

City of Philadelphia



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

(Resolution No. 051189)

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 Model Cities Urban Renewal Area, designated as Parcel Nos. 329, 386, 519 & 520 also sometimes identified by respective house numbers and street addresses for Parcel No. 329 as 642-652 North Eleventh street, for Parcel No. 386 as 1006-1020 Mount Vernon street, for Parcel No. 519 as 621-645 North Tenth street including 923-929 Mount Vernon street and 922-926 Wallace street and for Parcel No. 520 as 918 Mount Vernon street including 917-923 Green street and 601-611 & 615-619 North Tenth street; authorizing the Redevelopment Authority to execute the redevelopment contract with New Urban Ventures, LLC and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement and rescinding Resolution No. 040724 approved by Council on June 21, 2004.

WHEREAS, The Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area, (hereinafter "Model Cities"), for which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Model Cities, designated as Parcel Nos. 329, 386, 519 & 520 also sometimes identified by respective house numbers and street addresses for Parcel No. 329 as 642-652 North Eleventh street, for Parcel No. 386 as 1006-1020 Mount

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Vernon street, for Parcel No. 519 as 621-645 North Tenth street including 923-929 Mount Vernon street and 922-926 Wallace street and for Parcel No. 520 as 918 Mount Vernon street including 917-923 Green street and 601-611, 615-619 North Tenth street (hereinafter the “Properties”). The areas of the Properties are bounded as follows:

Parcel No. 329 (642-652 North Eleventh street).

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia beginning at a point of intersection of the westerly side of Eleventh street (fifty feet wide) and the northerly side of Wallace street (fifty feet wide); Thence extending westward along the northerly side of Wallace street ninety two feet to a point; Thence extending northward along a line at right angles to said Wallace street a distance of forty nine feet eight inches to a point on the southerly head of a three feet wide alley; Thence extending eastward parallel with Wallace street and along the head of said alley a distance of three feet to a point on the easterly side of the alley; Thence extending northward at right angles to Wallace street and along the easterly side of said alley a distance of fifteen feet eight and one-eighth inches to an angle point; Thence extending further northward along the easterly side of said alley, at right angles to North street (thirty feet wide), a distance of forty five feet one and one-quarter inches to a point on the southerly side of North street; Thence extending eastward along the southerly side of North street a distance of seventy nine feet three and five-eighths inches to a point on the westerly side of the aforementioned Eleventh street; Thence extending southward along the westerly side of Eleventh street one hundred seven feet one and seven-eighths inches to the first mentioned point and place of beginning.

Parcel No. 386 (1006-1020 Mount Vernon street).

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia beginning at a point on the southerly side of Mount Vernon street (fifty feet wide) at the distance of ninety feet nine and one-quarter inches east from the easterly side of Eleventh street

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(fifty feet wide); Thence extending southward on a line at right angles to the said Mount Vernon street eighty six feet to a point; Thence extending eastward on a line parallel with the said Mount Vernon street nineteen feet to a point; Thence extending northward on a line at right angles to the said Mount Vernon street six feet eleven inches to a point; Thence extending eastward on a line parallel to the said Mount Vernon street one hundred fifty two feet seven and three-quarters inches to a point; Thence extending northward on a line parallel with the said Eleventh street seventy nine feet one inch to a point on the said side of Mount Vernon street; Thence extending westward along the said side of Mount Vernon street one hundred seventy one feet seven and three-quarters inches to the first mentioned point and place of beginning.

Parcel No. 519 (621-645 North Tenth street including 923-929 Mount Vernon street and 922-926 Wallace street).

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia beginning at a point of intersection of the easterly side of Tenth street (fifty feet wide) and the northerly side of Mount Vernon street (fifty feet wide); Thence extending northward along the easterly side of Tenth street a distance of two hundred twenty five feet nine inches to a point on the southerly side of Wallace street (fifty feet wide); Thence extending eastward along the southerly side of said Wallace street the distance of one hundred forty four feet six and three-quarters inches to a point in the centerline of the former Hutchinson street (twenty feet wide); Thence extending southward along said centerline one hundred six feet eleven and seven-eighths inches to an angle point, Thence extending further southward along said centerline one hundred five feet four and one-half inches to a point on the northerly side of aforementioned Mount Vernon street; Thence extending westward along the northerly side of the said Mount Vernon street a distance of one hundred thirty eight feet two and three-eighths inches to the first mentioned point and place of beginning.

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Parcel No. 520 (918 Mount Vernon street including 917-923 Green street and 601-611, 615-619 North Tenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia beginning at a point of intersection of the easterly side of Tenth street (fifty feet wide) and the northerly side of Green street (fifty feet wide); Thence extending northward along the easterly side of Tenth street one hundred six feet seven inches to a point; Thence extending eastward on a line at right angles to the said Tenth street a distance of one hundred feet to a point; Thence extending northward on a line parallel with the said Tenth street seventeen feet five inches to a point; Thence on a line at right angles to the said Tenth street a distance of one hundred feet to a point on the said side of Tenth street; Thence extending northward along the easterly side of Tenth street fifty one feet ten inches to a point on the southerly side of Mount Vernon street (fifty feet wide); Thence extending eastward along the southerly side of said Mount Vernon street a distance of two hundred ten feet one-eighth inch to a point on the westerly side of Percy street (fifty feet wide); Thence extending southward along the said side of Percy street one hundred seventy two feet eleven and one-half inches to a point on the northerly side of the aforementioned Green street; Thence extending westward along the northerly side of Green street a distance of two hundred feet one-quarter inch to the first mentioned point and place of beginning.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council.

WHEREAS, New Urban Ventures, LLC desires to enter into the said redevelopment contract for Properties; and

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

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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 Model Cities, 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 New Urban Ventures, LLC (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 disposition supplement 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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BE IT FURTHER RESOLVED, That Resolution No. 040724 adopted by the Council of the City of Philadelphia on June 21, 2004 is hereby rescinded and shall be of no further force and effect.

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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 eighth of December, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke