

# City of Philadelphia



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

(Resolution No. 040881)

## 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 44<sup>th</sup> and Aspen Urban Renewal Area designated as Parcel Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17 also sometimes identified by house numbers and street addresses for Parcel No.1 as 4509-4521 Hoopes street including 4508-4520 Laird street and 871-879 North Forty-sixth street, for Parcel No. 2 as 4514-4520 Hoopes street including 4515-4521 Ogden street and 857-865 North Forty-sixth street, for Parcel No. 3 as 863-873 June street including 4607-4615 Parrish street and 848-860 North Forty-sixth street, for Parcel No. 4 as 870-884 June street including 853-879 North Markoe street and 4629-4641 Parrish street, for Parcel No. 5 as 875-885 June street, for Parcel No. 6 as 889-895 June street including 896-898 North Forty-sixth street, for Parcel No. 7 as 883-885 North Markoe street, for Parcel No. 8 as 864 & 868-870 North Markoe street including 4627-4629 Ogden street, for Parcel No. 9 as 874-892 North Markoe street, for Parcel No. 10 as 894-896 North Markoe street, for Parcel No. 11 as 4628-4632 Ogden street including 4629-4641 Parrish street, for Parcel No. 12 as 4600-4612 Westminster avenue, for Parcel No. 13 as 4601-4609 Westminster avenue, for Parcel No. 14 as 4614-4624 Westminster avenue, for Parcel No. 15 as 4613-4629 Westminster avenue, for Parcel No. 16 as 4953 Westminster avenue and for Parcel No. 17 as 800-808 North Forty-fifth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Philadelphia Housing Authority 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 (hereinafter "Redevelopment Authority") has prepared and submitted an amended urban renewal plan and an amended redevelopment proposal for the redevelopment of the 44<sup>th</sup> and Aspen Redevelopment Area, 44<sup>th</sup> & Aspen Urban Renewal Area (hereinafter "44<sup>th</sup> &

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Aspen "), which said plan and proposal were approved by Ordinance of the Council on July 7, 2003, as amended; and

**WHEREAS**, The Redevelopment Authority has prepared a redevelopment contract which includes, inter alia a portion of 44<sup>th</sup> & Aspen designated as Parcel Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17 also sometimes identified by house number and street address for Parcel No.1 as 4509-4521 Hoopes street including 4508-4520 Laird street and 871-879 North Forty-sixth street, for Parcel No. 2 as 4514-4520 Hoopes street including 4515-4521 Ogden street and 857-865 North Forty-sixth street, for Parcel No. 3 as 863-873 June street including 4607-4615 Parrish street and 848-860 North Forty-sixth street, for Parcel No. 4 as 870-884 June street including 853-879 North Markoe street and 4629-4641 Parrish street, for Parcel No. 5 as 875-885 June street, for Parcel No. 6 as 889-895 June street including 896-898 North Forty-sixth street, for Parcel No. 7 as 883-885 North Markoe street, for Parcel No. 8 as 864 & 868-870 North Markoe street including 4627-4629 Ogden street, for Parcel No. 9 as 874-892 North Markoe street, for Parcel No. 10 as 894-896 North Markoe street, for Parcel No. 11 as 4628-4632 Ogden street including 4629-4641 Parrish street, for Parcel No. 12 as 4600-4612 Westminster avenue, for Parcel No. 13 as 4601-4609 Westminster avenue, for Parcel No. 14 as 4614-4624 Westminster avenue, for Parcel No. 15 as 4613-4629 Westminster avenue, for Parcel No. 16 as 4953 Westminster avenue and for Parcel No. 17 as 800-808 North Forty-fifth street (the "Properties"). The areas of the Properties are bounded as follows:

**Parcel No. 1 (4509-4521 Hoopes street including 4508-4520 Laird street & 871-879 North Forty-sixth street)).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Laird street (thirty feet wide) and the easterly side of Forty-sixth street (sixty feet wide); Thence extending eastward along the said side of Laird street the distance of one hundred fifty four feet nine inches to a point; Thence extending southward on a line at right angles to the said Laird street ninety nine feet to a point on the north side of Hoopes street; Thence extending westward along the said side of Hoopes street ninety four feet six inches to a point; Thence extending northward on a line at right angles to the said Hoopes street twenty eight feet six inches to a point; Thence extending westward on a line parallel with the said Hoopes street sixty feet three inches to a point on the said

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side of Forty-sixth street; Thence extending northward along the said side of Forty-sixth street seventy feet six inches to the point of intersection with the said side of Laird street being the first mentioned point and place of beginning.

**Parcel No. 2 (4515-4521 Ogden street including 853 & 857-865 North Forty-sixth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Ogden street (thirty feet wide) and the easterly side of Forty-sixth street (sixty feet wide); Thence extending eastward along the said side of Ogden street the distance of one hundred fourteen feet six inches to a point; Thence extending northward on a line at right angles to the said Ogden street ninety nine feet to a point on the south side of Hoopes street; Thence extending westward along the said side of Hoopes street one hundred fourteen feet six inches to a point on the said side of Forty-sixth street; Thence extending southward along the said side of Forty-sixth street seventy feet six inches to a point; Thence extending eastward on a line parallel with the said Hoopes street fifty eight feet six inches to a point; Thence extending southward on a line parallel with the said Forty-sixth street fourteen feet to a point; Thence extending westward on a line parallel with the said Ogden street fifty eight feet six inches to a point on the said side of Forty-sixth street; Thence extending southward along the said side of Forty-sixth street fourteen feet six inches to the point of intersection with the said side of Ogden street being the first mentioned point and place of beginning.

**Parcel No. 3 (863-873 June street including 4607-4615 Parrish street & 848-860 North Forty-sixth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Parrish street (fifty feet wide) and the easterly side of June street (thirty feet wide); Thence extending northward along the said side of June street the distance of one hundred ninety nine feet one-quarter inch to a point; Thence extending eastward on

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a line at right angles to the said June street ninety five feet to a point on the westerly side of Forty-sixth street (sixty feet wide); Thence extending southward along the said side of Forty-sixth street one hundred forty nine feet two and one-quarter inches to a point; Thence extending westward on a line at right angles to the said Forty-sixth street forty seven feet eight inches to a point; Thence extending southward on a line parallel to the said Forty-sixth street fifty feet to a point on the said side of Parrish street; Thence extending westward along the said Parrish street sixty feet to the point of intersection with the said side of June street being the first mentioned point and place of beginning.

**Parcel No. 4 (870-884 June street including 853-879 North Markoe street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Parrish street (fifty feet wide) and the westerly side of June street (thirty feet wide); Thence extending northward along the said side of June street the distance of three hundred fifty five feet four and one-quarter inches to a point on the south side of a certain four feet wide alley leading into the said June street; Thence extending westward along said side of said alley twenty four feet to a point on the easterly side of a certain three feet wide alley that communicates with the aforesaid four feet wide alley; Thence extending southward along said alley one hundred sixty feet four one-quarter inch to a point at the head of said alley; Thence extending westward along head of said alley three feet to a point on the west side of said alley; Thence extending northward along said side of said alley one hundred twelve feet four and one-eighth inches to a point; Thence extending westward on a line parallel with the said Parrish street sixty three feet to a point on the easterly side of Markoe street (fifty feet wide); Thence extending southward along the said side of Markoe street three hundred seven feet four and one-eighth inches to the point of intersection with the said Parrish street; Thence extending eastward along the said Parrish street ninety feet to the point of intersection with the said side of June street being the first mentioned point and place of beginning.

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## **Parcel No. 5 (875-885 June street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the easterly side of June street (thirty feet wide) at the distance of one hundred thirty six feet south from the southerly side of Westminster avenue (sixty feet wide); Containing in front or breadth on the said June street eighty four feet and extending of that width in length or depth eastward between parallel lines at right angles to the said June street thirty eight feet six inches to a point.

## **Parcel No. 6 (889-895 June street including 896-898 North Forty-sixth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the easterly side of June street (thirty feet wide) at the distance of seventy six feet five and three-quarters inches south from the southerly side of Westminster avenue (sixty feet wide); Thence extending eastward on a line at right angles to the said June street forty two feet six inches to a point; Thence extending northward on a line parallel with the said June street five feet to a point; Thence extending eastward on a line at right angles to the said June street forty nine feet six inches to a point on the westerly side of Forty-sixth street; Thence extending southward along the said side of Forty-sixth street twenty seven feet six and one-half inches to a point; Thence extending westward on a line at right angles to the said Forty-sixth street forty nine feet six inches to a point; Thence extending southward on a line parallel with the said June street twenty seven feet six and one-half inches to a point; Thence extending westward on a line at right angles to the said Forty-sixth street forty two feet six inches to a point on the said side of June street; Thence extending northward along the said side of June street fifty two feet to the first mentioned point and place of beginning.

## **Parcel No. 7 (883-885 North Markoe street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a

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point on the easterly side of Markoe street (fifty feet wide) at the distance of one hundred fifty eight feet south from the southerly side of Westminster avenue (sixty feet wide); Containing in front or breadth on the said Markoe street thirty two feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Markoe street sixty three feet to a point.

**Parcel No. 8 (864 & 868-870 North Markoe street including 4627-4629 Ogden street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the intersection of the north side of Ogden street (forty feet wide) and the west side of Markoe street (fifty feet wide); Thence extending north along the said side of Markoe street fifteen feet; Thence extending west on a line at right angles to the said Markoe street fifty eight feet to a point; Thence extending north on a line parallel with the said Markoe street sixteen feet; Thence extending east on a line parallel with the said Ogden street fifty eight feet to a point on the said side of Markoe street; Thence extending north along the said side of Markoe street thirty feet to a point; Thence extending west on a line at right angles to the said Markoe street fifty eight feet to a point; Thence extending north on a line parallel with the said Markoe street seven feet six and one-half inches to the middle of a certain five feet wide alley that extends west and communicates with a certain other five feet wide alley that extends northward into Hoopes street (thirty feet wide); Thence extending west through the bed of the aforementioned alley twenty six feet to a point; Thence extending south recrossing the bed of the aforementioned alley sixty seven feet six inches to a point on the said side of Ogden street; Thence extending east along the said side of Ogden street eighty four feet to a point on the said side of Markoe street being the first mentioned point and place of beginning.

**Parcel No. 9 (874-892 North Markoe street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the west side of Markoe street (fifty feet wide) at the distance of ninety nine feet nine inches south from the south side of

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Westminster avenue (sixty feet wide); Thence extending south along the said side of Markoe street one hundred eighty one feet seven and three-eighths inches to a point; Thence extending west on a line at right angles to the said Markoe street fifty eight feet to a point; Thence extending north on a line parallel with the said Markoe street forty five feet one inch to a point; Thence extending west on a line at right angles to the said Markoe street sixty two feet three-eighths inches to a point on the easterly side of a certain five feet wide alley that extends north into Hoopes street (thirty feet wide) and south, communicating with a certain three feet wide alley that extends south into Ogden street (forty feet wide); Thence extending north along the said side of the aforementioned alley forty-six feet six inches, crossing the head of Hoopes street (thirty feet wide); Thence extending west along the north side of the said Hoopes street thirty four feet two and three-quarters inches to a point on the easterly side of a certain other three feet wide alley that extends south into the said Hoopes street and north communicating with a certain other three feet wide alley that extends west into Forty-seventh street (fifty feet wide); Thence extending north along the aforementioned alley seventy feet to a point; Thence extending east along the south side of another certain three feet wide alley that extends east communicating with a certain other three feet wide alley and continuing east and extending into the said Markoe street; Thence extending east along said side of alley one hundred fifty six feet seven and one-quarter inches to a point on the said side of Markoe street being the first mentioned point and place of beginning.

## **Parcel No. 10 (894-896 Markoe street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the west side of Markoe street (fifty feet wide) at the distance of sixty eight feet eight inches south from the south side of Westminster avenue (sixty feet wide); Thence extending south along the said side of Markoe street twenty eight feet nine inches to a point on the north side of a certain three feet wide alley that extends west and east into the said Markoe street; Thence extending west along said side of

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said alley sixty nine feet nine inches to a point on the east side of a certain other three feet wide alley that communicates with the aforementioned three feet wide alley and also with another certain three feet wide alley on the north line of the property; Thence extending north along the east side of the aforesaid alley twenty eight feet nine inches to a point on the south side of the other aforementioned alley; Thence extending east along said side of alley seventy feet eight and one-quarter inches to a point on the said side of Markoe street being the first mentioned point and place of beginning.

**Parcel No. 11 (4628-4632 Ogden street including 4629-4641 Parrish street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the south side of Ogden street (thirty feet wide) at the distance of sixty two feet west from the west side of Markoe street (fifty feet wide); Thence extending south on a line at right angles to the said Ogden street along the west side of a certain four feet wide alley that extends south into Parrish street (sixty feet wide) sixty seven feet six inches to a point; Thence extending west on a line parallel with the said Ogden street thirteen feet to a point; Thence extending south on a line at right angles to the said Ogden street sixty seven feet six inches to a point on the north side of the said Parrish street; Thence extending west along the said Parrish street ninety nine feet to a point on the east side of a certain three feet wide alley that extends south into the said Parrish street; Thence extending north on a line at right angles to the said Parrish street sixty seven feet six inches to a point; Thence extending east on a line parallel with the said Parrish street fifty feet to a point; Thence extending north two feet six inches to a point; Thence extending east on a line parallel with the said Ogden street twenty four feet to a point; Thence extending north sixty seven feet six inches to a point on the said side of Ogden street; Thence extending east along the said side of Ogden street thirty eight feet to the first mentioned point and place of beginning.

**Parcel No. 12 (4600-4612 Westminster avenue).**



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ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Westminster avenue (sixty feet wide) and the westerly side of Forty-sixth street (sixty feet wide); Thence extending south along the said side of Forty-sixth street fifty four feet eight and one-half inches to a point; Thence extending west on a line at right angles to the said Forty-sixth street fifty two feet six inches to a point; Thence extending south on a line parallel with the said Forty-sixth street five feet five and five-eighths inches to a point; Thence extending west on a line parallel with the said Westminster avenue forty two feet six inches to a point on the easterly side of June street (thirty feet wide); Thence extending north along the said side of June street fifty seven feet to the point of intersection with the said side of Westminster avenue; Thence extending east along the said Westminster avenue ninety five feet three-quarters inches to the point of intersection with the said Forty-sixth street being the first mentioned point and place of beginning.

## **Parcel No. 13 (4601-4609 Westminster avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Westminster avenue (sixty feet wide) and the westerly side of Forty-sixth street (sixty feet wide); Thence extending northward along the said side of Forty-sixth street seventy seven feet eight inches to a point; Thence extending westward on a line parallel with the said Westminster avenue eighty feet to a point; Thence extending southward eighty feet to a point on the said side of Westminster avenue; Thence extending eastward along the said Westminster avenue seventy four feet five and three-eighths inches to the point of intersection with the said Forty-sixth street with said point being the first mentioned point and place of beginning.

## **Parcel No. 14 (4614-4624 Westminster avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Westminster

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avenue (sixty feet wide) and the easterly side of Markoe street (fifty feet wide); Containing in front or breadth on the said Westminster avenue ninety feet five-eighths inches and extending of that width in length or depth between parallel lines one hundred twenty five feet to a point; Being bounded on the east line by June street (thirty feet wide) and on the west line by the said Markoe street.

## **Parcel No. 15 (4613-4629 Westminster avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Westminster avenue (sixty feet wide) and the easterly side of Markoe street (fifty feet wide); Thence extending northward along the said side of Markoe street seventy eight feet four and five-eighths inches to a point on the south side of a certain four feet wide alley that leads westward into the said Markoe street; Thence extending eastward along said side of said alley on a line parallel with the said Westminster avenue one hundred feet five-eighths inches to a point on the east side of another certain four feet wide alley; Thence extending northward along said alley four feet to a point; Thence extending eastward on a line parallel with the said Westminster avenue twenty seven feet three and seven-eighths inches to a point; Thence extending southward eighty feet to a point on the said side of Westminster avenue; Thence extending westward along the said side of Westminster avenue one hundred twenty nine feet five-eighths inches to the point of intersection with the said Markoe street with said point being the first mentioned point and place of beginning.

## **Parcel No. 16 (4653 Westminster avenue).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Westminster avenue (sixty feet wide) and the westerly side of Forty-seventh street (fifty feet wide); Thence extending northward along the said side of Forty-seventh street sixty five feet six and three-eighths inches to a point on the south side of a certain four feet wide alley that extends westward into the said Forty-seventh street and eastward into May

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street (twenty feet wide); Thence extending eastward along said alley eighteen feet three-eighths inches to a point; Thence extending southward nineteen feet eleven inches to an angle point; Thence extending further southward forty five feet to a point on the said side of Westminster avenue; Thence extending westward along the said Westminster avenue eighteen feet three and seven-eighths inches to the point of intersection with the said Forty-seventh street said point being the first mentioned point and place of beginning.

## **Parcel No. 17 (800-808 North Forty-fifth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Brown street (80 feet wide) and the easterly side of Forty-fifth street (fifty feet wide); Thence extending northward along the said Forty-fifth street eighty seven feet ten inches to a point; Thence extending westward on a line at right angles to the said Forty-fifth street one hundred thirty feet nine inches to a point on the easterly side of a certain four feet wide alley. Said alley extends southward and communicates with a certain other four feet wide alley that leads southward into the said Brown street; Thence extending southward along said alley fourteen feet nine inches to a point on the north side of another certain four feet wide alley; Thence extending eastward along said alley twenty one feet four inches to a point; Thence extending southward on a line parallel with the said Forty-fifth street seventy feet three inches to a point on the said side of Brown street; Thence extending eastward along the said Brown street one hundred ten feet to the point of intersection with the said Forty-fifth street with said point being the first mentioned point and place of beginning.

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

**WHEREAS**, Philadelphia Housing Authority (hereinafter “Redeveloper”) desires to enter into the said redevelopment contract for the Properties; and

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**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 submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Greenway, Mantua and 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. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Philadelphia Housing Authority (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 seventh of October, 2004.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell