

City of Philadelphia



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

(Resolution No. 070840)

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 West Fairhill/East Tioga/Hunting Park Urban Renewal Area, designated as Parcel Nos. 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 & 46 also sometimes identified by house numbers and street addresses for Parcel No. 30 as 3000-3014 North Hutchinson street, for Parcel No. 31 as 3003-3015 North Hutchinson street, for Parcel No. 32 as 3018 North Hutchinson street, for Parcel No. 33 as 3019-3021 North Hutchinson street, for Parcel No. 34 as 3022-3028 North Hutchinson street, for Parcel No. 35 as 3025-3027 North Hutchinson street, for Parcel No. 36 as 3031-3035 North Hutchinson street, for Parcel No. 37 as 3032 North Hutchinson street, for Parcel No. 38 as 3038-3040 North Hutchinson street, for Parcel No. 39 as 3041-3049 North Hutchinson street, for Parcel No. 40 as 3052-3056 North Hutchinson street, for Parcel No. 41 as 3055-3057 North Hutchinson street, for Parcel No. 42 as 917-921 West Indiana avenue including 3008 North Percy street, for Parcel No. 43 as 3009-3027 North Percy street, for Parcel No. 44 as 3014 North Percy street, for Parcel No. 45 as 3018-3028 North Percy street and for Parcel No. 46 as 3032-3036 North Percy street; authorizing the Redevelopment Authority to execute the redevelopment contract with Evelyn Sanders, 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 West Fairhill/East Tioga/Hunting Park Urban Renewal Area, (hereinafter "West Fairhill"), which said plan and proposal were approved by Ordinance of the Council on April 25, 2005, as amended; and

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WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of West Fairhill, designated as Parcel Nos. 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 & 46 also sometimes identified by house numbers and street addresses for Parcel No. 30 as 3000-3014 North Hutchinson street, for Parcel No. 31 as 3003-3015 North Hutchinson street, for Parcel No. 32 as 3018 North Hutchinson street, for Parcel No. 33 as 3019-3021 North Hutchinson street, for Parcel No. 34 as 3022-3028 North Hutchinson street, for Parcel No. 35 as 3025-3027 North Hutchinson street, for Parcel No. 36 as 3031-3035 North Hutchinson street, for Parcel No. 37 as 3032 North Hutchinson street, for Parcel No. 38 as 3038-3040 North Hutchinson street, for Parcel No. 39 as 3041-3049 North Hutchinson street, for Parcel No. 40 as 3052-3056 North Hutchinson street, for Parcel No. 41 as 3055-3057 North Hutchinson street, for Parcel No. 42 as 917-921 West Indiana avenue including 3008 North Percy street, for Parcel No. 43 as 3009-3027 North Percy street, for Parcel No. 44 as 3014 North Percy street, for Parcel No. 45 as 3018-3028 North Percy street and for Parcel No. 46 as 3032-3036 North Percy street (the “Properties”). The area of said Properties are bounded as follows:

Parcel No. 30 (3000-3014 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the west side of Hutchinson street (thirty feet wide) and the north side of Indiana avenue (fifty feet wide); Thence extending

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northward along the said side of Hutchinson street the distance of one hundred fourteen feet to a point; Thence extending westward on a line at right angles to the said Hutchinson street the distance of fifty one feet six inches to a point in the center of a certain three feet wide alley that extends southward into the said Indiana avenue; Thence extending southward through the center of said alley the distance of one hundred fourteen feet to a point on the said north side of Indiana avenue; Thence extending eastward along the said side of Indiana avenue the distance of fifty one feet six inches to the point of intersection with the said west side of Hutchinson street being the first mentioned point and place of beginning.

