

# City of Philadelphia



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

(Resolution No. 050318)

## 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 Tioga Urban Renewal Area, designated as Parcel Nos. 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 also sometimes identified by house numbers and street addresses for Parcel No. 9 as 2236 West Allegheny avenue, for Parcel No. 10 as 2123 West Cambria street, for Parcel No. 11 as 2717 North Garnet street, for Parcel No. 12 as 2736 North Garnet street, for Parcel No. 13 as 2748 North Garnet street, for Parcel No. 14 as 2749 North Garnet street, for Parcel No. 15 as 2754 North Garnet street, for Parcel No. 16 as 2842 North Garnet street, for Parcel No. 17 as 2852 North Garnet street, for Parcel No. 18 as 2710 North Opal street, for Parcel No. 18 as 2710 North Opal street, for Parcel No. 19 as 2714 North Opal street, for Parcel No. 20 as 2725 North Opal street, for Parcel No. 21 as 2730 North Opal street, for Parcel No. 22 as 2741 North Opal street, for Parcel No. 23 as 2820-2824 North Opal street, for Parcel No. 24 as 2830 North Opal street, for Parcel No. 25 as 2845 North Opal street, for Parcel No. 26 as 2846-2850 North Opal street, for Parcel No. 27 as 1911 West Somerset street, for Parcel No. 28 as 1923 West Somerset street, for Parcel No. 29 as 1932 West Somerset street, for Parcel No. 30 as 2124 West Stella street, for Parcel No. 31 as 2936 North Woodstock street, for Parcel No. 32 as 2710 North Nineteenth street, for Parcel No. 33 as 2728 North Nineteenth street, for Parcel No. 34 as 2732 North Nineteenth street, for Parcel No. 35 as 2850 North Nineteenth street, for Parcel No. 36 as 2751 North Twentieth street, for Parcel No. 37 as 2755 North Twentieth street, for Parcel No. 38 as 2841 North Twentieth street and for Parcel No. 39 as 2850 North Twentieth street; and authorizing the Redevelopment Authority to execute the amended redevelopment contract with The Allegheny West Foundation and to take such action as may be necessary to effectuate the amended redevelopment contract.

**WHEREAS,** The Redevelopment Authority of the City of Philadelphia as (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Tioga Urban Renewal

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Area, as (hereinafter "Tioga") for which said plan and proposal were approved by Ordinance of the Council on July 7, 2003; and

**WHEREAS,** The Redevelopment Authority has prepared a redevelopment contract for a portion of Tioga, designated as Parcel Nos. 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 & 39 also sometimes identified by respective house numbers and street addresses for Parcel No. 9 as 2236 West Allegheny avenue, for Parcel No. 10 as 2132 West Cambria street, for Parcel No. 11 as 2717 North Garnet street, for Parcel No. 12 as 2736 North Garnet street, for Parcel No. 13 as 2748 North Garnet street, for Parcel No. 14 as 2749 North Garnet street, for Parcel No. 15 as 2754 North Garnet street, for Parcel No. 16 as 2842 North Garnet street, for Parcel No. 17 as 2852 North Garnet street, for Parcel No. 18 as 2710 North Opal street, for Parcel No. 19 as 2714 North Opal street, for Parcel No. 20 as 2725 North Opal street, Parcel No. 21 as 2730 North Opal street, for Parcel No. 22 as 2741 North Opal street, for Parcel No. 23 as 2820-2824 North Opal street, for Parcel No. 24 as 2830 North Opal street, for Parcel No. 25 as 2845 North Opal street, for Parcel No. 26 as 2846-2850 North Opal street, for Parcel No. 27 as 1911 West Somerset street, for Parcel No. 28 as 1923 West Somerset street, for Parcel No. 29 as 1932 West Somerset street, for Parcel No. 30 as 2124 West Stella street, for Parcel No. 31 as 2936 North Woodstock street, Parcel No. 32 as 2710 North Nineteenth street, for Parcel No. 33 as 2728 North Nineteenth street, for Parcel No. 34 as 2732 North Nineteenth street, Parcel No. 35 as 2850 North Nineteenth street, for Parcel No. 36 as 2751 North Twentieth street, for Parcel No. 37 as 2751 North Twentieth street, for Parcel No. 38 as 2841 North Twentieth

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street and for Parcel No. 39 as 2850 North Twentieth street (hereinafter “Properties”).

