

City of Philadelphia



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

(Resolution No. 010638)

RESOLUTION

Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia which includes, *inter alia*, the redevelopment and urban renewal of a portion of the West Philadelphia Redevelopment Area, identified by respective house numbers and street addresses as 920, 1023, 1025 & 1035 Belmont avenue, 4218 West Girard avenue, 4219 Westminster avenue, 875, 877, 879, 881 & 889-91 North Forty-first street and 884, 886, 906, & 928 North Forty-second street; authorizing the Redevelopment Authority to execute the redevelopment contract with Belmont Affordable Housing III, L.P. and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia (hereinafter "Commission") has on August 20, 1963, certified the West Philadelphia Redevelopment Area as a redevelopment area and has completed a detailed redevelopment area plan for the West Philadelphia Redevelopment Area dated March 16, 1962, as amended (hereinafter "West Philadelphia"); and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract which includes a portion of the West Philadelphia Redevelopment Area, identified by respective house numbers and street addresses as 920, 1023, 1025 & 1035 Belmont avenue, 4218 West Girard avenue, 4219 Westminster avenue, 875, 877, 879, 881 & 889-91 North Forty-first street and 884, 886, 906, & 928 North Forty-second street; (the "Properties"). The area of the Properties are bounded as follows:

920 Belmont avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Belmont avenue at the distance of one hundred twenty two feet four and one-quarter inches north of

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Merion avenue in the Forty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Belmont avenue nineteen feet and extending westward on the north line one hundred thirty five feet one and one-half inches and on the south line thereof one hundred sixteen feet eleven and one-half inches and containing in front or breadth on Merion avenue twenty six feet three and three-eighths inches.

1023 Belmont avenue.

ALL THAT CERTAIN message or tenement and lot or piece of ground situate on the east side of Belmont avenue at the distance of one hundred seventy seven feet northward from the north side of Wyalusing street in the Sixth (formerly part of the Twenty-fourth) Ward of the City of Philadelphia; Containing in front or breadth on the said Belmont avenue fifteen feet six inches and extending of that width in length or depth eastward between parallel lines at right angles with said Belmont avenue seventy eight feet to a certain three feet ten inches wide alley extending northward from said Wyalusing street to Mantua avenue and communicating with a certain three feet wide alley leading eastward into Pallas street.

1025 Belmont avenue.

ALL THAT CERTAIN lot or piece of ground with the three-story brick message or tenement thereon erected situate on the east side of Belmont avenue at the distance of one hundred ninety two feet six inches northward from the north side of Wyalusing street in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on said Belmont avenue fifteen feet six inches and extending of that width in length or depth eastward between parallel lines at right angles with the said Belmont avenue seventy eight feet to a certain three feet ten inches wide alley extending northward from said Wyalusing street to Mantua avenue and communicating with a certain three feet wide alley leading eastward into Pallas street.

1035 Belmont avenue.

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the east side of Belmont avenue at the distance of two hundred seventy feet northward from the north side of Wyalusing avenue, in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Belmont avenue fifteen feet six inches, and extending of that width in length or depth eastward, between parallel lines at right angles to Belmont avenue seventy eight feet to a three feet ten inches wide alley extending northward from Wyalusing avenue to Mantua avenue and communicating with a three feet wide alley leading eastward into Pallas street.

4218 West Girard avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the south side of Girard avenue at the distance of one hundred sixty five feet westward from the west side of Forty-second street in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Girard avenue sixteen feet and extending of that width in length or depth southward between lines parallel with the said Forty-second street one hundred twenty eight feet to a certain twelve feet wide alley which leads westward and then northward into the said Girard avenue.

4219 Westminster avenue.

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected situate on the north side of Westminster avenue (seventy feet wide) at the distance of one hundred forty eight feet westward from the west side of Forty-second street in the Sixth (formerly part of the Twenty-fourth) Ward of the City of Philadelphia; Containing in front or breadth on the said Westminster avenue sixteen feet and extending of that width in length or depth northward between parallel lines at right angles with said Westminster avenue eighty feet to a certain three feet eight inches wide alley extending eastward and westward and communicating at each end thereof with a four feet wide alley leading southward into Westminster avenue and with a three feet wide alley leading northward into Pennsgrove street.

