

City of Philadelphia



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

(Resolution No. 100729)

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 Mantua Urban Renewal Area, designated as Parcel Nos. 277, 278, 279, 280, 281, 282, 283 & 284 and also sometimes identified by house numbers and street addresses for Parcel No. 277 as 3869-3871 Melon street, for Parcel No. 278 as 3920 Melon street, for Parcel No. 279 as 3846-3850 Mount Vernon street, for Parcel No. 280 as 3728 Wallace street, for Parcel No. 281 as 673 North Thirty-seventh street, for Parcel No. 282 as 620-622 North Thirty-eighth street, for Parcel No. 283 as 632-634 North Thirty-ninth street and for Parcel No. 284 as 3849-3855 Melon street; and authorizing the Redevelopment Authority to execute the redevelopment contract with WPRE II, L.P. 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 Mantua Urban Renewal Area, (hereinafter "Mantua"), 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 Mantua designated as Parcel Nos. 277, 278, 279, 280, 281, 282, 283 & 284 and also sometimes identified by house numbers and street addresses for Parcel No. 277 as 3869-3871 Melon street, for Parcel No. 278 as 3920 Melon street, for

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Parcel No. 279 as 3846-3850 Mount Vernon street, for Parcel No. 280 as 3728 Wallace street, for Parcel No. 281 as 673 North Thirty-seventh street, for Parcel No. 282 as 620-622 North Thirty-eighth street, for Parcel No. 283 as 632-634 North Thirty-ninth street and for Parcel No. 284 as 3849-3855 Melon street (the "Properties"). The areas of the said Properties are bounded as follows:

Parcel No. 277 (3869-3871 Melon street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the northerly side of Melon street (forty feet wide) at the distance of ninety four feet two inches east from the easterly side of Thirty-ninth street (fifty feet wide); Thence extending in a northerly direction along the easterly side of a certain three feet two inches wide alley sixty one feet to a point on the southerly side of a certain four feet wide alley; Thence extending in an easterly direction along the southerly side of said four feet wide alley twenty five feet to a point; Thence extending in a southerly direction the distance of sixty one feet to a point on the said northerly side of Melon street; Thence extending in a westerly direction along the said side of Melon street the distance of twenty five feet to the first mentioned point and place of beginning.

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Parcel No. 278 (3920 Melon street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the southerly side of Melon street (forty feet wide) at the distance of two hundred fifty feet west from the westerly side of Thirty-ninth street (fifty feet wide); Thence extending in a southerly direction and partially along the westerly side of a certain three feet wide alley seventy eight feet six inches to a point on the northerly side of another three feet wide alley; Thence extending in a westerly direction along the northerly side of the last mentioned three feet wide alley fifteen feet to a point; Thence extending in a northerly direction the distance of seventy eight feet six inches to a point on the said southerly side of Melon street; Thence extending in a easterly direction along the said side of Melon street the distance of fifteen feet to the first mentioned point and place of beginning.

Parcel No. 279 (3846-3850 Mount Vernon street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the southerly side of Mount Vernon

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street (forty feet wide) at the distance of two hundred fourteen feet seven inches east from the easterly side of Thirty-ninth street (fifty feet wide); Thence extending in an easterly direction along the southerly side of Mount Vernon street forty two feet to a point; Thence extending in a southerly direction seventy two feet to a point on the northerly side of a certain three feet wide alley; Thence extending in a westerly direction along the northerly side of said three feet wide alley the distance of forty two feet to a point; Thence extending in a northerly direction the distance of seventy two feet to the first mentioned point and place of beginning.

Parcel No. 280 (3728 Wallace street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the southerly side of Wallace street (fifty feet wide) at the distance of one hundred eighteen feet nine inches east from the easterly side of Thirty-eighth street (sixty feet wide); Thence extending in an easterly direction along the southerly side of Wallace street eighteen feet nine inches to a point; Thence extending in a southerly direction the distance of eighty four feet six and three-

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eighths inches to a point; Thence extending in a westerly direction the distance of eighteen feet nine inches to a point; Thence extending in a northerly direction the distance of eighty four feet six and three-eighths inches to a point on the said southerly side of Wallace street being the first mentioned point and place of beginning.

Parcel No. 281 (673 North Thirty-seventh street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the easterly side of Thirty-seventh street (sixty feet wide) at the distance of sixty two feet southward from the south side Fairmount avenue (sixty feet wide); Containing in front or breadth on the said Thirty-seventh street fifteen feet six inches and extending of that width in length or depth eastward fifty feet to a point.

Parcel No. 282 (620-622 North Thirty-eighth street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the westerly side of Thirty-eighth street (sixty feet wide) at the distance of forty feet north from the northerly side of Mount Vernon street (forty feet wide); Thence extending in a westerly direction eighty feet

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to a point on the westerly side of a certain five feet wide alley; Thence extending in a northerly direction along the westerly side of the said five feet wide alley forty feet to a point; Thence extending in an easterly direction eighty feet to a point on the said westerly side of Thirty-eighth street; Thence extending in a southerly direction along the said westerly side of Thirty-eighth street forty feet to the first mentioned point and place of beginning.

Parcel No. 283 (632-634 North Thirty-ninth street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the westerly side of Thirty-ninth street (sixty feet wide) at the distance of forty feet southward from the south side of Wallace street (fifty feet wide); Containing in front or breadth on the said Thirty-ninth street thirty three feet eight and five-eighths inches and extending of that width in length or depth between parallel lines at right angles to the said Thirty-eighth street the distance of ninety five feet to a point.

Parcel No. 284 (3849-3855 Melon street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia

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beginning at a point on the northerly side of Melon street (forty feet wide) at the distance of three hundred thirty one feet ten inches west from the westerly side of Thirty-eighth street (sixty feet wide); Thence extending in a westerly direction along the northerly side of Melon street fifty feet to a point; Thence extending in a northerly direction the distance of sixty one feet to a point on the southerly side of a certain four feet wide alley; Thence extending in an easterly direction along the southerly side of said four feet wide alley the distance of fifty feet to a point; Thence extending in a southerly direction the distance of sixty one feet to a point on the said northerly side of Melon street being the first mentioned point and place of beginning.

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

WHEREAS, WPRE II, L.P. (hereinafter "Redeveloper") 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 Redeveloper.

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RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority for the redevelopment of that portion of Mantua, 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 WPRE II, L.P. (the “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-eighth of October, 2010.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell