

City of Philadelphia



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

(Resolution No. 090790)

RESOLUTION

Approving the redevelopment contract of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of Nicetown Urban Renewal Area, designated as Parcel Nos. 44, 45 & 46 also sometimes identified by house number and street addresses for Parcel No. 44 as 1909-1915 Dennie street including 4352 & 4354R Germantown avenue, for Parcel No. 45 as 1912-1914 Dennie street including 1909-1913 Rowan street and for Parcel No. 46 as 4330-4346 Germantown avenue; authorizing the Redevelopment Authority to execute the redevelopment contract with Nicetown Housing Partners, L.P. and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Redevelopment Authority of the City of Philadelphia (hereafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Nicetown Urban Renewal Area, which said plan and proposal were approved by Ordinance of the Council on January 21, 1966, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of the Nicetown Urban Renewal Area, designated as Parcel Nos. 44, 45 & 46, also sometimes identified by house numbers and street addresses for Parcel No. 44 as 1909-1915 Dennie street including 4352 & 4354R Germantown avenue, for Parcel No. 45 as 1912-1914 Dennie street including 1909-1913 Rowan street and for

City of Philadelphia

RESOLUTION NO. 090790 continued

Parcel No. 46 as 4330-4346 Germantown avenue (“hereinafter the Properties”). The area of said Properties are bounded as follows:

Parcel No. 44 (1909-1915 Dennie street including 4352 & 4352R Germantown avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at the point of intersection of the southwesterly side of Germantown avenue (seventy feet wide) and the northwesterly side of Dennie street (fifty feet wide); Thence extending southwest along the said side of Dennie street one hundred eighty six feet nine and three-eighths inches, more or less, to a point; Thence extending northwest one hundred three feet, more or less, to a point; Thence extending forty five feet six inches, more or less to a point; Thence extending southeast three feet three inches, more or less, to a point on the southerly right of way line of the Roosevelt boulevard extension; Thence extending east along the said southerly right of way line of the said Roosevelt boulevard extension along a line curving to the right, having a radius of two thousand nine hundred one and seven hundred forty three thousandths feet, an arc distance of twenty eight feet nine and three-quarters inches,

City of Philadelphia

RESOLUTION NO. 090790 continued

more or less, to a point; Thence extending southeast along the northeasterly side of a ten feet wide alley, fifty feet and half-inch, more or less, to a point; Thence extending northeast seventy nine feet six and three-sixteenths inches, more or less, to a point; Thence extending four and one-half inches, more or less, to a point; Thence extending northeast five feet three inches, more or less, to a point on the said southerly right-of-way line of the said Roosevelt boulevard extension; Thence extending in an easterly direction along the said southerly right-of-way line of the said Roosevelt boulevard extension along a line curving to the right, having a radius of two thousand nine hundred one and seven hundred forty three thousandths feet, an arc distance of thirty two feet, more or less, to a point on the said southwesterly side of Germantown avenue; Thence extending southeast along the said southwesterly side of Germantown avenue, eighteen feet one and three-eighths inches, more or less, to the to the point of intersection with the said northwesterly side of Dennie street, being the first mentioned point and place of beginning.

Parcel No. 45 (1912-1914 Dennie street including 1909-1913 Rowan street).

City of Philadelphia

RESOLUTION NO. 090790 continued

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at a point on the southeasterly side of Dennie street (fifty feet wide) at the distance of one hundred feet southwestwardly from the southwesterly side of Germantown avenue (seventy feet wide); Thence extending southeastwardly on a line at right angles to the said Dennie street and along the southerly side of a certain ten feet wide alley the distance of one hundred eight feet to a point; Thence extending northeastwardly, along the head of the aforesaid ten feet wide alley, the distance of sixteen feet eleven and five-eighths inches to a point on the northerly side of a certain four feet wide alley; Thence extending southeastwardly along the head of the aforesaid four feet wide alley, the distance of four feet to a point; Thence extending northeastwardly along the southerly side of said alley the distance of fifteen feet eight and one-half inches to a point on the south side of a certain other four feet wide alley that communicates with the aforementioned alley and extending southeastward into Rowan street (fifty feet wide); Thence extending along the south side of the second mentioned four feet wide alley, the distance of

City of Philadelphia

RESOLUTION NO. 090790 continued

eighty six feet to a point on the northerly side of the said Rowan street; Thence extending southwestwardly along the said side of Rowan street the distance of forty six feet six inches to a point; Thence extending northwestward on a line at right angles to the said Rowan street the distance of ninety feet to a point; Thence extending westward on a line parallel with the said Rowan street the distance of fifteen feet to a point; Thence extending northwestward on a line parallel with the said Rowan street the distance of one hundred eight feet to a point on the said southeasterly side of Dennie street; Thence extending northeastwardly along the said side of Dennie street the distance of thirty feet to the first mentioned point and place of beginning.

Parcel No. 46 (4330-4346 Germantown avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at the point of intersection of the southwesterly side of Germantown avenue (seventy feet wide) and the northwesterly side of Rowan street (fifty feet wide); Thence extending southwestwardly along the northwesterly side of the said Rowan street the distance of eighty seven feet three and one-eighth inches to a point on

City of Philadelphia

RESOLUTION NO. 090790 continued

the northerly side of a certain four feet wide alley the extends southwardly into the said Rowan street; Thence extending northward on a line at right angles to the said Rowan street and along the northerly side of the aforesaid four feet wide alley the distance of ninety feet to a point on the north side of a certain other four feet wide alley that communicates with the first mentioned four feet wide alley; Thence extending westward, partially along the northerly side of the second mentioned four feet wide alley, and parallel with the said Rowan street, the distance of twenty six feet eight and one-eighth inches to a point on the north side of a certain ten feet wide alley that extends northward into Dennie street (fifty feet wide); Thence extending northwestward along the said ten feet wide alley, and at right angles to the said Rowan street, the distance of seventy one feet three and one-eighth inches to a point; Thence extending northeastwardly along a line parallel with said Dennie street, the distance of ninety four feet four inches to a point on the said southwesterly side of Germantown avenue; Thence extending southeastwardly along the said side of Germantown avenue, the distance of one hundred sixty two feet ten and one-eighth inches to

City of Philadelphia

RESOLUTION NO. 090790 continued

the point of intersection with the said northwesterly side of Rowan street being the first mentioned point and place of beginning.

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

WHEREAS, Nicetown Housing Partners, L.P. desires to enter into the said redevelopment contract for the Properties; and

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Nicetown Urban Renewal Area, 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. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Nicetown Housing Partners, 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

City of Philadelphia

RESOLUTION NO. 090790 continued

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 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.

City of Philadelphia

RESOLUTION NO. 090790 continued

City of Philadelphia

RESOLUTION NO. 090790 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-ninth of October, 2009.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Miller

Sponsored by: Councilmember Miller