



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 240223

Introduced March 21, 2024

Councilmember Gauthier

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the 44th and Aspen Urban Renewal Area, identified by house number and street address as 644-646 North Fortieth street, a portion of the Mantua Urban Renewal Area, identified by house numbers and street addresses as 827 North Fortieth street, 843 North Fortieth street, 847 North Fortieth street, 849 North Fortieth street, 851 North Fortieth street, 865 North Fortieth street and 867 North Fortieth street, and a portion of the Sarah Allen Urban Renewal Area, identified by house numbers and street addresses as 818 North Fortieth street and 830 North Fortieth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with North 40th Street LP and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the 44th and Aspen Urban Renewal Area (hereinafter "44th & Aspen"), which said plan and proposal were approved by Ordinance of the Council on June 12, 2003, 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 and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Sarah Allen Urban Renewal Area (hereinafter "Sarah Allen"), which said plan and proposal were approved by Ordinance of the Council on June 23, 1998; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of 44th & Aspen, identified by house number and street address as 644-646 North Fortieth street,

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a portion of Mantua, identified by house numbers and street addresses as 827 North Fortieth street, 843 North Fortieth street, 847 North Fortieth street, 849 North Fortieth street, 851 North Fortieth street, 865 North Fortieth street and 867 North Fortieth street, and a portion of Sarah Allen, identified by house numbers and street addresses as 818 North Fortieth street and 830 North Fortieth street (collectively, the "Properties"). The area of the Properties is bounded as follows:

644-646 North Fortieth street.

ALL THAT CERTAIN or piece of ground with the buildings and appurtenances thereto, if any, situate in the Sixth Ward of the City of Philadelphia, described according to a survey thereof made by Joseph Johnson, Surveyor and Regulator of the Eleventh Survey District as follows to wit: beginning at a point in the west line of Fortieth (formerly Mantua street) as laid out sixty feet wide, at the distance of forty-five feet two and one-quarter inches southward from the south side of Fairmount avenue (formerly Sycamore street) as laid out sixty feet wide; Thence extending westward on a line parallel with the said Fairmount avenue twenty feet to a point; Thence extending by a line passing through the middle of the partition wall dividing this and the messuage or tenement adjoining on the north and bearing south eighty-three degrees, thirty minutes, and twenty-eight seconds west sixty-five feet to a point; Thence extending further westward by a line parallel with the said Fairmount avenue thirty feet to the east line of Wiota street, as laid out twenty feet wide, Thence extending southward along the east line of the said Wiota street forty-nine feet seven inches and one-half of an inch to a point, in the line of ground of John B. Barton and wife, Thence extending eastward along the said last mentioned line, and parallel with the said Fairmount avenue one hundred fifteen to the west line of the said Fortieth street, Thence extending northward along the same forty-nine feet nine inches and three-quarters of an inch to the first mentioned point and place of beginning.

827 North Fortieth street.

ALL THAT CERTAIN lot or piece of ground, situate on the east side of Fortieth street sixty-five feet seven inches south of Parrish street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street twenty-one feet nine inches and extending of that width in length or depth east one hundred four feet.

843 North Fortieth street.

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ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the east side of Fortieth street at the distance of seventy-two feet northwardly from the northerly side of Parrish street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street twenty feet and extending of that width in length or depth eastwardly between parallel lines at right angles to the said Fortieth street one hundred twenty feet to the west side of Sloan street. Excepting thereout 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 bounded and described according to a survey date 4/12/51, made by Dayton F. Stout, Surveyor and Regulator of the Seventh district, as follows: beginning at a point in the westerly side of Sloan street (twenty-one feet wide) seventy-two feet measured north six degrees, nineteen minutes, twenty-nine seconds west from the northerly side of Parrish street (fifty feet wide) and thence extending south eighty-three degrees, forty minutes, thirty-one seconds west thirty-two feet, seven inches to a point; thence extending north six degrees, nineteen minutes, twenty-nine seconds west and along the center line of a wall reserved by the granter herein as a party wall twenty feet to a point; thence north eighty-three degrees, forty minutes, thirty-one seconds east thirty-two feet, seven inches to a point in the westerly side of the said Sloan street; thence south six degrees, nineteen minutes, twenty-nine seconds east and along the said westerly side of Sloan street twenty feet to the first mentioned point of beginning.

847 North Fortieth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the east side of Fortieth street at the distance of one hundred twelve feet northward from the north side of Parrish (formerly Myrtle) street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street twenty feet more or less and extending in length or depth eastward of the same breadth one hundred twenty feet to the west side of Sloan (formerly Liberty) street. Bounded northward by Lot No. 154 on a plan of George Huttons lots recorded at Philadelphia in Deed Book GTC No. 26 Page 430, etc., eastward by said Sloan (formerly Liberty) street, southward by Lot No. 156 on said Plan, and westward by Fortieth street aforesaid.

849 North Fortieth street.

ALL THAT CERTAIN lot or piece of ground situate on the east side of Fortieth street at the distance of one hundred eighty-five feet southward from the south side of Ogden street in the Twenty-fourth Ward of the City

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of Philadelphia; Containing in front or breadth on the said Fortieth street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Fortieth street seventy-five feet to a certain three feet wide alley.

851 North Fortieth street.

ALL THAT CERTAIN or piece of ground with the buildings and appurtenances thereto, if any, situate on the easterly side of Fortieth street at the distance of one hundred seventy feet southwardly from the southerly side of Ogden street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street fifteen feet and extending in length or depth eastwardly between parallel lines at right angles to said Fortieth street seventy-five feet to a certain three feet wide alley.

865 North Fortieth street.

ALL THAT CERTAIN or piece of ground with the buildings and appurtenances thereto, if any, situate on the east side of Fortieth street at the distance of forty feet southward from the south side of Ogden street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on Fortieth street, twenty feet and extending of that width in length or depth eastward between parallel lines at right angles to said Fortieth street one hundred fifteen feet to west side of Sloan street (formerly Liberty street).

867 North Fortieth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the east side of Fortieth street at the distance of twenty feet southward from the south side of Ogden street in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on said Fortieth street twenty feet and extending of that width in length eastward between parallel lines with the said Ogden street one hundred fifteen feet to Sloan street.

818 North Fortieth street.

ALL THAT CERTAIN or piece of ground with the buildings and appurtenances thereto, if any, situate on the west side of Fortieth street at the distance of one hundred fifteen feet eight inches southward from the south side of Parrish (formerly Myrtle) street in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street

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twenty feet six inches and extending of that width in length or depth westward between lines parallel with Parrish street one hundred six feet.

830 North Fortieth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate at the southwest corner of Fortieth street and Parrish street, in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Fortieth street seventeen feet six inches and extending of that width in length or depth westward between parallel lines with said Parrish street one hundred six feet.

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

WHEREAS, North 40th Street LP desires to enter into the said redevelopment contract for the Properties; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portions of the 44th and Aspen Urban Renewal Area, Mantua Urban Renewal Area, and Sarah Allen Urban Renewal Area, 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 North 40th Street LP (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.

FURTHER 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 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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