

City of Philadelphia



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

(Resolution No. 030496)

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. 234, 235, 237, 238, 239, 240, 241, 242, 243, 244, 245, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264 and 265 also sometimes identified by house numbers and street addresses for Parcel No. 234 as 1507-1509 Bainbridge street, for Parcel No. 235 as 1516 Bainbridge street. for Parcel No. 237 as 728 South Hicks street, for Parcel No. 238 as 747-749 South Hicks street, for Parcel No. 239 as 764 South Hicks street, for Parcel No. 240 as 728 South Fifteenth street, for Parcel No. 241 as 733 South Fifteenth street, for Parcel No. 242 as 752 South Fifteenth street, for Parcel No. 243 as 756 South Fifteenth street, for Parcel No. 244 as 761 South Fifteenth street, for Parcel No. 245 as 772 South Fifteenth street, for Parcel No. 246 as 705-07 South Sixteenth street, for Parcel No. 247 as 715 South Sixteenth street, for Parcel No. 248 as 753 South Sixteenth street, for Parcel No. 249 as 760 South Sixteenth street, for Parcel No. 250 as 764 South Sixteenth street, for Parcel No. 251 as 749 South Seventeenth street, for Parcel No. 252 as 759-61 South Seventeenth street, for Parcel No. 253 as 769 South Seventeenth street, for Parcel No. 254 as 801-805 South Seventeenth street, for Parcel No. 255 as 1507 Catharine street, for Parcel No. 256 as 1515 Catharine street, for Parcel No. 257 as 1524 Catharine street, for Parcel No. 258 as 1602 Catharine street, for Parcel No. 259 as 1608 Catharine street, for Parcel No. 260 as 1622 Catharine street, for Parcel No. 261 as 1626 Catharine street, for Parcel No. 262 as 1630 Catharine street, for Parcel No. 263 as 1521 Christian street, for Parcel No. 264 as 1534 Christian street, for Parcel No. 265 as 1540 Christian street and authorizing the Redevelopment Authority to execute the redevelopment contract with Universal Real Estate Development Company, and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

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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. 234, 235, 237, 238, 239, 240, 241, 242, 243, 244, 245, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264 and 265 also sometimes identified by house numbers and street addresses for Parcel No. 234 as 1507-1509 Bainbridge street, for Parcel No. 235 as 1516 Bainbridge street, for Parcel No. 237 as 728 South Hicks street, for Parcel No. 238 as 747-749 South Hicks street, for Parcel No. 239 as 764 South Hicks street, for Parcel No. 240 as 728 South Fifteenth street, for Parcel No. 241 as 733 South Fifteenth street, for Parcel No. 242 as 752 South Fifteenth street, for Parcel No. 243 as 756 South Fifteenth street, for Parcel No. 244 as 761 South Fifteenth street, for Parcel No. 245 as 772 South Fifteenth street, for Parcel No. 246 as 705-07 South Sixteenth street, for Parcel No. 247 as 715 South Sixteenth street, for Parcel No. 248 as 753 South Sixteenth street, for Parcel No. 249 as 760 South Sixteenth street, for Parcel No. 250 as 764 South Sixteenth street, for Parcel No. 251 as 749 South Seventeenth street, for Parcel No. 252 as 759-61 South Seventeenth street, for Parcel No. 253 as 769 South Seventeenth street, for Parcel No. 254 as 801-805 South Seventeenth street, for Parcel No. 255 as 1507 Catharine street, for Parcel No. 256 as 1515 Catharine street, for Parcel No. 257 as 1524 Catharine street, for Parcel No. 258 as 1602 Catharine street, for Parcel No. 259 as 1608 Catharine street, for Parcel No. 260 as 1622 Catharine street, for Parcel No. 261 as 1626 Catharine street, for Parcel No. 262 as 1630 Catharine street, for Parcel No. 263 as 1521 Christian street, for Parcel No. 264 as 1534 Christian street, for Parcel No. 265 as 1540 Christian street (the "Properties"). The areas of said Properties are bounded as follows:

Parcel No. 234 (1507-1509 Bainbridge street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the north side of Bainbridge street (fifty feet wide) at the distance of fifty nine feet two inches westward from the west side of Fifteenth street (fifty feet wide); Containing in front or breadth of the said Bainbridge street thirty six feet and extending of that width in length or depth between parallel lines at right angles to the said Bainbridge street

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one hundred twenty feet to a point on the south side of Kater street (thirty feet wide).

Parcel No. 235 (1516 Bainbridge street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Bainbridge street (fifty feet wide) at the distance of forty eight feet three and one-half inches westward from the west side of Hicks street (thirty feet wide); Containing in front or breadth on the said Bainbridge street sixteen feet one and one-quarter inches and extending of that width in length or depth between parallel lines at right angles to the said Bainbridge street sixty feet to the north side of a certain four feet wide alley that extends east into the said Hicks street and west into Mole street (twenty five feet wide).

Parcel No. 237 (728 South Hicks street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point formed by the intersection of the northwesterly side of Hicks street (thirty feet wide) and the northeasterly side of Senate street (ten feet wide); Containing in front or breadth of the said Hicks street fifteen feet ten inches and extending of that width in length or depth between parallel lines at right angles to the said Hicks street thirty one feet four three-quarters inches.

Parcel No. 238 (747-749 South Hicks street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the east side of Hicks street (thirty feet wide) at the distance of sixty four feet southward from the south side of Fitzwater street (fifty feet wide); Containing in front or breadth on the said Hicks street thirty two feet and extending of that width in length or depth between parallel lines at right angles with the said Hicks street forty eight feet to the west side of a certain four feet wide alley that extends north into Fitzwater street (fifty feet wide).

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Parcel No. 239 (764 South Hicks street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the west side of Hicks street (twenty five feet wide) at the distance of two hundred two feet one and three-quarters inches southward from the south side of Fitzwater street (fifty feet wide); Thence extending westward twenty seven feet six inches; Thence extending southward parallel with the said Hicks street seven inches to a point; Thence extending westward parallel with the said Fitzwater street fourteen feet ten inches; Thence extending northward parallel with the said Hicks street three and one-half inches to a point; Thence extending westward parallel with the said Fitzwater street two feet nine inches; Thence extending southward parallel with the said Hicks street fifteen feet five and one-half inches to a point; Thence extending eastward parallel with Catharine street (fifty feet wide) the distance of forty five feet one inch to a point on the west side of the said Hicks street; Thence extending along the said Hicks street northward fifteen feet nine and one-half inches to the first mentioned point and place of beginning.

Parcel No. 240 (728 South Fifteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the west side of Fifteenth street (fifty feet wide) at the distance of sixty seven feet northward from the north side of Fitzwater street (fifty feet wide); Containing in front or breadth on the said Fifteenth street sixteen feet and extending of that width in length or depth between parallel lines eighty five feet to the east side of Hicks street (thirty feet wide).

Parcel No. 241 (733 South Fifteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the northeast corner of Fifteenth street (fifty feet wide) and Fitzwater street (fifty feet wide); Containing in front or breadth on the said Fifteenth street fifteen feet and extending of that width in length or depth between parallel

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lines at right angles to the said Fifteenth street forty nine feet eight inches.

Parcel No. 242 (752 South Fifteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the west side of Fifteenth street (fifty feet) at the distance of one hundred ninety four feet northward from the north side of Catharine street (fifty feet wide); Containing in front or breadth on the said Fifteenth street eighteen feet and extending of that width in length or depth between parallel lines at right angles to the said Fifteenth street eighty one feet.

Parcel No. 243 (756 South Fifteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point on the westerly side of Fifteenth street (fifty feet wide) at the distance of one hundred sixty two feet northward from the northerly side of Catharine street (fifty feet wide); Thence extending westwardly on a line parallel with said Catharine street, the distance of eighty eight feet to a point on the easterly side of a certain three feet wide alley which extends southwardly the distance of four feet six inches to a terminus and northwardly to another three feet wide alley which extends westwardly, the distance of twenty five feet then narrowing to a two feet six inch wide covered alley the distance of twenty two feet to the easterly side of Hicks street (twenty five feet wide); Thence extending northwardly on a line parallel with said Fifteenth street, along the easterly side of a three feet wide alley, the distance of sixteen feet to a point; Thence extending eastwardly, on a line parallel with said Catharine street, partly passing through a party wall, the distance of eighty three feet to a point on the westerly side of said Fifteenth street; Thence extending southwardly, along the westerly side of Fifteenth street, the distance of sixteen feet to the first mentioned point and place of beginning.

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Parcel No. 244 (761 South Fifteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point on the east side of Fifteenth street (fifty feet wide) at the distance of fifty four feet northward from the north side of Catharine street (fifty feet wide); Containing in front or breadth on the said Fifteenth street sixteen feet and extending of that width in length or depth between parallel lines seventy nine feet to a certain three feet wide alley.

Parcel No. 245 (772 South Fifteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point on the west side of Fifteenth street (fifty feet wide) at the distance of thirty four feet northward from the northerly side of Catharine street (fifty feet wide); Containing in front or breadth on the said Fifteenth street sixteen feet and extending of that width in length or depth between parallel lines at right angles to the said Fifteenth street eighty feet to a certain three feet wide alley.

Parcel No. 246 (705-707 South Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the east side of Sixteenth street (fifty feet wide) at the distance of thirty four feet southward from the south side of Bainbridge street (fifty feet wide); Containing in front or breadth on said Sixteenth street thirty two feet and extending of that width in length or depth between parallel lines sixty three feet three and one-eighth inches to a certain three feet wide alley.

Parcel No. 247 (715 South Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the east side of Sixteenth street (fifty feet wide) at the distance of one hundred fourteen feet four and one-half inches southward from the south side of Bainbridge street (fifty feet wide); Containing in front or breadth of the said Sixteenth street sixteen feet and extending of that width in

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length or depth between parallel lines eighty two feet four and three-eighths inches to a certain three feet wide alley.

Parcel No. 248 (753 South Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the east side of Sixteenth street (fifty feet wide) at the distance of one hundred twenty two feet six inches southward from the south side of Fitzwater street (fifty feet wide); Containing in front or breadth of the said Sixteenth street sixteen feet and extending of that width in length or depth between parallel lines sixty eight feet to a certain three feet wide alley.

Parcel No. 249 (760 South Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the west side of Sixteenth street (fifty feet wide) at the distance of seventy five feet northward from the north side of Catharine street (fifty feet wide); Containing in front or breadth on the said Sixteenth street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Sixteenth street fifty feet to a certain three feet wide alley.

Parcel No. 250 (764 South Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the west side of Sixteenth street (fifty feet wide) at the distance of forty five feet northward from the north side of Catharine street (fifty feet wide); Containing in front or breadth on the said Sixteenth street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Sixteenth street fifty feet to a certain three feet wide alley.

Parcel No. 251 (749 South Seventeenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Tenth Ward of the City of Philadelphia beginning on the east side of Seventeenth street (fifty feet wide) at the

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distance of one hundred forty four feet south from the south side of Fitzwater street (fifty feet wide); Containing in front or breadth on the said Seventeenth street sixteen feet and extending of that width in length or depth between parallel lines at right angles to the said Seventeenth street eighty three feet to a three feet six inch wide alley.

Parcel No. 252 (759-761 South Seventeenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Tenth Ward of the City of Philadelphia beginning on the east side of Seventeenth street (fifty feet wide) at the distance of eighty two feet northward from the north side of Catharine street (fifty feet wide); Containing in front or breadth on the said Seventeenth street thirty two feet and extending of that width in length or depth between parallel lines at right angles to the said Seventeenth street eighty three feet to a three feet six inch wide alley.

Parcel No. 253 (769 South Seventeenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the northeast corner of Catherine street (fifty feet wide) and Seventeenth street (fifty feet wide); Containing in front or breadth on the said Seventeenth street eighteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Seventeenth street sixty two feet to a certain three feet wide alley leading into the said Catherine street.

Parcel No. 254 (801-805 South Seventeenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point formed by the intersection of the southerly side of Catharine street (fifty feet wide) and the easterly side of Seventeenth street (fifty feet wide); Containing in front or breadth on the said Seventeenth street forty nine feet three inches and extending of that width in length or depth between parallel lines at right angles to the said Seventeenth street seventy six feet to the west side of a certain four feet wide alley.

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Parcel No. 255 (1507 Catharine street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the north side of Catharine street (fifty feet wide) at the distance of eighty five feet westward from the west side of Fifteenth street (fifty feet wide); Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth northward thirty four feet.

Parcel No. 256 (1515 Catharine street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the north side of Catharine street (fifty feet wide) at the distance of sixteen feet westward from the west side of Hicks street (twenty five feet wide); Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth northward thirty seven feet.

Parcel No. 257 (1524 Catharine street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Catharine street (fifty feet wide) at the distance of one hundred twenty one feet eight inches eastward from the east side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth at right angles with the said Catharine street fifty seven feet six inches.

Parcel No. 258 (1602 Catharine street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Catharine street (fifty feet wide) at the distance of seventy six feet westward from the west side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth southward

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between parallel lines fifty seven feet three and one-half inches.

Parcel No. 259 (1608 Catherine street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Catharine street (fifty feet wide) at the distance of one hundred twenty four feet westward from the west side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth southward between parallel lines fifty seven feet ten and one-half inches.

Parcel No. 260 (1622 Catherine street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Catharine street (fifty feet wide) at the distance of one hundred forty four feet eastward from the east side of Seventeenth street (fifty feet wide); Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth southward between parallel lines fifty seven feet seven and one-half inches.

Parcel No. 261 (1626 Catherine street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Catharine street (fifty feet wide) at the distance of one hundred twelve feet eastward from the east side of Seventeenth street (fifty feet wide); Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth southward between parallel lines fifty four feet seven and one-half inches to a certain three feet wide alley.

Parcel No. 262 (1630 Catherine street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Catharine street (fifty feet wide) at the

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distance of eighty feet eastward from the east side of Seventeenth street (fifty feet wide); Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth southward between parallel lines fifty four feet seven and one-half inches to a certain three feet wide alley.

Parcel No. 263 (1521 Christian street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the north side of Christian street (fifty feet wide) at the distance of two hundred forty five feet westward from the west side of Fifteenth street (fifty feet wide); Containing in front or breadth on the said Christian street eighteen feet and extending of that width in length or depth southward between parallel lines ninety seven feet six inches to a point on the south side of Webster street (thirty feet wide).

Parcel No. 264 (1534 Christian street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Christian street (fifty feet wide) at the distance of eighty eight feet six inches eastward from the east side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Christian street sixteen feet and extending of that width in length or depth southward between parallel lines seventy eight feet to a certain five feet wide alley.

Parcel No. 265 (1540 Christian street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning on the south side of Christian street (fifty feet wide) at the distance of thirty six feet six inches eastward from the east side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Christian street eighteen feet and extending of that width in length or depth southward between parallel lines seventy eight feet to a certain five feet wide alley.

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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, Universal Real Estate Development Company desires to enter into the said redevelopment contract for the Properties.

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 Universal Real Estate Development Company (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 twelfth of June, 2003.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell for Council President Verna

Sponsored by: Council President Verna