The areas of the Properties are bounded as follows:

**Parcel No. 9 (2236 West Allegheny avenue).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the south side of Allegheny avenue (one hundred twenty feet wide) at the distance of seventy six feet east from the easterly side of Twenty-third street (sixty feet wide); Containing in front or breadth on the said side of Allegheny avenue fifteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Allegheny avenue sixty two feet to a point on the north side of a certain three feet wide alley that extends eastward into Hemberger street (forty feet).

**Parcel No. 10 (2123 West Cambria street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Cambria street (fifty feet wide) and the easterly side of Van Pelt street (thirty feet wide); Containing in front or breadth on the said Cambria street sixteen feet and extending of that width in length or depth north ward between parallel lines sixty six

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feet to a point on the south side of a certain three feet wide alley that extends westward into the said Van Pelt street.

**Parcel No. 11 (2717 North Garnet street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the southeast side of Garnet street (thirty feet wide) at the distance of ninety three feet nine and three-quarters inches north from the northerly side of Sedgley avenue (sixty feet wide); Containing in front or breadth on the said side of Garnet street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Garnet street forty six feet to a point on the west side of a certain three feet wide alley.

**Parcel No. 12 (2736 North Garnet street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Garnet street (thirty feet wide) at the distance of two hundred nine feet south from the southerly side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Garnet street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the

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said Garnet street fifty two feet six inches to a point on the east side of a certain three feet wide alley that extends northward and communicates with another certain three feet wide alley that extends westward into Opal street (thirty feet wide) and eastward into the said Garnet street.

**Parcel No. 13 (2748 North Garnet street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Garnet street (thirty feet wide) at the distance of one hundred thirty four feet south from the southerly side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Garnet street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Garnet street fifty two feet six inches to a point on the east side of a certain three feet wide alley that extends northward and communicates with another certain three feet wide alley that extends westward into Opal street (thirty feet wide) and eastward into the said Garnet street.

**Parcel No. 14 (2749 North Garnet street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a

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point on the southeast side of Garnet street (thirty feet wide) at the distance of one hundred thirty four feet south from the southerly side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Garnet street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Garnet street forty six feet to a point on the west side of a certain three feet wide alley that extends northward and communicates with another certain three feet wide alley that extends westward into said Garnet street and eastward into Nineteenth street (sixty feet wide).

**Parcel No. 15 (2754 North Garnet street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Garnet street (thirty feet wide) at the distance of eighty nine feet south from the southerly side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Garnet street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Garnet street fifty two feet six inches to a point on the east side of a certain three feet wide alley that extends

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northward and communicates with another certain three feet wide alley that extends westward into Opal street (thirty feet wide) and eastward into the said Garnet street.

**Parcel No. 16 (2842 North Garnet street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Garnet street (thirty feet wide) at the distance of one hundred sixty six feet south from the southerly side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Garnet street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Garnet street forty five feet to a point on the east side of a certain three feet wide alley that extends northward into the said Cambria street.

**Parcel No. 9 (2852 North Garnet street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Garnet street (thirty feet wide) at the distance of ninety one feet south from the southerly side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Garnet

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street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Garnet street forty five feet to a point on the east side of a certain three feet wide alley that extends northward into the said Cambria street.

**Parcel No. 18 (2710 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Opal street (thirty feet wide) at the distance of eighty six feet north from the northerly side of Lehigh avenue (eighty feet wide); Containing in front or breadth on the said side of Opal street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Opal street forty five feet to a point on the east side of a certain three feet wide alley that that extends northward and southward, communicating with another certain three feet wide that extends eastward into the said Opal street and westward into Twentieth street (fifty feet wide).

**Parcel No. 19 (2714 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at



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a point on the northwest side of Opal street (thirty feet wide) at the distance of one hundred sixteen feet north from the northerly side of Lehigh avenue (eighty feet wide); Containing in front or breadth on the said side of Opal street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Opal street forty five feet to a point on the east side of a certain three feet wide alley that extends north ward and southward, communicating with another certain three feet wide alley that extends eastward into the said Opal street and westward into Twentieth street (fifty feet wide).

**Parcel No. 20 (2725 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the southeast side of Opal street (thirty feet wide) at the distance of one hundred ninety one feet north from the northerly side of Lehigh avenue (eighty feet wide); Containing in front or breadth on the said side of Opal street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Opal street fifty two feet six inches to a point on the west side of a certain three feet wide alley that

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extends northward and southward, communicating with another certain three feet wide alley that extends westward into the said Opal street and eastward into Garnet street (thirty feet wide).

## **Parcel No. 21 (2730 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Opal street (thirty feet wide) at the distance of two hundred thirty six feet north from the northerly side of Lehigh avenue (eighty feet wide); Containing in front or breadth on the said side of Opal street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Opal street forty five feet to a point on the east side of a certain three feet wide alley that extends northward and southward, communicating with another certain three feet wide alley that extends eastward into the said Opal street and westward into Twentieth street (fifty feet wide).

## **Parcel No. 22 (2741 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia and beginning at a point on the southeast side of Opal street (thirty feet

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wide) at the distance of one hundred ninety four feet south from the southerly side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Opal street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Opal street fifty two feet six inches to a point on the west side of a certain three feet wide alley that extends northward and southward, communicating with another certain three feet wide alley that extends westward into the said Opal street and eastward into Garnet street (thirty feet wide).

**Parcel No. 23 (2820-2824 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Opal street (thirty feet wide) at the distance of one hundred forty nine feet north from the northerly side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Opal street forty five feet and extending of that width in length or depth westward between parallel lines at right angles to the said Opal street forty five feet to a point on the east side of a certain three feet wide alley that extends northward and

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southward, communicating with another certain three feet wide alley that extends eastward into the said Opal street.

**Parcel No. 24 (2830 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia and beginning at a point on the northwest side of Opal street (thirty feet wide) at the distance of two hundred twenty four feet north from the northerly side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Opal street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Opal street forty five feet to a point on the east side of a certain three feet wide alley that extends northward and southward, communicating with another certain three feet wide alley that extends eastward into the said Opal street.

**Parcel No. 25 (2845 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the southeast side of Opal street (thirty feet wide) at the distance of one hundred fifty one feet south from the southerly side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Opal

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street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Opal street forty five feet to a point on the west side of a certain three feet wide alley that extends southward and northward into the said Cambria street.

**Parcel No. 26 (2846-2850 North Opal street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the northwest side of Opal street (thirty feet wide) at the distance of one hundred six feet south from the southerly side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Opal street forty five feet and extending of that width in length or depth westward between parallel lines at right angles to the said Opal street forty five feet to a point on the east side of a certain three feet wide alley that extends southward and northward into the said Cambria street.

**Parcel No. 27 (1911 West Somerset street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the north side of Somerset street (fifty feet wide) at the distance of sixteen feet eastward from the east side of

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Garnet street (thirty feet wide); Containing in front or breadth on the said side of Somerset street fifteen feet two inches and extending of that width in length or depth northward between parallel lines at right angles to the said Somerset street seventy one feet to a point on the south side of a certain three feet wide alley that extends eastward into Nineteenth street (fifty feet wide) and westward into the said Garnet street.

**Parcel No. 28 (1923 West Somerset street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the north side of Somerset street (fifty feet wide) at the distance of sixteen feet eastward from the east side of Opal street (thirty feet wide); Containing in front or breadth on the said side of Somerset street fifteen feet three inches and extending of that width in length or depth northward between parallel lines at right angles to the said Somerset street seventy one feet to a point on the south side of a certain three feet wide alley that extends eastward into Garnet street (thirty feet wide) and westward into the said Opal street.

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**Parcel No. 29 (1932 West Somerset street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the south side of Somerset street (fifty feet wide) at the distance of thirty two feet westward from the west side of Opal street (thirty feet wide); Containing in front or breadth on the said side of Somerset street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Somerset street seventy one feet to a point on the north side of a certain three feet wide alley that extends eastward into the said Opal street (thirty feet wide) and westward into Twentieth street fifty feet wide).

**Parcel No. 30 (2124 West Stella street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at the point of intersection of the south side of Stella street (thirty feet wide) and the east side of Van Pelt street (thirty feet wide); Containing in front or breadth on the said side of Stella street fifteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Stella street fifty feet two inches to a

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point on the north side of a certain two feet four inches wide alley that extends eastward into Twenty-first street (fifty feet wide) and westward into the said Van Pelt street.

**Parcel No. 31 (2936 North Woodstock street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the west side of Woodstock street (thirty feet wide) at the distance of seventy feet southward from the south side of Stella street (thirty feet wide); Containing in front or breadth on the said side of Woodstock street fifteen feet two inches and extending of that width in length or depth westward between parallel lines at right angles to the said Woodstock street seventy feet four inches to a point on the east side of a certain fifteen feet wide driveway that extends southward. The north line of property is bounded by a certain three feet wide alley that extends eastward into the said Woodstock street.

**Parcel No. 32 (2710 North Nineteenth street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at the point of intersection of the west side of Nineteenth street (sixty feet wide) and the north side of Sedgley avenue



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(sixty feet wide); Containing in front or breadth on the said side of Nineteenth street fifteen feet four inches and extending of that width in length or depth westward between parallel lines at right angles to the said Nineteenth street fifty four feet eight inches to a point on the east side of a certain three feet wide alley that extends northward.

**Parcel No. 33 (2728 North Nineteenth street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the west side of Nineteenth street (sixty feet wide) at the distance of one hundred twenty two feet one inch northward from the north side of Sedgley avenue (sixty feet wide); Containing in front or breadth on the said side of Nineteenth street fifteen feet three inches and extending of that width in length or depth westward between parallel lines at right angles to the said Nineteenth street fifty four feet eight inches to a point on the east side of a certain three feet wide alley that extends northward.

**Parcel No. 34 (2732 North Nineteenth street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a

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point on the west side of Nineteenth street (sixty feet wide) at the distance of one hundred sixty seven feet ten inches northward from the north side of Sedgley avenue (sixty feet wide); Containing in front or breadth on the said side of Nineteenth street fifteen feet three inches and extending of that width in length or depth westward between parallel lines at right angles to the said Nineteenth street fifty four feet eight inches to a point on the east side of a certain three feet wide alley that extends northward.

**Parcel No. 35 (2850 North Nineteenth street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the west side of Nineteenth street (sixty feet wide) at the distance of one hundred six feet southward from the south side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Nineteenth street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Nineteenth street sixty feet eight inches to a point on the east side of a certain three feet wide alley that extends northward into the said Cambria street.

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**Parcel No. 36 (2751 North Twentieth street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the east side of Twentieth street (fifty feet wide) at the distance of one hundred nineteen feet southward from the south side of Somerset street (fifty feet wide). Containing in front or breadth on the said side of Twentieth street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said twentieth street sixty six feet to a point on the west side of a certain three feet wide alley that extends southward and north ward communicating with a certain other three feet wide alley that extends eastward into Opal street (thirty feet wide) and westward into the said Twentieth street.

**Parcel No. 37 (2755 North Twentieth street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the east side of Twentieth street (fifty feet wide) at the distance of eighty nine feet southward from the south side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Twentieth street fifteen

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feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Twentieth street sixty six feet to a point on the west side of a certain three feet wide alley that extends southward and northward communicating with a certain other three feet wide alley that extends eastward into Opal street (thirty feet wide) and westward into the said Twentieth street.

**Parcel No. 38 (2841 North Twentieth street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the east side of Twentieth street (fifty feet wide) at the distance of one hundred eighty one feet southward from the south side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Twentieth street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Twentieth street sixty six feet to a point on the west side of a certain three feet wide alley that extends southward and northward into the said Cambria street.

**Parcel No. 39 (2850 North Twentieth street).**

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a

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point on the west side of Twentieth street (fifty feet wide) at the distance of one hundred four feet southward from the south side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Twentieth street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Twentieth street eighty feet to a point on the east side of a certain three feet wide alley that extends southward.

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

**WHEREAS**, Allegheny West Foundation desires to enter into the said redevelopment contract for Properties; and

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

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approved redevelopment contract with Allegheny West Foundation (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.

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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-first of April, 2005.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Miller

Sponsored by: Councilmember Miller