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875 North Forty-first street.

ALL THAT CERTAIN messuage or tenement and lot or piece of ground described according to a survey made thereof by Joseph Johnson, Surveyor and Regulator of the Eleventh District on the 20th day of September A.D. 1892, situate on the east side of Forty-first street beginning at the distance of fifty seven feet four and one-half inches northward from the northeast corner of said Forty-first street and Ogden street in the Sixth Ward of the City of Philadelphia; Thence extending eastward at right angles to said Forty-first street ninety eight feet seven and one-eighth inches; Thence northward at right angles to the said Ogden street seventeen feet three-quarters of an inch; Thence westwardly at right angles to the said Forty-first street partly by the head of a certain three feet wide alley which leads northwardly into a certain three feet eight inches wide alley which leads eastwardly into Ogden street ninety seven feet one and one-half inches to the east side of said Forty-first street and; thence southward along the same seventeen feet to the first mentioned point and place of beginning.

877 North Forty-first street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvement thereon erected situate on the east side of Forty-first street at the distance of seventy four feet four and one-half inches northward from the north side of Ogden street in the Twenty-fourth Ward of the City of Philadelphia; Thence extending eastward at right angles to Forty-first street ninety seven feet one and one-half inches crossing the southern end of a three feet wide alley leading northward into a three feet eight inches wide alley leading eastward into Budd street; Thence northward parallel with Budd street along the east line of the said three feet wide alley eighteen feet ten and three-quarters inches crossing the head of the said three feet eight inches wide alley; Thence westward parallel with Ogden street twenty one feet four and one-eighth inches crossing the northernmost end of the said three feet wide alley; Thence further west at right angles to Forty-first street seventy five feet two and five-eighths inches to the east side of Forty-first street and

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thence southward along the same seventeen feet to the point and place of beginning.

879 North Forty-first street.

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected situate in the Sixth (formerly part of the Twenty-fourth) Ward of the City of Philadelphia beginning at a point on the east side of Forty-first street at the distance of ninety one feet four and one-half inches northward from the north side of Ogden street; Thence extending eastwardly on a line at right angles with said Forty-first street seventy five feet two and five-eighths inches to a point; Thence still eastwardly on a line parallel with said Ogden street and partly along the north side of a three feet eight inches wide alley leading eastward into Budd street seventy feet one-eighth inch to the west side of said Budd street; Thence northward along the west side of said Budd street sixteen feet ten and three-quarters inches to a point; Thence west on a line parallel with Ogden street sixty eight feet three-quarters inch to a point; Thence westward at right angles with the said Forty-first street seventy four feet eight and three-quarters inches to the east side of the said Forty-first street and thence extending southward along the east side of the said Forty-first street seventeen feet to the place of beginning.

881 North Forty-first street.

ALL THAT CERTAIN lot or piece of ground with the brick message or tenement thereon erected situate on the east side of Forty-first street at the distance of one hundred eight feet four and one-half inches northward from the north side of Ogden street in the Sixth (formerly part of the Twenty-fourth) Ward of the City of Philadelphia; Thence eastward on a line at right angles to said Forty-first street seventy four feet eight and three-quarters inches to an angle; Thence still eastward on a line at right angles to Budd (formerly called Garden) street sixty eight feet three-quarters inch to the west side of Budd street; Thence north along the west side of said Budd street seventeen feet; Thence westward at right angles to said Budd street sixty seven feet four inches to an angle; Thence still westward at right angles to said Forty-first street seventy four feet to the

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east side of said Forty-first street; Thence extending southward along the east side of Forty-first street seventeen feet to the place of beginning.

889-891 North Forty-first street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the east side of Forty-first street at the distance of one hundred seventy five feet northward from the north side of Ogden street (formerly Hutton street) in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Forty-first street twenty five feet and extending of that width in length or depth eastward between parallel lines at the right angles to the said Forty-first street one hundred thirty six feet eight inches more or less on the north line thereof and one hundred thirty eight feet six inches more or less on the south line thereof to a certain twenty one feet wide street called Budd (formerly Garden) street including and embracing therein the five feet of the ground taken from Lot No. 8 which bounds the said lot on the south.

