

City of Philadelphia



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

(Resolution No. 040980)

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 Model Cities Urban Renewal Area, designated as Parcel Nos. 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456 & 457 also sometimes identified by house numbers and street addresses for Parcel No. 444 as 2110 Bolton street including 2101-33 Nassau street and 1513-1517 North Twenty-second street, for Parcel No. 445 as 2106-2116 Harlan street, for Parcel No. 446 as 2120-2124 Harlan street for Parcel No. 447 as 2128-2136 Harlan street, for Parcel No. 448 as 2142-2144 Harlan street, for Parcel No. 449 as 2100-2132 Jefferson street including 2138, 2142-2148 Jefferson street & 2115-2117, 2125-2157 Stewart street, for Parcel No. 450 as 2101-2123 Jefferson street including 2100 Nassau street, for Parcel No. 451 as 2127-2137 Jefferson street including 2128-2134 Nassau street & 1501-1511 North Twenty-second street, for Parcel No. 452 as 2100-2120 Sharswood street, for Parcel No. 453 as 2101 Sharswood street, for Parcel No. 454 as 2105-2129 & 2133-43 Sharswood street including 2116, 2122-2130 & 2136-2140 Stewart street, for Parcel No. 455 as 2153-2155 Sharswood street including 2150 Stewart street & 1427 North Twenty-second street, for Parcel No. 456 as 2146 Stewart street and for Parcel No. 457 as 1407-1409 North Twenty-second street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Sharswood II Associates, 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 Model Cities Urban Renewal Area, (hereinafter "Model Cities"), for 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 Model Cities, designated as Parcel Nos. 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456 & 457 also sometimes identified by house numbers and street addresses for Parcel No. 444 as 2110 Bolton street including 2101-33

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Nassau street and 1513-1517 North Twenty-second street, for Parcel No. 445 as 2106-2116 Harlan street, for Parcel No. 446 as 2120-2124 Harlan street for Parcel No. 447 as 2128-2136 Harlan street, for Parcel No. 448 as 2142-2144 Harlan street, for Parcel No. 449 as 2100-2132 Jefferson street including 2138, 2142-2148 Jefferson street & 2115-2117, 2125-2157 Stewart street, for Parcel No. 450 as 2101-2123 Jefferson street including 2100 Nassau street, for Parcel No. 451 as 2127-2137 Jefferson street including 2128-2134 Nassau street & 1501-1511 North Twenty-second street, for Parcel No. 452 as 2100-2120 Sharswood street, for Parcel No. 453 as 2101 Sharswood street, for Parcel No. 454 as 2105-2129 & 2133-43 Sharswood street including 2116, 2122-2130 & 2136-2140 Stewart street, for Parcel No. 455 as 2153-2155 Sharswood street including 2150 Stewart street & 1427 North Twenty-second street, for Parcel No. 456 as 2146 Stewart street and for Parcel No. 457 as 1407-1409 North Twenty-second street (hereinafter the "Parcels"). The areas of the Parcels are bounded as follows:

Parcel No. 444 (2110 Bolton street including 2101-2133 Nassua street, 1513-1517 North Twenty-second street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Nassau street (twenty five feet wide) and the easterly side of Twenty-second street (sixty feet wide); Thence extending northward along the said side of Twenty-second street forty six feet six inches to a point; Thence extending eastward on a line at right angles to the said Twenty-second street sixty six feet two inches to a point on the westerly side of a certain three feet wide alley that extends northward into Bolton street (forty feet wide); Thence extending southward along said alley fifteen feet six inches to a point; Thence extending eastward along the head of said alley three feet to a point; Thence extending northward along the easterly side of said alley twelve feet to a point on the southerly side of a certain other three feet wide alley; Thence extending eastward along the said side of said three feet wide alley ninety one feet to a point; Thence extending northward on a line parallel with the said Twenty-second street fifty one feet to a point on the southerly side of the said Bolton street; Thence extending eastward along the said side of Bolton street fifteen feet to a point; Thence extending southward on a line at right angles to the said Bolton street fifty three feet seven inches to a point; Thence extending eastward on a line parallel with the said Bolton street fifteen feet to a point; Thence extending northward on a line at right angles to the said

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Bolton street six feet to a point; Thence extending eastward on a line parallel with the said Bolton street thirty feet to a point; Thence extending southward on a line at right angles to the said Bolton street three feet to a point; Thence extending eastward on a line parallel with the said Bolton street fifteen feet to a point on the west side of a certain two feet wide alley that extends southward into the said Nassau street; Thence extending northward along said two feet wide alley seven feet to a point on the south side of a certain other three feet wide alley; Thence extending eastward crossing the head of said two feet wide alley and along the said side of the said three feet wide alley sixty four feet four and one-eighth inches to a point; Thence extending northeastwardly twelve feet eight and three-quarters inches to a point on the westerly side of a certain other three feet wide alley that extends south into the said Nassau street; Thence extending southward along said side of said alley fifty five feet nine and one-half inches to a point on the said side of Nassau street; Thence extending westward along the said Nassau street three hundred nine feet to the point of intersection with the said Twenty-second street with said point being the first mentioned point and place of beginning.

Parcel No. 445 (2106-2116 Harlan street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at a point on the south side of Harlan street (twenty five feet wide) at the distance of seventy three feet west from the west side of Twenty-first street (fifty feet wide); Containing in front or breadth on the said Harlan street eighty feet six inches and extending of that width in length or depth southward between parallel lines at right angles to the said Sharswood street thirty nine feet to a point.

Parcel No. 446 (2120-2124 Harlan street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning on the south side of Harlan street (twenty five feet wide) at the distance of one hundred ninety five feet six inches east from the east side of Twenty-second street

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(sixty feet wide); Containing in front or breadth on the said side of Harlan street 40 feet three inches and extending of that width in length or depth southward between parallel lines at right angles to the said Harlan street thirty nine feet to a point.

Parcel No. 447 (2128-2136 Harlan street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning on the south side of Harlan street (twenty five feet wide) at the distance of one hundred fifteen feet east from the east side of Twenty-second street (sixty feet wide); Containing in front or breadth on the said side of Harlan street sixty seven feet one inch and extending of that width in length or depth southward between parallel lines at right angles to the said Harlan street thirty nine feet to a point.

Parcel No. 448 (2142-2144 Harlan street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning on the south side of Harlan street (twenty five feet wide) at the distance of fifty eight feet east from the east side of Twenty-second street (sixty feet wide); Containing in front or breadth on the said side of Harlan street thirty feet two inches and extending of that width in length or depth southward between parallel lines at right angles to the said Harlan street thirty nine feet to a point.

Parcel No. 449 (2100-2132 Jefferson street including 2138, 2142-2148 Jefferson street & 2115-2117, 2125-2157 Stewart street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Jefferson street (fifty feet wide) and the west side of Twenty-first street (fifty feet wide); Thence extending southward along the said side of Twenty-first street ninety five feet to the point of intersection with the north side of Stewart street (twenty five feet wide); Thence extending westward along the said side of Stewart street one hundred

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sixty six feet to a point; Thence extending northward on a line at right angles to the said Stewart street forty one feet to a point; Thence extending westward on a line parallel with the said Stewart street thirty four feet to a point at the head of a certain three feet wide alley that narrows to a point; Thence extending southward forty one feet to a point on the said side of Stewart street; Thence extending westward along the said Stewart street two hundred feet to the point of intersection with the east side of Twenty-second street (sixty feet wide); Thence extending northward along the said Twenty-second street ninety five feet to the point of intersection with the said side of Jefferson street; Thence extending eastward along the said Jefferson street eighty nine feet to a point; Thence extending southward on a line at right angles to the said Jefferson street fifty three feet six inches to a point; Thence extending eastward on a line parallel with the said Jefferson street sixteen feet to a point; Thence extending northward fifty three feet six inches to a point on the said side of Jefferson street; Thence extending eastward along the said Jefferson street sixteen feet to a point; Thence extending southward on a line at right angles to the said Jefferson street fifty three feet six inches to a point at the head of a certain three feet wide alley; Thence extending eastward along the northerly side of said alley thirty feet to a point; Thence extending northward fifty three feet six inches to a point on the said side of Jefferson street; Thence extending eastward along the said side of Jefferson street two hundred seventy feet to the point of intersection with the said side of Twenty-first street being the first mentioned place and point of beginning.

Parcel No. 450 (2101-2123 Jefferson street including 2100 Nassau street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the north side of Jefferson street (fifty feet wide) and the west side of Twenty-first street (fifty feet wide); Containing in front or breadth on the said Jefferson street one hundred ninety two feet and extending of that width in length or depth northward between parallel lines at right angles to the said

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Jefferson street one hundred feet to a point on the south side of Nassau street (twenty five feet wide).

Parcel No. 451 (2127-2137 Jefferson street including 2128-2134 Nassau street & 1501-1511 North Twenty-second street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the north side of Jefferson street (fifty feet wide) and the east side of Twenty-second street (sixty feet wide); Containing in front or breadth on the said Jefferson street one hundred ninety two feet and extending of that width in length or depth northward between parallel lines at right angles to the said Jefferson street one hundred feet to a point on the south side of Nassau street (twenty five feet wide).

Parcel No. 452 (2100-2120 Sharswood street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Sharswood street (forty feet wide) and the west side of Twenty-first street (fifty feet wide); Containing in front or breadth on the said Sharswood street one hundred fifty nine feet ten and seven-eighths inches and extending of that width in length or depth southward between parallel lines at right angles to the said Sharswood street seventy feet to a point on the north side of Harlan street (twenty five feet wide).

Parcel No. 453 (2101 Sharswood street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the north side of Sharswood street (forty feet wide) and the west side of Twenty-first street (fifty feet wide); Containing in front or breadth on the said Sharswood street eighteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said Sharswood street ninety feet to a point on the south side of Stewart street (twenty five feet wide).

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Parcel No. 454 (2105-2129 & 2133-43 Sharswood street including 2116, 2122-2130 & 2136-2140 Stewart street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at a point on the north side of Sharswood street (forty feet wide) at the distance of thirty two feet west from the westerly side of Twenty-first street (fifty feet wide); Thence extending westward along the said side of Sharswood street one hundred eighty two feet to a point; Thence extending north on a line at right angles to the said Sharswood street fifty six feet six inches to a point; Thence extending westward on a line parallel with the said Sharswood street fourteen feet to a point; Thence extending south on a line parallel with the said Twenty-first street fifty six feet six inches to a point on the said side of Sharswood street; Thence extending westward along the said Sharswood street eighty four feet to a point; Thence extending north on a line at right angles to the said Sharswood street ninety feet to a point on the south side of Stewart street; Thence extending eastward along the said side of Stewart street two hundred eighty feet to a point; Thence extending southward on a line at right angles to the said Stewart street ninety feet to a point on the said side of Sharswood street being the first mentioned point and place of beginning.

Parcel No. 455 (2153-2155 Sharswood street including 2150 Stewart street & 1427 North Twenty-second street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the north side of Sharswood street (forty feet wide) and the east side of Twenty-second street (sixty feet wide); Thence extending northward along the said side of Twenty-second street ninety feet to the point of intersection with the south side of Stewart street (twenty five feet wide); Thence extending eastward along the said side of Stewart street forty six feet to a point; Thence extending southward on a line at right angles to the said Stewart street thirty eight feet to a point; Thence extending westward on a line parallel with the said

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Twenty-second street fourteen feet to a point; Thence extending southward fifty two feet to a point on the said side of Sharswood street; Thence extending westward along the said side of Sharswood street thirty two feet to the point of intersection with the said Twenty-second street being the first mentioned point and place of beginning.

Parcel No. 456 (2146 Stewart street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at a point on the south side of Stewart street (twenty five feet wide) at the distance of sixty feet west from the west side of Twenty-second street (sixty feet wide); Containing in front or breadth on the said Stewart street fourteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Stewart street thirty seven feet six inches to a point.

Parcel No. 457 (1407-1409 North Twenty-second street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at a point on the east side of Twenty-second street (sixty feet wide) at the distance of fourteen feet south from the south side of Harlan street (twenty five feet wide); Containing in front or breadth on the said Twenty-second street twenty eight feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Twenty-second street fifty five feet to a point on the west side of a certain three feet wide alley that extends northward into the said Harlan street.

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

WHEREAS, Sharswood II Associates, 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 Parcels.

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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 of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Model Cities, 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 Sharswood II Associates, 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 fourth of November, 2004.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke