

City of Philadelphia



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

(Resolution No. 010652)

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 South Central Urban Renewal Area, designated as Parcel Nos. 22, 24, 33, 186, 197, 198, 199, 206, 207, 217, 218, and 222 also sometimes identified by house numbers and street addresses for Parcel No. 22 as 1122-1128 Montrose street including 1121-1123 Hall street, for Parcel No. 24 as 912-914 South Twelfth street, for Parcel No. 33 as 1305-1313 Webster street including 800-810 South Thirteenth street & 1306, 1312-1314 Catharine street, for Parcel No. 186 as 1330-1342 Catharine street including 1335-37 Webster street, for Parcel No. 197 as 1236-1240 Webster street including 819-823 South Thirteenth street & 1235, 1239 Christian street, for Parcel No. 198 as 1207-1211 Christian street, for Parcel No. 199 as 812 South Thirteenth street, for Parcel No. 206 as 1125 Montrose street, for Parcel No. 207 as 900 South Twelfth street, for Parcel No. 217 as 1001-1007 South Twelfth street, for Parcel No. 218 as 1011 South Twelfth street, and for Parcel No. 222 as 1229-1235 Kimball street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Uni-Penn Housing Partnership II, 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 (hereafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the South Central Urban Renewal Area, (hereinafter "South Central"), which said plan and proposal were approved by Ordinance of the Council on December 14, 1971 as amended, and

WHEREAS, the Redevelopment Authority has prepared a disposition supplement providing, inter alia, for development controls and regulations imposed upon the redeveloper.

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of South Central, designated as Parcel Nos. 22, 24, 33, 186, 197, 198, 199, 206, 207, 217, 218, and 222 also sometimes identified by house numbers and

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street addresses for Parcel No. 22 as 1122-1128 Montrose street for Parcel No. 33 as 1305-1213 Webster street including 800-810 South Thirteenth street & 1306,1312-14 Catharine street, for Parcel No. 186 as 1330-1342 Catharine street including 1335-37 Webster street, for Parcel No. 197 as 1236-1240 Webster street including 819-823 South Thirteenth street & 1235, 1239 Christian street, for Parcel No. 198 as 1207-1211 Christian street, for Parcel No. 199 as 812 South Thirteenth street, for Parcel No. 206 as 1125 Montrose street, for Parcel No. 207 as 900 South Twelfth street, for Parcel No. 217 as 1001-1007 South Twelfth street, for Parcel No. 218 as 1011 South Twelfth street, and for Parcel No. 222 as 1229-1235 Kimball street (the "Property"). The area of said Property is bounded as follows:

Parcel No. 22 (1122-1128 Montrose street including 1121-1123 Hall street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the southerly side of Montrose street (thirty feet wide) and the easterly side of Sartain street (twenty feet wide); Thence extending eastward along the southerly side of said Montrose street the distance of sixty-five feet to a point; Thence extending southward at right angles to Montrose street fifty feet to a point on the northerly side of Hall street (twenty feet wide); Thence extending westward along the northerly side of said Hall street a distance of sixty-five feet to the easterly side of Sartain street; Thence extending northward along the easterly side of Sartain street fifty feet to the first mentioned point and place of beginning.

Parcel No. 24 (912-914 South Twelfth street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected being beginning at a point of intersection of the westerly side of South Twelfth street (fifty feet wide) and the southerly side of Montrose street (thirty feet wide); Thence extending southward along the westerly side of Twelfth street thirty-three feet to a point; Thence extending westward at right angles to Twelfth street seventy-eight feet to a point; Thence extending northward at right angles to Montrose street sixteen feet six inches to a point; Thence extending eastward, crossing the head of a three feet wide alley, three

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feet to a point; Thence extending northward along the easterly side of said alley a distance of sixteen feet six inches to the southerly side of Montrose street; Thence extending eastward along the southerly side of Montrose street seventy five feet to the first mentioned point and place of beginning.

Parcel No. 33 (1305-1313 Webster street including 800-810 South Thirteenth street & 1306 and 1312-1314 Catharine street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the westerly side of South Thirteenth street (fifty feet wide) and the southerly side of Catharine street (fifty feet wide); Thence extending southward along the westerly side of Thirteenth street one hundred feet to a point of intersection with the northerly side of Webster street (thirty feet wide); Thence extending westward along the northerly side of Webster street one hundred twenty five feet three inches, more or less, to a point; Thence extending northward at right angles to Webster street forty four feet eight inches to a point; Thence extending westward parallel with Catharine street sixteen feet one and three-eighths inches, to a point; Thence extending northward along a line parallel with South Broad street (one hundred thirteen feet wide) a distance of fifty three feet six inches to the southerly side of Catharine street; Thence extending eastward along the southerly side of Catharine street thirty two feet three inches to a point; Thence extending southward at right angles to Catharine street fifty six feet to a point; Thence extending eastward parallel with Catharine street sixteen feet to a point; Thence extending northward at right angles to Catharine street three feet to a point; Thence extending eastward parallel with Catharine street a distance of fifteen feet to a point; Thence extending northward at right angles to said Catharine street fifty three feet to a point on the southerly side of Catharine street; Thence extending eastward along the southerly side of Catharine street a distance of seventy eight feet one inch to the first mentioned point and place of beginning.

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Parcel No. 186 (1330-1342 Catharine street including 1335-1337 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the southerly side of Catharine street (fifty feet wide) at a distance of one hundred sixty four feet eastward from the easterly side of South Broad street (one hundred thirteen feet wide); Thence extending eastward along the southerly side of Catharine street a distance of one hundred twelve feet to a point; Thence extending southward along a line being parallel with Broad street a distance of fifty six feet four inches to a point; Thence extending westward at right angles to Broad street thirty two feet to a point; Thence extending southward at right angles to Webster street (thirty feet wide) a distance of forty one feet two inches, more or less, to a point on the northerly side of said Webster street; Thence extending westward along the northerly side of Webster street a distance of sixty four feet to a point; Thence extending northward at right angles to Webster street a distance of forty feet, more or less, to a point; Thence extending westward at right angles to Broad street sixteen feet to a point; Thence extending northward at right angles to Catharine street a distance of fifty seven feet six inches to the first mentioned point and place of beginning.

Parcel No. 197 (1236-1240 Webster street including 819-823 South Thirteenth street & 1235 and 1239 Christian street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the easterly side of South Thirteenth street (fifty feet wide) at the distance of thirty four feet northward from the northerly side of Christian street (sixty six feet wide); Thence extending northward along the easterly side of Thirteenth street forty eight feet to a point; Thence extending eastward along a line parallel with Christian street a distance of sixty four feet to the easterly side of a three feet wide alley; Thence extending northward along the easterly side of said alley eighteen feet to a point on the

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southerly side of Webster street (twenty one feet wide); Thence extending eastward along the southerly side of Webster street forty nine feet one inch to a point; Thence extending southward at right angles to Webster street forty five feet one inch to a point; Thence extending westward a distance of four inches, more or less, to a point; Thence extending southward at right angles to Christian street a distance of fifty four feet eleven inches to a point on the northerly side of Christian street; Thence extending westward along the northerly side of Christian street fifteen feet nine inches to a point; Thence extending northward at right angles to Christian street forty five feet to a point; Thence extending westward parallel with Christian street sixteen feet to a point; Thence extending southward along a line at right angles to Christian street forty five feet to the northerly side of said Christian street; Thence extending westward along the northerly side of Christian street seventeen feet to a point; Thence extending northward at right angles to Christian street thirty four feet to a point; Thence extending westward along a line parallel with Christian street a distance of sixty four feet to the first mentioned point and place of beginning.

Parcel No. 198 (1207-1211 Christian street).

ALL THAT CERTAIN lots or pieces of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Christian street at the distance of seventy one feet westward from the westerly side of South Twelfth street; Thence extending westward along the northerly side of said Christian street a distance of thirty nine feet to a point; Thence extending northward along a line parallel with Twelfth street sixty feet three inches to a point; Thence extending eastward parallel with Christian street twenty four feet to a point; Thence extending southward at right angles to Christian street, crossing the head of a certain two feet wide alley, a distance of two feet three inches more or less, to a point on the southerly side of said alley; Thence extending eastward along the southerly side of said alley fifteen feet to a point; Thence extending southward along a line at right angles to Christian street a distance of fifty eight feet to the point of beginning.

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Parcel No. 199 (812 South Thirteenth street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the westerly side of South Thirteenth street (fifty feet wide) and the southerly side of Webster street (thirty feet wide); Containing in front or breadth on Thirteenth street nineteen feet seven inches and extending of that width in length or depth westward between parallel lines at right angles to Thirteenth street, the northerly line thereof along the southerly side of Webster street, a distance of fifty feet to the easterly side of a two feet six inches wide alley.

Parcel No. 206 (1125 Montrose street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Montrose street at the distance of two hundred forty two feet westward from the westerly side of South Eleventh street; Containing in front or breadth on Montrose street seventeen feet and extending of that width in length or depth northward between parallel lines at right angles to Montrose street a distance of fifty seven feet six inches.

Parcel No. 207 (900 South Twelfth street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the southerly side of Christian street (sixty six feet wide) and the westerly side of South Twelfth street (fifty feet wide); Containing in front or breadth on South Twelfth street eighteen feet and extending westward between parallel lines at right angles said to Twelfth street, the northerly line thereof along the southerly side of Christian street, a distance of sixty feet.

Parcel No. 217 (1001-1007 South Twelfth street).

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ALL THAT CERTAIN lots or pieces of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the southerly side of Carpenter street and the easterly side of South Twelfth street; Thence extending eastward along the southerly side of said Carpenter street a distance of seventy three feet two inches to a point; Thence extending southward at right angles to Carpenter street, partly along the easterly side of a certain four feet wide alley, a distance of sixty four feet to a point; Thence extending westward along a line parallel with Carpenter, crossing the bed of said four feet wide alley, a distance of seventy three feet two inches to the easterly side of aforesaid South Twelfth street; Thence extending northward along the easterly side of South Twelfth street a distance of sixty four feet to the first mentioned point and place of beginning.

Parcel No. 218 (1011 South Twelfth street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of South Twelfth street at the distance of eighty feet southward from the southerly side of Carpenter street; Containing in front or breadth on South Twelfth street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to Twelfth street a distance of seventy three feet two inches including in the rear thereof the soil of a certain four feet wide alley.

Parcel No. 222 (1229-1235 Kimball street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Kimball street at the distance of forty six feet eastward from the easterly side of South Thirteenth street; Containing in front or breadth on Kimball street sixty two feet and extending of that width in length or depth northward between parallel lines at right angles to Kimball street a distance of forty six feet; Bounded partly

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on the westerly side thereof by a certain two feet wide alley extending northward from said Kimball street.

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, Uni-Penn Housing Partnership II desires to enter into the said redevelopment contract for the Property.

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 South Central, 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 Uni-Penn Housing Partnership II (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 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 fifth of November, 2001.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember DiCicco

Sponsored by:

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