Parcel No. 31 (3003-3015 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Hutchinson street (thirty feet wide) at the distance of sixteen feet north from the north side of Indiana avenue (fifty feet wide); Thence extending eastward on a line at right angles to the said Hutchinson street the distance of forty seven feet six inches to a point on the westerly side of a certain three feet wide

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alley that extends southward into the said Indiana avenue;
Thence extending northward along said westerly side of
said alley the distance of ninety eight feet to a point;
Thence extending westward on a line parallel with the said
Indiana avenue forty seven feet six inches to a point on the
said east side of Hutchinson street; Thence extending
southward along the said side of Hutchinson street the
distance of ninety eight feet to the first mentioned point and
place of beginning.

Parcel No. 32 (3018 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in
the Thirty-seventh Ward of the City of Philadelphia
beginning at a point on the west side of Hutchinson street
(thirty feet wide) at the distance of one hundred twenty
eight feet six inches north from the north side of Indiana
avenue (fifty feet wide); Containing in front or breadth on
the said side of Hutchinson street fourteen feet six inches
and extending of that width in length or depth westward
between parallel lines at right angles to the said Hutchinson
street fifty one feet six inches to the center of a certain three
feet wide alley that extends southward into the said Indiana
avenue.

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Parcel No. 33 (3019-3021 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Hutchinson street (thirty feet wide) at the distance of one hundred twenty eight feet four inches north from the north side of Indiana avenue (fifty feet wide); Containing in front or breadth on the said side of Hutchinson street twenty eight feet eight inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Hutchinson street forty seven feet to a point on the westerly side of a certain three feet wide alley that extends southward into the said Indiana avenue.

Parcel No. 34 (3022-3028 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the west side of Hutchinson street (thirty feet wide) at the distance of one hundred fifty seven feet six inches north from the north side of Indiana avenue (fifty feet wide); Containing in front or breadth on the said side of Hutchinson street fifty eight feet and extending of that width in length or depth westward between parallel

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lines at right angles to the said Hutchinson street fifty feet to a point on the easterly side of a certain three feet wide alley that extends southward into the said Indiana avenue.

Parcel No. 35 (3025-3027 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Hutchinson street (thirty feet wide) at the distance of one hundred seventy one feet four inches north from the north side of Indiana avenue (fifty feet wide); Containing in front or breadth on the said side of Hutchinson street twenty eight feet eight inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Hutchinson street forty seven feet to a point on the westerly side of a certain three feet wide alley that extends southward into the said Indiana avenue.

Parcel No. 36 (3031-3035 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Hutchinson street (thirty feet wide) at the distance of two hundred forty three feet south from the south side of Clearfield street (fifty feet

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wide); Containing in front or breadth on the said side of Hutchinson street forty two feet nine inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Hutchinson street forty seven feet to a point on the westerly side of a certain three feet wide alley that extends northward into the said Clearfield street.

Parcel No. 37 (3032 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the west side of Hutchinson street (thirty feet wide) at the distance of two hundred fifty six feet six inches south from the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said side of Hutchinson street fourteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Hutchinson street fifty feet to a point on the easterly side of a certain three feet wide alley that extends northward into the said Clearfield street.

Parcel No. 38 (3038-3040 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia

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beginning at a point on the west side of Hutchinson street (thirty feet wide) at the distance of two hundred feet six inches south from the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said side of Hutchinson street twenty eight feet and extending of that width in length or depth westward between parallel lines at right angles to the said Hutchinson street fifty feet to a point on the easterly side of a certain three feet wide alley that extends northward into the said Clearfield street.

Parcel No. 39 (3041-3049 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Hutchinson street (thirty feet wide) at the distance of one hundred forty three feet three inches south from the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said side of Hutchinson street seventy one feet three inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Hutchinson street forty seven feet to a point on the westerly side of a certain three feet wide alley that extends northward into the said Clearfield street.

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Parcel No. 40 (3052-3056 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the west side of Hutchinson street (thirty feet wide) at the distance of eighty seven feet six inches south from the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said side of Hutchinson street forty three feet and extending of that width in length or depth westward between parallel lines at right angles to the said Hutchinson street fifty feet to a point on the easterly side of a certain three feet wide alley that extends northward into the said Clearfield street.

Parcel No. 41 (3055-3057 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Hutchinson street (thirty feet wide) at the distance of eighty six feet three inches south from the south side of Clearfield street (fifty feet wide); Containing in front or breadth on the said side of Hutchinson street twenty eight feet six inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Hutchinson

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street forty seven feet to a point on the westerly side of a certain three feet wide alley that extends northward into the said Clearfield street.

Parcel No. 42 (917-921 West Indiana avenue including 3008 North Percy street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the north side of Indiana avenue (fifty feet wide) and the west side of Percy street (thirty feet wide); Thence extending northward along the said side of Percy street the distance of seventy nine feet to a point; Thence extending westward on a line at right angles to the said Percy street forty six feet to a point in the center of a certain three feet wide alley that extends southward into the said Indiana avenue; Thence extending southward through the bed of said alley the distance of fourteen feet to a point; Thence extending eastward leaving the bed of said alley the distance of one foot to a point on the easterly side of said alley; Thence extending southward along said side of said alley the distance of sixty five feet to a point on the said north side of Indiana avenue; Thence extending eastward along the said side of Indiana

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avenue the distance of forty five feet to the point of intersection with the said Percy street, being the first mentioned point and place of beginning.

Parcel No. 43 (3009-3027 North Percy street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the east side of Percy street (thirty feet wide) at the distance of sixty nine feet six inches north from the north side of Indiana avenue (fifty feet wide); Thence extending northward along the said side of Percy street the distance of one hundred forty four feet eight inches to a point; Thence extending eastward on a line at right angles to the said Percy street forty eight feet to a point on the west side of a certain three feet wide alley that extends southward communicating with a certain two feet six inches wide alley that extends westward into the said Percy street and eastward into Ninth street (fifty feet wide); Thence extending southward along the said side of the aforementioned alley the distance of one hundred forty four feet eight inches to a point on the north side of the said two feet six inches wide alley; Thence extending westward along said alley forty eight feet to a point on the said side

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of Percy street being the first mentioned point and place of beginning.

Parcel No. 44 (3014 North Percy street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the west side of Percy street (thirty feet wide) at the distance of one hundred seven feet north from the north side of Indiana avenue (fifty feet wide); Thence extending northward along the said side of Percy street the distance of fourteen feet to a point; Thence extending westward on a line at right angles to the said Percy street forty five feet six inches to a point in the east side of a certain three feet wide alley that extends southward into the said Indiana avenue; Thence extending southward along said alley fourteen feet one-eighth inch to a point; Thence extending eastward on a line parallel with the said Indiana avenue forty six feet to a point on the said side of Percy street being the first mentioned point and place of beginning.

Parcel No. 45 (3018-3028 North Percy street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia

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beginning at a point on the west side of Percy street (thirty feet wide) at the distance of one hundred thirty five feet north from the north side of Indiana avenue (fifty feet wide); Containing in front or breadth on the said Percy street eighty four feet and extending of that width in length or depth westward between parallel lines at right angles to the said Percy street forty five feet to a point on the east side of a certain three feet wide alley that extends southward into the said Indiana avenue.

Parcel No. 46 (3032-3036 North Percy street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the west side of Percy street (thirty feet wide) at the distance of two hundred thirty three feet north from the north side of Indiana avenue (fifty feet wide); Containing in front or breadth on the said Percy street forty two feet and extending of that width in length or depth westward between parallel lines at right angles to the said Percy street forty five feet to a point on the east side of a certain three feet wide alley that extends southward into the said Indiana avenue.

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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, Evelyn Sanders, L.P. desires to enter into the said redevelopment contract for the Properties; and

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 West Fairhill, 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 Evelyn Sanders, 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

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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 fourth of October, 2007.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Savage

Sponsored by: Councilmember Savage