884 North Forty-second street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Twenty-fourth Ward of the City of Philadelphia and described according to a survey and plan there made by George T. Shegog, Esquire, Surveyor and Regulator of the Seventh District, dated January 15, 1951 beginning at a point on the southwesterly side of Forty-second street (sixty feet wide) at the distance of one hundred twenty feet three inches southeastwardly from the southeasterly side of Westminster avenue (seventy feet wide); Thence extending south six degrees nineteen minutes twenty nine seconds east along the said side of Forty-second street twenty two feet nine inches to a point; Thence extending south eighty three degrees forty minutes thirty one seconds west partly through a wall one hundred twenty feet to a point; Thence extending north six degrees nineteen minutes twenty nine seconds west along the former center line of Mulberry street (thirty wide) forty three feet to a point; Thence extending north eighty three degrees forty minutes thirty one seconds east twenty six feet five and five-eighths

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inches to a point; Thence extending south six degrees nineteen minutes twenty nine seconds east fourteen feet one-quarter inch to a point of curve; Thence extending on the arc of a circle curving to the left having a radius of five feet the arc distance of seven feet seven and three-eighths inches to a point of tangent; Thence extending north eighty six degrees twenty two minutes eight seconds east nine feet one and one-half inches to a point; Thence extending north eighty nine degrees fifty seven minutes twenty seconds east seven feet four and seven-eighths inches to a point; Thence extending north eighty three degrees forty minutes thirty one seconds east seventy two feet three and one-half inches to the first mentioned point and place of beginning.

886 North Forty-second street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Sixth (formerly part of the Twenty-fourth) Ward of the city of Philadelphia, and described according to a Survey and Plan thereof made by George T. Shegog, Esq., Surveyor and Regulator of the Seventh District, dated January 15, 1951 beginning at a point on the southwesterly side of Forty-second street (sixty wide) at the distance of one hundred feet southeastwardly from the southeasterly side of Westminster avenue (seventy feet wide); Thence extending south six degrees nineteen minutes twenty nine seconds east along the said side of Forty-second street twenty feet three inches to a point; Thence extending south eighty three degrees forty minutes thirty one seconds west seventy two feet three and one-half inches to a point; Thence extending south eighty nine degrees fifty seven minutes twenty seconds west seven feet four and seven-eighths inches to a point; Thence extending south eighty six degrees twenty two minutes eight seconds west nine feet one and one-half inches to a point of curve; Thence extending on the arc of a circle curving to the right having a radius of five feet, the arc distance of seven feet seven and three-eighths inches to a point of tangent; Thence extending north six degrees nineteen minutes twenty nine seconds west fourteen feet one-quarter inch to a point; Thence extending north eighty three degrees forty minutes thirty one seconds east partly through the center of a nine

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inch brick wall ninety three feet six and three-eighths inches to the first mentioned point and place of beginning.

906 North Forty-second street.

ALL THAT CERTAIN lot or piece of ground with the three-story dwelling thereon erected situate on the west side of Forty-second street at the distance of forty six feet two inches northward from the north side of Westminster avenue in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Forty-second street fifteen feet four inches and extending of that width in length or depth westward between parallel lines at right angles with the said Forty-second street eighty feet to a certain four feet wide alley leading southward into said Westminster avenue and communicating at the north end thereof with a three feet wide alley leading northward into Pennsgrove street.

928 North Forty-second street.

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected; situate on the westerly side of Forty-second street at the distance of sixty eight feet eight inches northwardly from the northerly side of Pennsgrove street in the Sixth (formerly part of the Twenty-fourth) Ward of the City of Philadelphia; Containing in front or breadth on the said Forty-second street sixteen feet two inches and extending of that width in length or depth westwardly between lines at right angles to the said Forty-second street ninety feet to a certain three feet six inches wide alley extending from said Pennsgrove street to Otter street.

WHEREAS, Belmont Affordable Housing III, L.P. 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.

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

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redevelopment of that portion of West Philadelphia, 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 Belmont Affordable Housing III, 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 first of November, 2001.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: