

City of Philadelphia



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

(Resolution No. 050580)

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 Point Breeze East Urban Renewal Area, designated as Parcel Nos. 35, 37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67 & 68 and also sometimes identified by house addresses and street addresses for Parcel No. 35 as 1132-1136 South Fifteenth street, for Parcel No. 37 as 1210 South Sixteenth street, for Parcel No. 38 as 1216-1218 South Sixteenth street, for Parcel No. 39 as 1221-1229 South Sixteenth street, for Parcel No. 41 as 1605 Annin street, for Parcel No. 42 as 1622 Annin street, for Parcel No. 43 as 1626-1628 Annin street, for Parcel No. 44 as 1439-1441 Ellsworth street, for Parcel No. 45 as 1505-1509 Ellsworth street, for Parcel No. 46 as 1513 Ellsworth street, for Parcel No. 47 as 1517-1521 Ellsworth street, for Parcel No. 48 as 1529 Ellsworth street, for Parcel No. 49 as 1504-1509 Federal street, for Parcel No. 55 as 1505-1509 Federal street, for Parcel No. 56 as 1508 Federal street, for Parcel No. 57 as 1512-1518 Federal street, for Parcel No. 58 as 1522 Federal street, for Parcel No. 59 as 1513-1517 Federal street, for Parcel No. 60 as 1521-1523 Federal street, for Parcel No. 64 as 1610 Latona street, for Parcel No. 65 as 1613 Latona street, for Parcel No. 66 as 1617 Latona street, for Parcel No. 67 as 1627 Latona street and for Parcel No. 68 as 1634 Latona street; and authorizing the Redevelopment Authority to execute the redevelopment contract with The Commons at Point Breeze, L.P. 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 Point Breeze East Urban Renewal Area, (hereinafter "Point Breeze"), which said plan and proposal were approved by Ordinance of the Council on June 11, 1998, as amended; and

*Information on File in Room 402 City Hall

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WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Point Breeze, designated as Parcel Nos. 35, 37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67 & 68 and also sometimes identified by house addresses and street addresses for Parcel No. 35 as 1132-1136 South Fifteenth street, for Parcel No. 35 as 1132-1136 South Fifteenth street, for Parcel No. 37 as 1210 South Sixteenth street, for Parcel No. 38 as 1216-1218 South Sixteenth street, for Parcel No. 39 as 1221-1229 South Sixteenth street, for Parcel No. 41 as 1605 Annin street, for Parcel No. 42 as 1622 Annin street, for Parcel No. 43 as 1626-1628 Annin street, for Parcel No. 44 as 1439-1441 Ellsworth street, for Parcel No. 45 as 1505-1509 Ellsworth street, for Parcel No. 46 as 1513 Ellsworth street, for Parcel No. 47 as 1517-1521 Ellsworth street, for Parcel No. 48 as 1529 Ellsworth street, for Parcel No. 49 as 1504-1506 Ellsworth street, for Parcel No. 55 as 1505-1509 Federal street, for Parcel No. 56 as 1508 Federal street, for Parcel No. 57 as 1512-1518 Federal street, for Parcel No. 58 as 1522 Federal street, for Parcel No. 59 as 1513-1517 Federal street, for Parcel No. 60 as 1521-1523 Federal street, for Parcel No. 64 as 1610 Latona street, for Parcel No. 65 as 1613 Latona street, for Parcel No. 66 as 1617 Latona street, for Parcel No. 67 as 1627 Latona street and for Parcel No. 68 as 1634 Latona street (hereinafter "Parcels"). The areas of the Parcels are bounded as follows:

Parcel No. 35 (1132-1136 South Fifteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at the intersection of the west side of Fifteenth street (fifty feet wide) and the south side of Ellsworth street (fifty feet wide); Thence extending south along the said side of Fifteenth street fifty two feet to a point; Thence extending west on a line at right angles to the said Fifteenth street sixty seven feet to a point on the east side of a certain three feet wide alley; Thence extending north along the aforesaid alley sixteen feet to a point, said point being the head of said alley; Thence extending west along the head of the said alley, three feet to a point; Thence extending south along the west side of said alley seventeen feet to a point; Thence extending west along a certain two feet wide alley that communicates with the aforesaid three feet wide alley twenty five feet seven and one-eighth inches to a point on the east side of another certain three feet wide alley that communicates with the aforementioned two feet wide alley; Thence extending north along the east side of another certain three feet wide alley that also communicates with the aforementioned three feet wide alley, fifty three feet to a point on the said side of Ellsworth street; Thence extending east along the said side of Ellsworth street ninety

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five feet to a point on the said side of Fifteenth street, with said point being the first mentioned point and place of beginning.

Parcel No. 37 (1210 South Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the west side of Sixteenth street (fifty feet wide) at the distance of thirty five feet north from the north side of Manton street (thirty five feet wide); Containing in front or breadth on the said Sixteenth street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Sixteenth street fifty six feet five inches to a point on the east side of a certain two feet six inches wide alley that extends north and communicates with a certain three feet wide alley.

Parcel No. 38 (1216-1218 South Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at the intersection of the west side of Sixteenth street (fifty feet wide) and the south side of Manton street (thirty five feet wide); Containing in front or breadth on the said Sixteenth street thirty two feet one and one-half inches and extending of that width in length or depth between parallel lines at right angles to the said Sixteenth street fifty nine feet six inches. The rear of the south line communicates with a certain two feet six inch wide alley.

Parcel No. 39 (1221-1229 South Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at the intersection of the east side of Sixteenth street (fifty feet wide) and the north side of Latona street (thirty five feet wide); Thence extending north along the said side of Sixteenth street seventy eight feet two inches to a point; Thence extending east on a line at right angles to said Sixteenth street fifty feet six inches to a point, crossing the head of a certain three feet wide alley that extends north into Manton street (thirty feet wide); Thence extending south fifteen feet eight inches to a point; Thence extending

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east eighteen feet to a point on the west side of another certain three feet wide alley that extends south into the said Latona street; Thence extending south along the aforementioned alley forty five feet to a point; Thence extending west on a line parallel with the said Latona street twenty one feet eight inches to a point; Thence extending south on a line parallel with the said Sixteenth street seventeen feet six inches to a point on the said side of Latona street; Thence extending west along the said side of Latona street forty six feet six and one-half inches to a point on the said side of Sixteenth street being the first mentioned place and point of beginning.

Parcel No. 41 (1605 Annin street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Annin street (forty feet wide) at the distance of thirty three feet six inches west from the west side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Annin street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Annin street sixty one feet two and one-half inches to a point on the south side of a certain four feet wide alley that extends west and communicates with a certain three feet wide alley that extends south into the said Annin street.

Parcel No. 42 (1622 Annin street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the south side of Annin street (forty feet wide) at the distance of one hundred seventy one feet six inches west from the west side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Annin street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Annin street sixty one feet to a point on the north side of a certain five feet wide alley that extends east and communicates with a certain three feet wide alley that extends north into the said Annin street.

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Parcel No. 43 (1626-1628 Annin street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the south side of Annin street (forty feet wide) at the distance of two hundred one feet six inches west from the west side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Annin street thirty feet and extending of that width in length or depth between parallel lines at right angles to the said Annin street sixty one feet to a point on the north side of a certain five feet wide alley that extends east and communicates with a certain three feet wide alley that extends north into the said Annin street.

Parcel No. 44 (1439-1441 Ellsworth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at the intersection of the north side of Ellsworth street (fifty feet wide) and the east side of Fifteenth street (fifty feet wide); Thence extending east along the said side of Ellsworth street thirty four feet to a point; Thence extending north on a line at right angles to the said Ellsworth street seventy feet to a point on the south side of a certain three feet wide alley that extends west into the said Fifteenth street; Thence extending west along the said side of the aforementioned alley thirty four feet to a point on the said side of Fifteenth street; Thence extending south along the said side of Fifteenth street sixty eight feet nine inches to a point on the said side of Ellsworth street being the first mentioned place and point of beginning.

Parcel No. 45 (1505-1509 Ellsworth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Ellsworth street (fifty feet wide) at the distance of ninety one feet one inch west from the west side of Fifteenth street (fifty feet wide); Thence extending west along the said side of Ellsworth street forty eight feet to a point; Thence extending north on a line at right angles to the said Ellsworth street ninety five feet four and three-eighths inches to a point on the south side of a certain four feet wide alley that extends east, communicating with a

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certain three feet wide alley and a certain other four feet wide alley that extends north into Annin street (thirty five feet wide); Thence extending east along the first mentioned four feet wide alley forty eight feet to a point; Thence extending south on a line parallel with the said Fifteenth street ninety seven feet ten and three-quarters inches to a point on the said side of Ellsworth street being the first mentioned point and place of beginning.

Parcel No. 46 (1513 Ellsworth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Ellsworth street (fifty feet wide) at the distance of two hundred twenty four feet eight inches east from the east side of Sixteenth street (fifty feet wide); Thence extending east along the said side of Ellsworth street sixteen feet to a point; Thence extending north on a line at right angles to the said Ellsworth street ninety four feet six inches to a point on the south side of a certain four feet wide alley that extends west into the said Sixteenth street; Thence extending west along the aforementioned alley sixteen feet to a point; Thence extending south on a line parallel with the said Sixteenth street ninety three feet seven and one-half inches to a point on the said side of Ellsworth street being the first mentioned point and place of beginning.

Parcel No. 47 (1517-1521 Ellsworth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Ellsworth street (fifty feet wide) at the distance of one hundred sixty feet eight inches east from the east side of Sixteenth street (fifty feet wide); Thence extending east along the said side of Ellsworth street forty eight feet to a point; Thence extending north on a line at right angles to the said Ellsworth street ninety two feet nine inches to a point on the south side of a certain three feet wide alley that extends east; Thence extending west along the aforementioned alley sixteen feet to a point; Thence extending north along the head of the said alley three feet to a point; Thence extending west thirty two feet to a point in the bed of a certain four feet wide alley that extends into

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the said Sixteenth street; Thence extending south on a line parallel with the said Sixteenth street ninety four feet one and five-eighths inches to a point on the said side of Ellsworth street being the first mentioned point and place of beginning.

Parcel No. 48 (1529 Ellsworth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Ellsworth street (fifty feet wide) at the distance of ninety six feet eight inches east from the east side of Sixteenth street (fifty feet wide); Thence extending east along the said side of Ellsworth street sixteen feet to a point; Thence extending north on a line at right angles to the said Ellsworth street eighty seven feet one-quarter inches to a point on the south side of a certain four feet wide alley that extends west into the said Sixteenth street; Thence extending west along the aforementioned alley sixteen feet to a point; Thence extending south on a line parallel with the said Sixteenth street eighty six feet seven and three-quarters inches to a point on the said side of Ellsworth street being the first mentioned point and place of beginning.

Parcel No. 49 (1504-1506 Ellsworth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the south side of Ellsworth street (fifty feet wide) at the distance of one hundred fourteen feet seven and one-eighth inches west from the west side of Fifteenth street (fifty feet wide); Containing in front or breadth on the said side of Ellsworth street thirty two feet and extending of that width in length or depth between parallel lines at right angles to the said Ellsworth street fifty feet seven and one-quarter inches to a point on the north side of a certain three feet wide alley that communicates with a certain other three feet wide alley that extends north into the said Ellsworth street.

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Parcel No. 55 (1505-1509 Federal street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Federal street (fifty feet wide) at the distance of fifteen feet nine inches east from the east side of Hicks street (twenty five feet wide); Containing in front or breadth on the said Federal street forty eight feet nine inches and extending of that width in length or depth between parallel lines at right angles to the said Federal street fifty seven feet to a point on the south side of a certain three feet wide alley that extends east into Fifteenth street (fifty feet wide) and west into the said Hicks street.

Parcel No. 56 (1508 Federal street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the south side of Federal street (fifty feet wide) at the distance of one hundred eighteen feet six inches west from the west side of Fifteenth street (fifty feet wide); Containing in front or breadth on the said Federal street sixteen feet and extending of that width in length or depth between parallel lines at right angles to the said Ellsworth street sixty eight feet to a point on the north side of a certain four feet wide alley that extends east and communicates with a certain other four feet wide alley that extends north and leads into the said Federal street.

Parcel No. 57 (1512-1518 Federal street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the south side of Federal street (fifty feet wide) at the distance of one hundred fifty four feet six inches west from the west side of Fifteenth street (fifty feet wide); Containing in front or breadth on the said Federal street sixty four feet and extending of that width in length or depth between parallel lines at right angles to the said Ellsworth street sixty eight feet to a point on the north side of a certain four feet wide alley that extends east and communicates with a certain other four feet wide alley that extends north and leads into the said Federal street.

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Parcel No. 58 (1522 Federal street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the south side of Federal street (fifty feet wide) at the distance of two hundred thirty four feet six inches west from the west side of Fifteenth street (fifty feet wide); Containing in front or breadth on the said Federal street sixteen feet and extending of that width in length or depth between parallel lines at right angles to the said Ellsworth street sixty eight feet to a point on the north side of a certain four feet wide alley that extends east and communicates with a certain other four feet wide alley that extends north and leads into the said Federal street.

Parcel No. 59 (1513-1517 Federal street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at the intersection of the north side of Federal street (fifty feet wide) and the west side of Hicks street (twenty feet wide); Containing in front or breadth on the said Federal street forty five feet and extending of that width in length or depth between parallel lines at right angles to the said Federal street sixty four feet crossing the bed of a certain two feet six inches wide alley that extends west into Sydenham street (thirty feet wide).

Parcel No. 60 (1521-1523 Federal street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at the intersection of the north side of Federal street (fifty feet wide) and the west side of Sydenham street (thirty feet wide); Thence extending west along the said side of Federal street thirty two feet eleven and one-half inches to a point, Thence extending north on a line parallel with the said Sydenham street sixty four feet to a point; Thence extending east on a line parallel with the said Federal street fifteen feet to a point; Thence extending south on a line parallel with the said Sydenham street twenty three feet ten and fifteen-sixteenths inches to a point, Thence extending east eighteen feet to a point on the said side of Sydenham street; Thence extending south along the said side of

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Sydenham street forty one feet two and one-sixteenth inches to a point on the said side of Federal street being the first mentioned point and place of beginning.

Parcel No. 64 (1610 Latona street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the south side of Latona street (thirty five feet wide) at the distance of seventy nine feet west from the west side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said side of Latona street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Latona street fifty feet to a point in the middle of a certain three feet wide alley that extends east into the said Sixteenth street.

Parcel No. 65 (1613 Latona street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Latona street (thirty five feet wide) at the distance of ninety three feet west from the west side of Sixteenth street (fifty feet wide); Thence extending west along the said side of Latona street fifteen feet to a point, Thence extending north on a line at right angles to the said Latona street fifty two feet eleven inches to a point on the south side of a certain two feet four inches wide alley that leads east into the said Sixteenth street, Thence extending east along said alley fifteen feet to a point; Thence extending south on a line parallel to the said Sixteenth street fifty two feet six and one-eighth inches to a point on the said side of Latona street being the first mentioned point and place of beginning.

Parcel No. 66 (1617 Latona street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Latona street (thirty five feet wide) at the distance of one hundred twenty three feet west from the west side of Sixteenth street (fifty feet wide); Thence extending west along the said side of Latona street fifteen feet to a point; Thence extending north on a line at right

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angles to the said Latona street fifty three feet eight and three-quarters inches to a point on the south side of a certain two feet four inches wide alley that leads east into the said Sixteenth street; Thence extending east along said alley fifteen feet to a point; Thence extending south on a line parallel to the said Sixteenth street fifty three feet three and seven-eighths inches to a point on the said side of Latona street being the first mentioned place and point of beginning.

Parcel No. 67 (1627 Latona street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the north side of Latona street (thirty five feet wide) at the distance of one hundred ninety eight feet west from the west side of Sixteenth street (fifty feet wide); Thence extending west along the said side of Latona street fifteen feet to a point; Thence extending north on a line at right angles to the said Latona street fifty five feet nine inches to a point on the south side of a certain two feet four inches wide alley that leads east into the said Sixteenth street, Thence extending east along said alley fifteen feet to a point, Thence extending south on a line parallel to the said Sixteenth street fifty five feet for and one-eighths inches to a point on the said side of Latona street being the first mentioned point and place of beginning.

Parcel No. 68 (1634 Latona street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning on the south side of Latona street (thirty five feet wide) at the distance of two hundred sixty two feet west from the west side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said side of Latona street sixteen feet and extending of that width in length or depth between parallel lines at right angles to the said Latona street fifty feet to a point in the middle of a certain three feet wide alley that leads east into the said Sixteenth street.

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

WHEREAS, The Commons at Point Breeze, L.P. 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 Redeveloper.

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 Point Breeze, 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 The Commons at Point Breeze, L.P. (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 second of June, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell for Council President Verna (By Request)*

Sponsored by: Council President Verna (By Request)*