

City of Philadelphia



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

(Resolution No. 030471)

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 Center City Redevelopment Area, designated as Parcel No. 1G and identified as a portion of 2025-2027 Chestnut Street including the second and third floors and portions of the basement and first floor; authorizing the Redevelopment Authority to execute the redevelopment contract and lease with Freire Charter School, L.P. and to take such action as may be necessary to effectuate the redevelopment contract, lease 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 January 8, 1963, certified as a redevelopment area that portion of the City of Philadelphia as the Center City Redevelopment Area; and

WHEREAS, the Commission has completed a detailed redevelopment area plan for the West Philadelphia Redevelopment Area dated December 19, 1967, as amended; and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the Redeveloper; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract and lease for a portion of the Center City Redevelopment Area, designated as Parcel No. 1G and identified as a portion of 2025-2027 Chestnut Street including the second and third floors and portions of the basement and first floor (the "Premises"). The area of the portions of the Premises to be leased is bounded as follows:

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Parcel 1G (a portion of 2025-2027 Chestnut street including the second and third floors and portions of the basement and first floor).

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Chestnut street between Twentieth street and Twenty-first street at the distance of two hundred twenty seven feet six inches westward from the west side of twentieth street; Containing in front or breadth on the said Chestnut street sixty feet and extending of that width in length or depth northward between parallel lines at right angles to the said Chestnut street one hundred sixty four feet to a certain thirty three above feet wide street called Ranstead street; which description may be revised based upon a survey and excepting out from the parcel the following parcels:

Parcel 1A (Electrical Room).

The following described parcel being a space bounded by the vertical projection of planes beginning at a point, said point being on the north side of Chestnut street two hundred thirty six feet six inches, more or less, westward from the west side of Twentieth street and being at the center line of an exterior wall of the YWCC structure; Thence extending ninety degrees north twelve feet three inches, more or less, to a point; Thence extending ninety degrees west nine feet, more or less, to a point; Thence extending ninety degrees south twelve feet three inches, more or less, to a point on the center line of the exterior wall of the YWCC structure; Thence extending ninety degrees east nine feet, more or less, to the point and place of beginning. Premises being subject to a lower limiting elevation of ten feet five and three-quarters inches, more or less, below Philadelphia City Datum, said elevation being the floor level of the basement, and to an upper limiting elevation of zero feet, more or less, at Philadelphia City Datum, said elevation being the upper side of the structural floor slab of the first floor of the YWCC structure.

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Parcel 1B (Mechanical and Trash Rooms)

The following described parcel being a space bounded by the vertical projection of planes beginning at a point, said point being on the south side of Ludlow street two hundred thirty four feet four inches, more or less, westward from the west side of Twentieth street and being at the center line of an exterior wall of the YWCC structure; Thence extending ninety degrees south twenty five feet nine inches, more or less, to a point; Thence extending ninety degrees west twenty three feet, more or less, to a point; Thence extending ninety degrees north twenty feet four inches, more or less, to a point; Thence extending ninety degrees west two feet three inches, more or less, to a point; Thence extending ninety degrees north five feet five inches, more or less, to a point; Thence extending ninety degrees east twenty five feet three inches, more or less, to the point and place of beginning. Premises being subject to a lower limiting elevation of ten feet five and three-quarters inches, more or less, below Philadelphia City Datum, said elevation being the floor level of the basement, and to an upper limiting elevation of three feet four inches, more or less, below Philadelphia City Datum, said elevation being the upper side of the structural floor slab of the first floor of the YWCC structure.

Premises 1C (SRO Storage).

The following described parcel being a space bounded by the vertical projection of planes beginning at a point, said point being the intersection of two lines being measured approximately ninety degrees south five feet five inches, more or less, from the center line of an exterior wall of the YWCC structure along Ludlow street and two hundred sixty two feet four inches, more or less, west from the west side of Twentieth street; Thence extending ninety degrees south thirty six feet, more or less, to a point; Thence extending ninety degrees west nineteen feet, more or less, to a point; Thence extending ninety degrees south one foot six inches, more or less, to a point; Thence extending ninety degrees west seven feet, more or less, to a point; Thence extending ninety degrees north thirty seven feet six inches, more or less, to a point; Thence extending ninety degrees east twenty six feet, more or less, to the point and

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place of beginning. Premises being subject to a lower limiting elevation of ten feet five and three-quarters inches, more or less, below Philadelphia City Datum, said elevation being the floor level of the basement, and to an upper limiting elevation of three feet four inches, more or less, below Philadelphia City Datum, said elevation being the upper side of the structural floor slab of the first floor of the YWCC structure.

Parcel 1D (Lobby and Offices)

The following described parcel being a space bounded by the vertical projection of planes beginning at a point, said point being on the north side of Chestnut street two hundred thirty six feet six inches, more or less, westward from the west side of Twentieth street and being at the center line of an exterior wall of the YWCC structure; Thence extending ninety degrees west thirty five feet nine inches, more or less, to a point, said point being on the center line of a party wall for the structure; Thence extending ninety degrees north forty nine feet, more or less, to a point; Thence extending ninety degrees east twelve feet, more or less, to a point; Thence extending ninety degrees north five feet, more or less, to a point; Thence extending ninety degrees east forty seven feet three inches, more or less, to a point; Thence extending ninety degrees south twenty seven feet, more or less, to a point; Thence extending ninety degrees west twenty four feet, more or less, to a point; Thence extending ninety degrees south twenty seven feet, more or less, to the point and place of beginning. Premises being subject to a lower limiting elevation of zero feet, more or less, at Philadelphia City Datum, said elevation being the upper side of the structural floor slab of the first floor of the YWCC structure, and to an upper limiting elevation of eleven feet three and one-half inches, more or less, above Philadelphia City Datum, said elevation being the upper side of the structural floor slab of the second floor of the YWCC structure.

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Parcel 1E (Storage and Trash Rooms)

The following described parcel being a space bounded by the vertical projection of planes beginning at a point, said point being on the south side of Ranstead street two hundred thirty eight feet, more or less, westward from the west side of Twentieth street and being at the outside face of an exterior wall of the YWCC structure; Thence extending ninety degrees south nine feet, more or less, to a point; Thence extending ninety degrees west thirty one feet three inches, more or less, to a point; Thence extending ninety degrees north nine feet, more or less, to a point; Thence extending ninety degrees east thirty one feet three inches, more or less, to the point and place of beginning. Premises being subject to a lower limiting elevation of three feet four inches, more or less, below Philadelphia City Datum, said elevation being the upper side of the structural floor slab of the first floor of the YWCC structure, and to an upper limiting elevation of eleven feet three and one-half inches, more or less, above Philadelphia City Datum, said elevation being the upper side of the structural floor slab of the second floor of the YWCC structure.

Parcel 1F (Floors 4 through 7)

The following described parcel being a space bounded by the vertical projection of planes beginning at a point, said point being on the north side of Chestnut street between Twentieth street and Twentieth-first street at the distance of two hundred twenty seven feet six inches, more or less, westward from the west side of Twentieth street; Containing in front or breadth on the said Chestnut street sixty feet and extending of that width in length or depth northward between parallel lines at right angles to the said Chestnut street one hundred sixty four feet to a certain thirty three feet wide street called Ranstead street; Bounded eastward by ground now or late of Charles Mercier, deceased, northward by said Ranstead street westward by ground now or late of William Howell and southward by Chestnut street aforesaid, in the 9th Ward, Philadelphia. Premises being subject to a lower limiting elevation of thirty six feet eight and one-half inches, more or less, above Philadelphia City Datum, said elevation being the upper

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side of the structural floor slab of the fourth floor of the YWCC structure.

WHEREAS, Freire Charter School, L.P. desires to enter into the said redevelopment contract and lease for the Premises.

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 the Center City Redevelopment 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 and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Freire Charter School, 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 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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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 June, 2003.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke