

City of Philadelphia



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

(Resolution No. 020724)

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. 181, 182, 183, 185, 187, 191, 193, 194, 195 (Rev.), 200, 202, 203, 204 (Rev.), 208 (Rev.), 209, 211, 213, 214, 215, 219, 220 and 221 also sometimes identified by house numbers and street addresses for Parcel No. 181 as 1226 Catharine street, for Parcel No. 182 as 1232 Catharine street including 1231-1233 Webster street, for Parcel No. 183 as 803-805 South Thirteenth street, for Parcel No. 185 as 1219-1225 Webster street, for Parcel No. 187 as 1319 Webster street, for Parcel No. 191 as 1123 Christian street including 1122-1124 Webster street, for Parcel No. 193 as 1133 Christian street, for Parcel No. 194 as 1202-1206 Webster street, for Parcel No. 195 (Rev.) as 1221 Christian street including 1220-1224 Webster street, for Parcel No. 200 as 820-822 South Thirteenth street, for Parcel No. 202 as 1317-1319 Christian street including 1318-1320 Webster street, for Parcel No. 203 as 1324 Webster street, for Parcel No. 204 (Rev.) as 1330-1338 Webster street, for Parcel No. 208 (Rev.) as 1228 Christian street, for Parcel No. 209 as 1242 Christian street, for Parcel No. 211 as 1130-1132 Montrose street including 911 South Twelfth street, for Parcel No. 213 as 1121 Carpenter street including 1116 Hall street, for Parcel No. 214 as 1208 Montrose street, for Parcel No. 215 as 1212 Montrose street, for Parcel No. 219 as 1013 South Thirteenth street, for Parcel No. 220 as 1103 Kimball street, for Parcel No. 221 as 1115-1117 Kimball street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Uni-Penn Housing Partnership IV, 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 (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

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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.

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of South Central, designated as Parcel Nos. 181, 182, 183, 185, 187, 191, 193, 194, 195 (Rev.), 200, 202, 203, 204 (Rev.), 208 (Rev.), 209, 211, 213, 214, 215, 219, 220 and 221 also sometimes identified by house numbers and street addresses for Parcel No. 181 as 1226 Catharine street, for Parcel No. 182 as 1232 Catharine street including 1231-1233 Webster street, for Parcel No. 183 as 803-805 South Thirteenth street, for Parcel No. 185 as 12 19-1225 Webster street, for Parcel No. 187 as 1319 Webster street, for Parcel No. 191 as 1123 Christian street including 1122-1124 Webster street, for Parcel No. 193 as 1133 Christian street, for Parcel No. 194 as 1202-1206 Webster street, for Parcel No. 195 (Rev.) as 1221 Christian street including 1220-1224 Webster street, for Parcel No. 200 as 820-822 South Thirteenth street, for Parcel No. 202 as 1317-1319 Christian street including 1318-1320 Webster street, for Parcel No. 203 as 1324 Webster street, for Parcel No. 204 (Rev.) as 1330-1338 Webster street, for Parcel No. 208 (Rev.) as 1228 Christian street, for Parcel No. 209 as 1242 Christian street, for Parcel No. 211 as 1130-1132 Montrose street including 911 South Twelfth street, for Parcel No. 213 as 1121 Carpenter street including 1116 Hall street, for Parcel No. 214 as 1208 Montrose street, for Parcel No. 215 as 1212 Montrose street, for Parcel No. 219 as 1013 South Thirteenth street, for Parcel No. 220 as 1103 Kimball street, for Parcel No. 221 as 1115-1117 Kimball street (the "Properties"). The areas of said Properties are bounded as follows:

Parcel No. 181 (1226 Catharine street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the southerly side of Catharine street (fifty feet wide) at the distance of two hundred seven feet westward from the westerly side of South Twelfth street (fifty feet wide); Thence extending southward at right angles to Catharine street a distance of sixty two feet six inches to the northerly side of a two feet nine inches wide alley; Thence extending westward along the northerly side of said alley five feet to a point on the head of aforesaid alley; Thence extending southward along the head of said alley one foot four and one-half inches to a point; Thence extending westward parallel with Catharine street eleven feet to a point; Thence extending northward at right angles to Catharine street sixty three feet ten and one-half inches, more or less, to the southerly side of Catharine street; Thence extending eastward along the southerly side of Catharine street a distance of sixteen feet to the point of beginning.

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Parcel No. 182 (1232 Catharine street including 1231-1233 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the southerly side of Catharine street (fifty feet wide) at the distance of one hundred twenty four feet eleven inches eastward from the easterly side of South Thirteenth street (fifty feet wide); Thence extending eastward along the southerly side of said Catharine street a distance of sixteen feet to a point; Thence extending southward along a line parallel with Thirteenth street fifty eight feet nine inches to a point; Thence extending eastward at right angles to Thirteenth street sixteen feet to a point; Thence extending southward along a line parallel with Thirteenth street forty six feet to a point on the northerly side of Webster street; Thence extending westward along the northerly side of Webster street a distance of thirty two feet to a point; Thence extending northward along a line parallel with said Thirteenth street a distance of one hundred four feet nine inches to the southerly side of Catharine street and the place of beginning.

Parcel No. 183 (803-805 South Thirteenth street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the easterly side of South Thirteenth street (fifty feet wide) at a distance of twenty and seven hundred eight thousandths feet southward from the southerly side of Catharine street (fifty feet wide); Containing in front or breadth on Thirteenth street thirty nine feet eleven and three-eighths inches and extending of that width in length or depth eastward between parallel lines at right angles to said Thirteenth street a distance of forty eight feet and eleven and three-eighths inches.

Parcel No. 185 (1219-1225 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected being situated on the northerly side of Webster street (thirty feet wide) at a distance of one hundred fifty four feet westward from the westerly side of South Twelfth street (fifty feet wide); Containing in front or breadth on Webster street fifty six feet and extending of that width in length or depth northward between parallel lines at right angles to Webster street a distance of forty feet to the southerly side of a two feet nine inches wide alley.

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Parcel No. 187 (1319 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the northerly side of Webster street (thirty feet wide) at the distance of three hundred fifty six feet eastward from the easterly side of South Broad street; Containing in front or breadth on Webster street sixteen feet and extending of that width in length or depth northward between parallel lines with said Broad street a distance of forty one feet seven and five-eighths inches on the easterly line thereof and forty one feet seven and three-eighths inches on the westerly line thereof.

Parcel No. 191 (1123 Christian street including 1122-1124 Webster street).

ALL THOSE CERTAIN lots or pieces of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northerly side of Christian street (sixty six feet wide) at the distance of one hundred forty eight feet seven inches eastward from the easterly side of South Twelfth street (fifty feet wide); Thence extending northward at right angles to Christian street fifty five feet eight inches to a point; Thence extending westward parallel with Christian street sixteen feet to a point; Thence extending northward at right angles to Webster street (twenty feet wide) a distance of thirty eight feet four inches to the southerly side of Webster street; Thence extending eastward along the southerly side of said Webster street the distance of thirty two feet to a point; Thence extending southward at right angles to Webster street a distance of ninety four feet to the first mentioned point and place of beginning.

Parcel No. 193 (1133 Christian street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Christian street (sixty six feet wide) at a distance of sixty nine feet eastward from the easterly side of South Twelfth street (fifty feet wide); Containing in front or breadth on Christian street sixteen feet and extending of that width in length or depth northward between parallel lines at right angles to said Christian street a distance of fifty nine feet.

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Parcel No. 194 (1202-1206 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the southerly side of Webster street at the distance of thirty eight feet westward from the westerly side of South Twelfth street; Thence extending southward along the westerly side of a two feet six inches wide alley a distance of thirty nine feet to a point; Thence extending westward along the northerly side of another two feet six inches wide alley a distance of eighteen feet to a point; Thence extending southward, crossing the head of last mentioned alley, a distance of; Thence to a point; Thence extending westward, parallel with Webster street, six feet to a point; Thence extending northward along a line parallel with Twelfth street two feet three inches to a point; Thence extending westward, parallel with Webster street, eleven feet to a point; Thence extending northward along a line parallel with Twelfth street a distance of thirty nine feet nine inches to the southerly side of Webster street; Thence extending eastward along the southerly side of Webster street thirty five feet to the first mentioned point and place of beginning.

Parcel No. 195 (Rev.) (1221 Christian street including 1220-1224 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northerly side of Christian street (sixty six feet wide) at the distance of one hundred seventy feet westward from the westerly side of South Twelfth street (fifty feet wide); Thence extending westward along the northerly side of Christian street a distance of sixteen feet to a point; Thence extending northward along a line forming an interior angle with Christian street of eighty nine degrees thirty six minutes thirty seconds a distance of sixty feet to a point; Thence extending westward along a line forming an interior angle with the previous line of ninety degrees twenty three minutes thirty seconds a distance of sixteen feet to a point; Thence extending northward along a line forming an interior angle with the previous line of eighty nine degrees thirty six minutes thirty seconds a distance of forty feet to a point on the southerly side of Webster street (twenty one feet wide); Thence extending westward along the southerly side of Webster street a distance of forty eight feet to a point; Thence extending southward at right angles to Webster street thirty feet to a point; Thence extending westward parallel with Webster street sixteen feet to a point; Thence extending southward along a line forming an interior angle with the previous line of

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eighty nine degrees thirty six minutes thirty seconds a distance of seventy feet to the point of beginning.

Parcel No. 200 (820-822 South Thirteenth street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the westerly side of Thirteenth street (fifty feet wide) and the northerly side of Christian street (sixty six feet wide); Thence extending northward along the westerly side of Thirteenth street thirty four feet to a point; Thence extending westward at right angles to Thirteenth street forty five feet to a point; Thence extending southward parallel with Thirteenth street fourteen feet to a point; Thence extending eastward along a line parallel with said Christian street a distance of five inches to a point; Thence extending southward parallel with Thirteenth street a distance of twenty feet to a point on the northerly side of Christian street; Thence extending eastward along the northerly side of Christian street forty four feet seven inches to the first mentioned point and place of beginning.

Parcel No. 202 (1317-1319 Christian street including 1318-1320 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northerly side of Christian street (sixty six feet wide) at a distance of three hundred fifty six feet eastward from the easterly side of South Broad street; Thence extending eastward along the northerly side of said Christian street a distance of thirty two feet to a point; Thence extending northward parallel with Broad street fifty feet to a point; Thence extending westward at right angles to said Broad street sixteen feet to a point; Thence extending northward parallel with Broad street a distance of forty seven feet six inches to the southerly side of Webster street (thirty feet wide); Thence extending westward along the southerly side of said Webster street a distance of thirty two feet to a point; Thence extending southward parallel with Broad street forty seven feet six inches to a point; Thence extending eastward at right angles to Broad street sixteen feet to a point; Thence extending southward along a line parallel with Broad street a distance of fifty feet to the first mentioned point and place of beginning.

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Parcel No. 203 (1324 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southerly side of Webster street (thirty feet wide) at the distance of three hundred eight feet four inches eastward from the easterly side of South Broad street; Containing in front or breadth on Webster street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to Webster street a distance of forty six feet.

Parcel No. 204 (Rev.) (1330-1338 Webster street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the southerly side of Webster street at a distance of one hundred ninety six feet four inches eastward from the easterly side of South Broad street; Thence extending eastward along the southerly side of Webster street eighty feet to a point; Thence extending southward parallel with Broad street a distance of forty four feet to a point; Thence extending westward at right angles to Broad street sixteen feet to a point; Thence extending northward parallel with Broad street a distance of three feet six inches to a point; Thence extending westward at right angles to Broad street sixteen feet to a point; Thence extending southward parallel with Broad street a distance of seven feet to a point; Thence extending westward at right angles to said Broad street thirty two feet to a point; Thence extending northward parallel with Broad street a distance of one foot to a point; Thence extending westward at right angles to Broad street sixteen feet to a point; Thence extending northward along a line parallel with Broad street a distance of forty six feet six inches to the first mentioned point and place of beginning.

Parcel No. 208 (Rev.) (1228 Christian street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the southerly side of Christian street (sixty six feet wide) at a distance of one hundred seventy four feet eastward from the easterly side of South Thirteenth street (fifty feet wide); Containing in front or breadth on Christian street sixteen feet and extending of that width in length or depth southward between parallel lines forming an interior angle with said Christian street of eighty nine degrees forty five minutes thirty seconds a distance of fifty nine feet six inches.

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Parcel No. 209 (1242 Christian street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the southerly side of Christian street (sixty six feet wide) at a distance of sixty feet eastward from the easterly side of South Thirteenth street (fifty feet wide); Containing in front or breadth on Christian street eighteen feet and extending of that width in length or depth southward between parallel lines at right angles to said Christian street a distance of one hundred feet to the northerly side of Montrose street (thirty feet wide) bounded partly on the westerly line thereof by a three feet wide alley which extends southward into said Montrose street.

Parcel No. 211 (1130-1132 Montrose street including 911 South Twelfth street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon beginning at a point on the easterly side of South Twelfth street (fifty feet wide) at the distance of eighteen feet three inches southward from the southerly side of Montrose street (thirty feet wide); Thence extending southward along the easterly side of Twelfth street seventeen feet to a point; Thence extending eastward along a line parallel with Montrose street a distance of sixty nine feet ten and one-half inches, more or less, to a point on the westerly side of South Sartain street (twenty feet wide); Thence extending northward along the easterly side of Sartain street thirty five feet three inches to a point of intersection with the southerly side of Montrose street; Thence extending westward along the southerly side of Montrose street a distance of thirty four feet one-half inch more or less, to a point; Thence extending southward at right angles to Montrose street fourteen feet seven inches to a point; Thence extending westward at right angles to Twelfth street three and one hundred twenty five thousandths feet to a point; Thence extending southward at right angles to Montrose street three feet five inches to a point; Thence extending westward parallel with Montrose street a distance of thirty six feet, more or less, to the point of beginning.

Parcel No. 213 (1121 Carpenter street including 1116 Hall street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Carpenter street (fifty feet wide) at the distance of one hundred sixty feet ten and five-eighths inches from the westerly side of South Eleventh street;

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Containing in front or breadth on Carpenter street eighteen feet and extending of that width in length or depth northward between parallel lines at right angles to Carpenter street a distance of ninety nine feet three inches, more or less, on the easterly line thereof and one hundred two feet four inches, more or less, on the westerly line thereof, to the southerly side of Hall street (twenty feet wide). Containing in front or breadth on Hall street eighteen feet three inches.

Parcel No. 214 (1208 Montrose street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southerly side of Montrose street (thirty feet wide) at the distance of one hundred ten feet westward from the westerly side of South Twelfth street (fifty feet wide); Containing in front or breadth on Montrose street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to Montrose street a distance of one hundred three feet three and one-eighth inches on the easterly line thereof and on the westerly line thereof a distance of ninety seven feet six and three-eighths inches containing in the rear thereof sixteen feet eleven and seven-eighths inches, more or less.

Parcel No. 215 (1212 Montrose street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southerly side of Montrose street (thirty feet wide) at the distance of one hundred forty two feet westward from the westerly side of South Twelfth street (fifty feet wide); Containing in front or breadth on Montrose street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to said Montrose street a distance of ninety feet.

Parcel No. 219 (1013 South Thirteenth street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of South Thirteenth street at the distance of ninety four feet five and three-eighths inches southward from the southerly side of Carpenter street; Thence extending eastward along a line parallel with said Carpenter street and crossing the bed of a three feet wide alley, a distance of sixty five feet to a point on the easterly side of said alley; Thence extending southward along the

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easterly side of said alley a distance of fifteen feet seven and one-half inches to a point; Thence extending westward along a line parallel with Kimball street a distance of sixty five feet to the easterly side of South Thirteenth Street; Thence extending northward along the easterly side of Thirteenth street fifteen feet seven and three-quarters inches to the first mentioned point and place of beginning.

Parcel No. 220 (1103 Kimball street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Kimball street at the distance of ninety feet westward from the westerly side of South Eleventh street; Containing in front or breadth on Kimball street sixteen feet and extending of that width in length or depth northward between parallel lines at right angles to Kimball street a distance of forty two feet to a four feet wide alley.

Parcel No. 221 (1115-1117 Kimball street).

ALL THAT CERTAIN lot or piece of ground located in the Second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Kimball street at the distance of one hundred eighty six feet westward from the westerly side of South Eleventh street; Containing in front or breadth on Kimball street thirty two feet and extending of that width in length or depth northward between parallel lines at right angles to Kimball street a distance of forty two feet to a four feet wide alley.

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, Uni-Penn Housing Partnership IV 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 Uni-Penn Housing Partnership IV (hereinafter "Redeveloper"). The Redevelopment Authority

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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 fourteenth of November, 2002.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Marie B. Hauser
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember DiCicco

Sponsored by: Councilmember DiCicco