred five feet four inches to a point.

**Parcel No. 461 (2220-2222 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixteenth Ward of the City of Philadelphia beginning on the west side of Fifteenth street (fifty feet wide) at the distance of one hundred fifty five feet northward from the north side of Susquehanna avenue (sixty feet wide); Thence extending westward on a line at right angles to the said Fifteenth street eighty five feet to a point; Thence extending northward on a line parallel to the Fifteenth street thirteen feet six inches to a point; Thence extending westward four feet to a point; Thence extending northward three feet six inches to a point at the head of a certain three feet wide alley; Thence extending eastward along the head of said alley three feet to a point on the east side of said alley; Thence extending northward along said side of alley seventeen feet to a point; Thence extending eastward on a line parallel with the said Susquehanna avenue eighty six feet to a point on the said side of Fifteenth street; Thence extending southward along the said side of Fifteenth street thirty four feet to the first mentioned point and place of beginning.

**Parcel No. 462 (2223-2233 North Fifteenth street including 2230-2232 North Carlisle street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixteenth Ward of the City of Philadelphia beginning on the east side of Fifteenth street (fifty feet wide) at the distance of two hundred six feet northward from the north side of Susquehanna avenue (sixty feet wide); Thence extending northward along the said side of Fifteenth street one hundred two feet to a point; Thence extending

# City of Philadelphia

RESOLUTION NO. 040979 *continued*

eastward on a line at right angles to the said Fifteenth street one hundred feet to a point; Thence extending southward on a line parallel with the said Fifteenth street sixty eight feet to a point on the south side of a certain three feet wide alley that extends eastward into the said Carlisle street; Thence extending eastward, along said side of said alley, seventy seven feet ten inches to a point on the north side of Carlisle street (forty feet wide); Thence extending southward along the said side of Carlisle street thirty four feet to a point on the north side of a certain three feet wide alley that extends eastward into the said Carlisle street; Thence extending westward along partially along said alley, one hundred seventy seven feet ten inches to a point on the said side of Fifteenth street, being the first mentioned place and point of beginning.

## **Parcel No. 463 (2232-2252 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixteenth Ward of the City of Philadelphia beginning on the west side of Fifteenth street (fifty feet wide) at the distance of eighty six southward from the south side of Dauphin street (fifty feet wide); Thence extending southward along the said side of Fifteenth street one hundred eighty seven feet to a point; Thence extending westward on a line at right angles to the said Fifteenth street one hundred one feet six inches to a point in the middle of a certain three feet wide alley that communicates with a certain other three feet wide alley that extends westward into Sydenham street (forty feet wide); Thence extending northward, through the middle of the first mentioned alley, fifty one feet to a point at the head of said alley; Thence extending eastward crossing said alley twelve feet six inches to a point; Thence extending northward on a line parallel with the said Fifteenth street sixty eight feet to a point; Thence extending westward on a line at right angles to the said Fifteenth street eleven feet one inch to a point in the middle of a certain four feet wide alley that communicates with a certain other three feet wide alley that extends westward into Sydenham street (forty feet wide); Thence extending northward through the middle of said alley sixty eight feet to a point at the head of said alley; Thence extending eastward one hundred six feet

# City of Philadelphia

RESOLUTION NO. 040979 continued

eleven inches to a point on the said side of Fifteenth street being the first mentioned place and point of beginning.

**Parcel No. 464 (2237 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixteenth Ward of the City of Philadelphia beginning on the east side of Fifteenth street (fifty feet wide) at the distance of one hundred eighty eight feet southward from the south side of Dauphin street (fifty feet wide); Containing in front or breadth on the said Fifteenth street seventeen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Fifteenth street, eighty eight feet eleven inches to a point.

**Parcel No. 465 (2245-2251 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixteenth Ward of the City of Philadelphia beginning on the east side of Fifteenth street (fifty feet wide) at the distance of eighty seven feet two and one-half inches southward from the south side of Dauphin street (fifty feet wide); Containing in front or breadth on the said Fifteenth street sixty five feet nine and one-half inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Fifteenth street, eighty eight feet eleven inches to a point, including on the northeast corner of property the soil of a certain three feet wide alley that communicates with a certain two feet two and one-half inches wide alley that extends westward into the said Fifteenth 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,** Susquehanna Village LP desires to enter into the said redevelopment contract for the Parcels; and

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

# City of Philadelphia

*RESOLUTION NO. 040979 continued*

**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 Susquehanna Village LP (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.

# City of Philadelphia

*RESOLUTION NO. 040979 continued*

# City of Philadelphia

*RESOLUTION NO. 040979 continued*

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 November, 2004.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke