

City of Philadelphia



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

(Resolution No. 060809)

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 44th and Aspen Urban Renewal Area designated as Parcel Nos. 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103 & 104 also sometimes identified by house numbers and street addresses for Parcel No. 86 as 4215-4223 Brown street, for Parcel No. 87 as 611-615 North Forty-first street including 4061-4071 Haverford avenue and 610-612 & 616-618 North Budd street, for Parcel No. 88 as 611-627 North Budd street, for Parcel No. 89 as 628 North Budd street, for Parcel No. 90 as 634 North Budd street, for Parcel No. 91 as 4046-4056 Wallace street, for Parcel No. 92 as 632-636 Preston street including 625-627 North Ludwick street, for Parcel No. 93 as 4035-4037 Warren street, for Parcel No. 94 as 626 North Preston street, for Parcel No. 95 as 614-622 North Preston street, for Parcel No. 96 as 615-619 North Preston street, for Parcel No. 97 as 625-629 North Preston street, for Parcel No. 98 as 633 North Forty-first street, for Parcel No 99 as 635-637 North Forty-first street, for Parcel No. 100 as 61 North Forty-first street, for Parcel No. 101 as 651 North Forty-first street, for Parcel No 102 as 615 North Brooklyn street including 614 North Forty-second street, for Parcel No. 103 as 622-624 North Forty-second street and for Parcel No. 104 as 642 North Forty-second street; authorizing the Redevelopment Authority to execute the redevelopment contract with the 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 44th and Aspen Redevelopment Area, 44th and Aspen Urban Renewal Area (hereinafter "44th

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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 44th & Aspen designated as Parcel Nos. 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103 & 104 also sometimes identified by house numbers and street addresses for Parcel No. 86 as 4215-4223 Brown street, for Parcel No. 87 as 611-615 North Forty-first street including 4061-4071 Haverford avenue and 610-612 & 616-618 North Budd street, for Parcel No. 88 as 611-627 North Budd street, for Parcel No. 89 as 628 North Budd street, for Parcel No. 90 as 634 North Budd street, for Parcel No. 91 as 4046-4056 Wallace street, for Parcel No. 92 as 632-636 Preston street including 625-627 North Ludwick street, for Parcel No. 93 as 4035-4037 Warren street, for Parcel No. 94 as 626 North Preston street, for Parcel No. 95 as 614-622 North Preston street, for Parcel No. 96 as 615-619 North Preston street, for Parcel No. 97 as 625-629 North Preston street, for Parcel No. 98 as 633 North Forty-first street, for Parcel No 99 as 635-637 North Forty-first street, for Parcel No. 100 as 61 North Forty-first street, for Parcel No. 101 as 651 North Forty-first street, for Parcel No 102 as 615 North Brooklyn street including 614 North Forty-second street, for Parcel No. 103 as 622-624 North Forty-second street and for Parcel No. 104 as 642 North Forty-second street; (the "Properties"). The areas of the Properties are bounded as follows:

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Parcel No. 86 (4215-4223 Brown street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the northeast corner of the intersection at North Forty-third street (sixty feet wide) and Brown street (eighty feet wide); Thence extending northward along the east side of the said Forty-third street; sixty seven feet ten inches, to the head of a certain three feet wide alley extending eastward communicating with a certain other three feet wide alley extending southeastward narrowing to a two feet wide alley; Thence extending eastward along the south side of the first mentioned alley; forty four feet nine inches to a point; Thence extending south forty nine degrees thirteen minutes twenty one seconds east, forty five feet three and one-half inches to a point; Thence extending south forty nine degrees thirteen minutes twenty one seconds east, nineteen feet ten inches to a point; Thence extending eastward on a line parallel to the said Brown street crossing the bed of the aforementioned two feet wide alley, two feet ten and one-quarter 4 inches to a point; Thence extending south forty nine degrees thirteen minutes twenty one seconds east, twelve feet six inches to a point; Thence

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extending southwestward on a line at right angles to Lancaster avenue (eighty feet wide); four feet six inches, to a point; Thence extending northwestward on a line parallel to the said Lancaster avenue; five feet to a point; Thence extending southwestward on a line at right angles to the said Lancaster avenue; eight feet four inches to a point; Thence extending south eight degrees fifty six minutes twenty seven seconds west; seven feet nine and one-half inches, to a point on the north side of the said Brown street; Thence extending west along the said side of the said Brown street; ninety two feet four and one-eighth inches to the first mentioned point and place of beginning.

Parcel No. 87 (611-615 North Forty-first street including 4061-4071 Haverford avenue and 610-612 & 616-618 North Budd 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 east side of North Forty-first street (sixty feet wide) at the distance of seventy nine feet nine inches northward from the north side of Haverford avenue (eighty feet wide); Thence extending eastward on a line at right angles to the said Forty-first street seventy three feet eleven

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and seven-eighths inches to a point; Thence extending southward on a line parallel with said Forty-first street, eighty feet six and five-eighths inches, to a point on the north side of the said Haverford avenue; Thence extending eastward along the north side of said Haverford avenue one hundred two feet one-eighth inches to northwest corner of the intersection at North Budd street (forty feet wide) and the said Haverford avenue; Thence extending northward along the westerly side of the said Budd street seventy eight feet eleven inches to a point on the south side of a certain two feet nine inches wide alley extending westward to a point; Thence extending westward along the said side of said alley forty feet six and three-quarters inches to a point; Thence extending northward crossing the head of said alley, two feet nine inches to a point on the north side of said alley; Thence extending eastward along the north side of said alley forty nine feet five-eighths inches to a point on the west side of the said Budd street (which narrows to thirty feet in width at said point); Thence extending northward along the west side of the said Budd street thirty five feet one and one-quarter inches to a point; Thence extending westward on a line at right angles to the said

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Budd street, eighty feet six and three-quarters inches to a point; Thence extending southward on a line at right angles to the said Haverford avenue, thirty five feet one and one-quarter inches to a point; Thence extending westward on a line at right angles to the said Budd street, thirteen feet seven inches to a point; Thence extending northward on a line at right angles to the said Haverford avenue forty nine feet two and three-eighths inches to a point; Thence extending eastward on a line at right angles to the said Budd street, ninety feet to a point on the west side of said Budd street; Thence extending northward along the west side of the said Budd street thirty seven feet ten and seven-eighths inches to a point; Thence extending westward on a line at right angles to the said Budd street, one hundred feet to a point; Thence extending southward on a line at right angles to the said Haverford avenue, thirty seven feet ten and seven-eighths inches, to a point; Thence extending northward along the west side of the said Budd street thirty seven feet ten and seven-eighths inches to a point; Thence extending westward on a line parallel to the said Haverford avenue, eighty four feet eight and seven-eighths inches to a point on the east side of the said Forty-first street; Thence

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extending southward along the east side of the said Forty-first street fifty feet to the first mentioned point and place beginning.

Parcel No. 88 (611-627 North Budd 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 east side of Budd street (thirty feet wide) at the distance of one hundred eight feet south from the southerly side of Wallace street (fifty feet wide); Containing in front or breadth along the east side of the said Budd street one hundred sixty eight feet nine inches and extending that width in length or depth between parallel lines at right angles to the said Budd street and also along the north side of Haverford avenue (eighty feet wide); one hundred one feet six and one-quarter inches to the west side of Ludwick street (twenty feet wide).

Parcel No. 89 (628 North Budd 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 west side of Budd street (thirty feet wide) at the distance of fifty eight feet south from the southerly side of Wallace street (fifty feet wide); Containing in front or

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breadth along the west side of the said Budd street fourteen feet and extending that width in length or depth between parallel lines at right angles to the said Budd street; fifty eight feet, to the east side of a certain four feet wide alley; extending southward communicating with a certain other four feet wide alley extending westward to a point, also; extending northward into the said Wallace street.

Parcel No. 90 (634 North Budd 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 west side of Budd street (thirty feet wide) at the distance of sixteen feet south from the southerly side of Wallace street (fifty feet wide); Containing in front or breadth along the west side of the said Budd street fourteen feet and extending that width in length or depth between parallel lines at right angles to the said Budd street; fifty eight feet to the east side of a certain four feet wide alley; extending southward communicating with a certain other four feet wide alley which extends westward to a point, also; extending northward into the said Wallace street.

Parcel No. 91 (4046-4056 Wallace street).

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ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the southwest corner of the intersection at North Ludwick street (twenty feet wide) and Wallace street (fifty feet wide); Containing in front or breadth along the south side of the said Wallace street eighty five feet and extending that width in length or depth southward between parallel lines at right angles to the said Wallace street and along the said Ludwick street on the east line thereof; forty nine feet five and one-quarter inches and on the west Line thereof fifty feet.

Parcel No. 92 (632-636 Preston street including 625-627 North Ludwick street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the southwest corner of the intersection at Preston street (fifty feet wide) and Wallace street (fifty feet wide); Thence extending westward at right angles to the said Preston street; three feet, to a point; Thence extending southwestwardly along the southeasterly side of the said Wallace street; fifty six feet two inches to a point; Thence extending northwestwardly; nineteen feet three inches, to a

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point on the south side of the said Wallace street; Thence extending westward along the said side of Wallace street; ten feet five inches, to the southeast corner of the intersection at north Ludwick street (twenty feet wide) and the said Wallace street; Thence extending southward along the easterly side of the said Ludwick street; fifty feet seven inches to a point; Thence extending eastward at right angles to the said Preston street; sixty six feet six and three-quarters inches, to a point on the westerly side of said Preston street; Thence extending northward along the said Preston street; seventy nine feet five and one-half inches, to the first mentioned point and place of beginning.

Parcel No. 93 (4035-4037 Warren street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the northeast corner of the intersection at Warren street (forty feet wide) and Wallace street (fifty feet wide); Containing in front or breadth along the northeast side of the said Warren street twenty seven feet nine inches and extending that width in length or depth northeastward between parallel lines at right angles to the said Warren street; sixty

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nine feet to the southwest side of a certain four feet wide alley extending northwestwardly to a point.

Parcel No. 94 (626 North Preston 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 west side of Preston street (fifty feet wide) at the distance of one hundred eight feet six and three-quarters inches south from the southerly side of Wallace street (fifty feet wide); Containing in front or breadth along the west side of the said Preston street fourteen feet one inch and extending that width in length or depth between parallel lines at right angles to the said Preston street; on the north line thereof sixty five feet six and one-quarter inches to a point on the east side of the said Ludwick street and on the south line thereof sixty five feet one-half inches to a point on the east side of the said Ludwick street. Containing on the rear end thereof along the west side of the said Ludwick street; fourteen feet one inches.

Parcel No. 95 (614-622 North Preston 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 westerly side of Preston street (fifty feet wide)

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at the distance of one hundred thirty six feet nine inches southward from the southerly side of Wallace street (fifty feet wide); Containing in front or breadth along the westerly side of the said Preston street seventy feet five inches and extending that width in length or depth westward between parallel lines at right angles to said Preston street; on the north line thereof sixty four feet six and one-quarter inches to the east side of Ludwick street (twenty feet wide) and on the south line thereof sixty one feet eleven and five-eighths inches to the east side of the said Ludwick street. Containing on the rear end thereof along the west side of the said Ludwick street; seventy feet five inches.

Parcel No. 96 (615-619 North Preston 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 east side of North Preston street (fifty feet wide) at the distance of eighty four feet north from the north side of Haverford avenue (eighty feet wide); Containing in front or breadth along the east side of the said Preston street forty five feet and extending that width in length or depth between parallel lines at right angles to

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the said Preston street; fifty six feet, to the west side of a certain four feet wide alley; extending northward communicating with a certain three feet wide alley extending southeastwardly to a point and extending northwestwardly into the said Preston street, also; extending southward communicating with a certain other four feet wide alley extending westward into the said Preston street.

Parcel No. 97 (625-629 North Preston 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 east side of Preston street (fifty feet wide) at the distance of one hundred fifty six feet north from the north side of Haverford avenue (eighty feet wide); Thence extending eastward at right angles to the said Preston street; fifty six feet, to the west side of a certain four feet wide alley; extending northward communicating with a certain three feet wide alley extending southeastwardly to a point and extending northwestwardly into the said Preston street, also; extending southward communicating with a certain other four feet wide alley which extends westward into the said Preston street; Thence extending northward along the

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west side of the above first mentioned four feet wide alley, twenty five feet nine and one-quarter inches to a point on the southwesterly side of said three feet wide alley; Thence extending northwestward along the said side of said three feet wide alley; sixty five feet five and three-eighths inches, to a point on the east side of the said Preston street; Thence extending southward along the said Preston street fifty nine feet nine and one-eighth inches to the first mentioned point and place of beginning.

Parcel No. 98 (633 North Forty-first street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the southeast corner of the intersection at North Forty-first street (fifty feet wide) and Wallace street (fifty feet wide); Containing in front or breadth along the east side of the said Forty-first street sixteen feet and extending that width in length or depth between parallel lines at right angles to the said Forty-first street and along the south side of the said Wallace street eighty three feet six and one-eighth inches crossing the head of a certain twelve feet wide driveway extending southward to a point.

Parcel No. 99 (635-637 North Forty-first street).

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ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the northeast corner of the intersection at North Forty-first street (fifty feet wide) and Wallace street (fifty feet wide); Thence extending eastward along the north side of the said Wallace street; fifty six feet four and one-half inches, to the west side; and at the head of, a certain two feet wide alley extending northward to a point; Thence extending northward along the said west side of said alley; eighteen feet five and one-quarter inches to a point; Thence extending eastward crossing the bed of said alley on a line parallel to the said Wallace street two feet to a point; Thence extending northward on a line at right angles to the said Wallace street twelve feet three and seven-eighths inches to a point; Thence extending westward on a line parallel to the said Wallace street, fifty eight feet five-eighths inches to a point on the east side of the said Forty-first street; Thence extending southward along the said side of the Forty-first street thirty feet nine and one-eighth inches to the first mentioned point and place of beginning.

Parcel No. 100 (651 North Forty-first street).

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ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the east side of North Forty-first street (fifty feet wide) at the distance of one hundred fifteen feet nine inches northward from the north side of Wallace street (fifty feet wide); Thence extending eastward on a line at right angles to the said Forty-first street; fifty nine feet one and seven-eighths inches to the southwesterly side of a certain two feet six inches wide alley extending southeastwardly to a point and also extending northwestwardly communicating with a certain three feet wide alley extending westward into the said Forty-first street and also communicating with a certain other two feet six inches wide alley extending northwestwardly communicating with a certain other two feet six inches wide alley extending northeastwardly into Warren street (fifty feet wide); Thence extending northwestwardly along the said southwesterly side of the said first mentioned alley; sixteen feet four and five-eighths inches to a point; Thence extending westward along the south side of the second mentioned alley and on a line parallel to the said Wallace street; fifty feet seven and three-quarters inches to a point on the east side of the said

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Forty-first street; Thence extending southward along the east side of the said Forty-first street; fourteen feet, to the first mentioned point and place of beginning.

Parcel No. 101 (661 North Forty-first 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 east side of North Forty-first street (fifty feet wide) at the distance of one hundred eighty six feet one and one-half inches northward from the north side of Wallace street (fifty feet wide); Thence extending eastward on a line at right angles to the said Forty-first street; twenty eight feet eleven and seven-eighths inches to the Middle of a certain two feet six inches wide alley extending southeastwardly; communicating with a certain three feet wide alley which extends westward into the said Forty-first street and eastward communicating with a certain other two feet six inches wide alley which extends southeastwardly to a point, also the first mentioned alley extends northwestwardly communicating with a certain other two feet six inches wide alley northwestwardly communicating with a certain other two feet six inches wide alley extending northeastwardly into Warren street (fifty feet

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wide); Thence extending northwestwardly along the middle of the first mentioned alley; fourteen feet nine and one-eighth inches to a point; Thence extending westward on a line parallel to the said Wallace street; twenty four feet three and seven-eighths inches to a point on the east side of the said Forty-first street; Thence extending southward along the east side of the said Forty-first street; fourteen feet, to the first mentioned point and place of beginning.

Parcel No. 102 (615 North Brooklyn street including 614 North Forty-second street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of Philadelphia beginning at a point on the east side of Brooklyn street (fifty feet wide) at the distance of two hundred feet six and nine-sixteenths inches south from the south side of Wallace street (fifty feet wide); Containing in front or breadth along the east side of the said Brooklyn street twenty feet two and one-quarter inches and extending that width in length or depth between parallel lines at right angles to the said Brooklyn street; one hundred eighty nine feet two and one-eighth inches to the west side of Forty-second street (sixty feet wide).

Parcel No. 103 (622-624 North Forty-second street).

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ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the west side of Forty-second street (sixty feet wide) at the distance of one hundred feet three and one-half inches south from the south side of Wallace street (fifty feet wide); Containing in front or breadth along the west side of the said Forty-second street forty feet seven-sixteenths inches and extending that width in length or depth between parallel lines at right angles to the said Forty-second street; ninety three feet one-eighth inches on the north line thereof and on the south line thereof ninety four feet seven and one-half inches. On the rear end thereof forty feet thirteen-sixteenths of an inch.

Parcel No. 104 (642 North Forty-second 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 west side of Forty-second street (sixty feet wide) at the distance of fifty feet north from the north side of Wallace street (fifty feet wide); Containing in front or breadth along the west side of the said Forty-second street nineteen feet six inches and extending that width in length or depth between parallel lines at right angles to the said

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Forty-second street; eighty six feet five inches on the north line thereof, and on the south line thereof eighty seven feet three and one-eighths inches on the rear end thereof nineteen feet six and one-quarter inches.

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

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 44th & Aspen, 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 the 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.

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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 twenty-sixth of October, 2006.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell