

City of Philadelphia



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

(Resolution No. 020508)

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 Haddington Urban Renewal Area, Unit No. 1 designated as Parcel No. 33C also sometimes identified by house number and street address as 138-146 North Frazier street and a portion of the Mantua Urban Renewal Area designated as Parcel Nos. 15, 18, 37, 39 & 44 also sometimes identified by respective house numbers and street addresses for Parcel No. 15 as 3328-3330 Wallace street, for Parcel No. 18 as 521-523 North Thirty-third street, for Parcel No. 37 as 3333-3335 Mount Vernon street, for Parcel No. 39 as 3231 Haverford avenue and for Parcel No. 44 as 3202 Brandwine street; authorizing the Redevelopment Authority to execute the redevelopment contract with Neighborhood Restorations Limited Partnership XII 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 amended urban renewal plan and a amended redevelopment proposal for the redevelopment of the West Philadelphia Redevelopment Area, Haddington Urban Renewal Area, Unit No. 1 (hereinafter "Haddington, Unit No. 1"), which said amended plan and amended proposal were approved by Ordinance of the Council on August 9, 1967, as amended; and

WHEREAS, The 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 which includes, *inter alia*, a portion of Haddington, Unit No. 1 designated as Parcel No. 33C also sometimes identified by house number and street address as 138-146 North Frazier street and a portion of Mantua designated as Parcel Nos. 15, 18, 37, 39 & 44 also sometimes identified by respective house

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numbers and street addresses for Parcel No. 15 as 3328-3330 Wallace street, for Parcel No. 18 as 521-523 North Thirty-third street, for Parcel No. 37 as 3333-3335 Mount Vernon street, for Parcel No. 39 as 3231 Haverford avenue and for Parcel No. 44 as 3202 Brandwine street (the "Properties"). The areas of the Properties are bounded as follows:

HADDINGTON URA, UNIT 1

Parcel No. 33C (138-146 North Frazier street).

ALL THOSE CERTAIN lots or pieces of ground located in the Fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the westerly side of Frazier street (forty eight feet wide) at the distance of seventy five feet northward from the northerly side of Cherry street (forty feet wide); Thence extending westward at right angles to Frazier street a distance of one hundred thirty feet to a point; Thence extending northward along a line parallel with Frazier street eighty feet to a point; Thence extending eastward parallel with Cherry street thirty feet to a point; Thence extending southward at right angles to Cherry street a distance of ten feet to a point; Thence extending eastward along a line parallel with said Cherry street a distance of one hundred feet to a point on the westerly side of Frazier street; Thence extending southward along the westerly side of Frazier street a distance of seventy feet to the first mentioned point and place of beginning.

MANTUA URA

Parcel No. 15 (3328-3330 Wallace street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southerly side of Wallace street (fifty feet wide) at the distance of fifty five feet westward from the westerly side of North Thirty-fourth street (sixty feet wide); Containing in front or breadth on Wallace street forty feet and extending of that width in length or depth southward between parallel lines at right angles to said Wallace street the distance of one hundred feet.

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Parcel No. 18 (521-523 North Thirty-third street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the northerly side of Brandywine street (forty feet wide) and the easterly side of North Thirty-third street (sixty feet wide); Containing in front or breadth on Thirty-third street thirty one feet three inches and extending of that width in length or depth eastward between parallel lines with and along the northerly side of Brandywine street a distance of fifty three feet to a three feet wide alley.

Parcel No. 37 (3333-3335 Mount Vernon street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northerly side of Mount Vernon street (thirty feet wide) at the distance of eighty one feet four inches eastward from the easterly side of North Thirty-fourth street (sixty feet wide); Thence extending eastward along the northerly side of Mount Vernon street a distance of twenty six feet ten and five-eighths inches, more or less, to a point; Thence extending northward along a line at right angles to Mount Vernon street sixty seven feet to a point on the southerly side of a three feet wide alley; Thence extending westward along the southerly side of said alley a distance of thirteen feet one inch to a point on the head of said alley; Thence extending northward crossing the head of said alley three feet to a point; Thence extending westward along a line parallel with said Mount Vernon street a distance of thirteen feet nine and five-eighths inches, more or less, to a point; Thence extending southward at right angles to Mount Vernon street a distance of seventy feet to the first mentioned point and place of beginning.

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Parcel No. 39 (3231 Haverford avenue).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northerly side of Haverford avenue (sixty feet wide) at the distance of two hundred forty six feet westward from the westerly side of North Thirty-second street (sixty feet wide); Thence extending westward along the northerly side of said Haverford avenue a distance of twenty feet ten and one-half inches to a point; Thence extending north four degrees forty eight minutes forty one and one-half seconds west along the easterly side of a certain four feet wide alley a distance of ninety feet three-eighths inches to a point on the southerly side of another connecting four feet wide alley; Thence extending eastward along the southerly side of the last mentioned alley a distance of eighteen feet six inches to a point; Thence extending southward along a line at right angles to Haverford avenue a distance of ninety feet to the first mentioned point and place of beginning.

Parcel No. 44 (3202 Brandywine street).

ALL THAT CERTAIN lot or piece of ground located in the Twenty-fourth Ward of the City of Philadelphia situated at a point on the southerly side of Brandywine street (forty feet wide) at the distance of sixty seven feet westward from the westerly side of North Thirty-second street (sixty feet wide); Containing in front or breadth on Brandywine street fourteen feet and extending of that width in length or depth southward between parallel lines at right angles to said Brandywine street, the easterly line thereof along the westerly side of a three feet wide alley, a distance of fifty seven feet to the northerly side of another three feet wide alley.

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

WHEREAS, Neighborhood Restorations Limited Partnership XII (hereinafter "Redeveloper") desires to enter into the said redevelopment contract for the Properties; and

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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 submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Haddington, Unit No. 1 and 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. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Neighborhood Restorations Limited Partnership XII (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 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.

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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 twelfth of September, 2002.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Marie B. Hauser
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmembers Blackwell and Nutter

Sponsored by: Councilmembers Blackwell and Nutter