

City of Philadelphia



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

(Resolution No. 050241)

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 Fairhill–St. Hugh Urban Renewal Area, designated as Parcel Nos. 1, 2, 3, 4, 5, 6 & 7 also sometimes identified by house numbers and street addresses for Parcel No. 1 as 3438 North Second street, for Parcel No. 2 as 3443-3447 North Lee street, for Parcel No. 3 as 3452-3454 North Lee street, for Parcel No. 4 as 3453 North Lee street, for Parcel No. 5 as 3431 North Lee street, for Parcel No. 6 as 120 East Tioga street and for Parcel No. 7 as 132-1324 East Tioga street, and authorizing the Redevelopment Authority to execute the redevelopment contract with The Office of Community Development Archdiocese of Philadelphia 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 urban renewal plan and a redevelopment proposal for the redevelopment of the Fairhill-St. Hugh Urban Renewal Area, (hereinafter "Fairhill-St. Hugh"), for which said plan and proposal were approved by Ordinance of the Council on July 7, 2003; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Fairhill-St. Hugh, designated as Parcel Nos. 1, 2, 3, 4, 5, 6 & 7 also sometimes identified by house numbers and street addresses for Parcel No. 1 as 343 North Second street, for Parcel No. 2 as 3443-3447 North Lee street, for Parcel No. 3 as 3452-3454 North Lee street, for Parcel No. 4 as 3453 North Lee street, for Parcel No. 5

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as 3431 North Lee street, for Parcel No. 6 as 120 East Tioga street and for Parcel No. 7 as 132-134 East Tioga street (hereinafter the "Parcels"). The areas of the Parcels are bounded as follows:

Parcel No. 1 (3438 North Second street).

All that certain lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia beginning at a point on the west side of North Second street (sixty feet wide) at the distance of two hundred ninety feet north from the north side of East Ontario street (fifty feet wide); Containing in front or breadth on the said Second street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to said Second street seventy one feet nine inches to the east side of a certain three feet wide alley; which extends southward communicating with a certain four feet wide alley which extends westward into North Philips street (thirty feet wide) and another certain three feet wide alley which also extends westward into said Philips street.

Parcel No. 2 (3443-3447 North Lee street).

All that certain lot or piece of ground situated in the Thirty-third Ward of the City of Philadelphia beginning at a point on the east side of North Lee street (forty feet wide) at the distance of one hundred forty feet southward from the south side of East Tioga street (fifty feet wide); Containing in front or breadth on the east side of said Lee street forty two feet and extending of that width in length or depth eastward between parallel lines at right angles to said Lee street sixty feet to a certain three feet wide alley which extends northward into the said Tioga street.

Parcel No. 3 (3452-3454 North Lee street).

All that certain lot or piece of ground situated in the Thirty-third Ward of the City of Philadelphia beginning at a point on the west side of North Lee street (forty feet wide) at the distance of one hundred sixteen feet five and one-half inches southward from the south side of East Tioga street (fifty feet wide); Containing in front or breadth on the west side of said

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Lee street twenty six feet eleven and one-half inches and extending of that width in length or depth westward between parallel lines at right angles to said Lee street fifty three feet six inches to the centerline of a certain three feet wide alley which extends northward communicating with another certain three feet wide alley which extends eastward into said Lee street.

Parcel No. 4 (3453 North Lee street).

All that certain lot or piece of ground situated in the Thirty-third Ward of the City of Philadelphia beginning at a point on the east side of North Lee street (forty feet wide) at the distance of ninety eight feet southward from the south side of East Tioga street (fifty feet wide); Containing in front or breadth on the east side of said Lee street fourteen feet and extending of that width in length or depth eastward between parallel lines at right angles to said Lee street sixty feet to the west side of a certain three feet wide alley which extends northward into the said Tioga street.

Parcel No. 5 (3431 North Lee street).

All that certain lot or piece of ground situated in the Thirty-third Ward of the City of Philadelphia beginning at a point on the east side of North Lee street (forty feet wide) at the distance of two hundred thirty four feet northward from the north side of East Ontario street (fifty feet wide); Containing in front or breadth on the east side of said Lee street fourteen feet and extending of that width in length or depth eastward between parallel lines at right angles to said Lee street sixty feet to the west side of a certain three feet wide alley which extends southward into the said Ontario street and communicating with a certain two feet two inches wide alley which extends westward into said Lee street.

Parcel No. 6 (120 East Tioga street).

All that certain lot or piece of ground situated in the Thirty-third Ward of the City of Philadelphia beginning at a point on the south side of East Tioga street (fifty feet wide) at the distance of sixteen feet eastward from the east side of North Lee street (forty feet wide); Containing in front or breadth on the south side of said Tioga street fourteen feet and extending

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of that width in length or depth southward between parallel lines at right angles to said Tioga street fifty six feet crossing the head of a certain two feet wide alley which extends eastward communicating with a certain two feet three inches wide alley which extends northward into said Tioga street.

Parcel No. 7 (132-134 East Tioga street).

All that certain lot or piece of ground situated in the Seventh Ward of the City of Philadelphia beginning at a point on the south side of East Tioga street (fifty feet wide) at the distance of forty two feet eastward from the east side of North Water street (forty feet wide); Containing in front or breadth on the south side of said Tioga street twenty eight feet and extending of that width in length or depth southward between parallel lines at right angles to said Tioga street fifty seven feet eight inches to the north side of a certain three feet wide alley extending westward into said Water street.

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

WHEREAS, The Office of Community Development Archdiocese of Philadelphia desires to enter into the said redevelopment contract for the Parcels; and

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

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 Fairhill-St. Hugh, 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

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redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with The Office of Community Development Archdiocese of Philadelphia (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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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the thirty-first of March, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Mariano

Sponsored by: Councilmember Mariano