

# City of Philadelphia



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

(Resolution No. 050622)

## 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 Mantua Urban Renewal Area, designated as Parcel Nos. 225, 226, 227, 228 & 229 and also sometimes identified by house numbers and street addresses for Parcel No. 225 as 511-519 North Thirty-ninth street including 3843-3847 Spring Garden street, for Parcel No. 226 as 4001 Haverford avenue, for Parcel No. 227 as 4005 Haverford avenue, for Parcel No. 228 as 4038 Haverford avenue and for Parcel No. 229 as 3715 Spring Garden street; and authorizing the Redevelopment Authority to execute the redevelopment contract with People's Emergency Center Community Development Corporation 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 Mantua Urban Renewal Area, (hereinafter "Mantua"), 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 Mantua designated as Parcel Nos. 225, 226, 227, 228 & 229 and also sometimes identified by house numbers and street addresses for Parcel No. 225 as 511-519 North Thirty-ninth street including 3843-3847 Spring Garden street, for Parcel No. 226 as 4001 Haverford avenue, for Parcel No. 227 as 4005 Haverford avenue, for Parcel No. 228 as 4038 Haverford avenue and for Parcel No. 229 as 3715 Spring Garden street (the "Properties"). The areas of the said Properties are bounded as follows:

**Parcel No. 225 (511-519 North Thirty-ninth street including 3843-3847 Spring Garden street).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning

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on the northeast corner of the intersection North Thirty-ninth street (sixty feet wide) and Spring Garden street (sixty feet wide); Containing in front or breadth on the said Thirty-ninth street one hundred forty five feet and extending of that width in length or depth between parallel lines at right angles to the said Thirty-ninth street and also along the north side of the said Spring Garden street fifty feet.

## **Parcel No. 226 (4001 Haverford avenue).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the north side of Haverford avenue (eighty feet wide) at the distance of one hundred eighteen feet six and one-half inches west from the west side of Fortieth street (sixty feet wide); Thence extending north bounded on the east by a certain four feet wide alley fifty two feet nine inches to a point; Thence extending northwestward continuing along said alley twenty three feet one and one-half inches to a point; Thence extending south on a line parallel with the said Fortieth street sixty nine feet one and three-eighths inches to a point on the said side of Haverford avenue; Thence hence extending east along the said Haverford avenue sixteen feet four inches to the first mentioned place and point of beginning.

## **Parcel No. 227 (4005 Haverford avenue).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the north side of Haverford avenue (eighty feet wide) at the distance of one hundred fifty feet ten and one-half inches west from the west side of Fortieth street (sixty feet wide); Containing in front or breadth on the said Haverford avenue sixteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said Haverford avenue on the east line thereof seventy five feet ten and one-half inches and on the west line thereof eighty two feet seven and three-quarters inches to the southerly side of a certain four feet wide alley extending northwestwardly to a point and also southeastwardly and then south into Haverford avenue. Containing on the rear end thereof seventeen feet four one-half inches.

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## **Parcel No. 228 (4038 Haverford avenue).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the south side of Haverford avenue (eighty feet wide) at the distance of eighty one foot four inches east from the east side of Preston street (fifty feet wide); Containing in front or breadth of the said Haverford avenue sixteen feet and extending of that width in length or depth south between parallel lines at right angles to the said Haverford avenue sixty seven feet to the north side of a certain four feet wide alley extending east to a point and also west into the said Preston street.

## **Parcel No. 229 (3715 Spring Garden 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 north side of Spring Garden street (sixty feet wide) at the distance of one hundred sixty six feet eight inches west from the west side of Thirty-seventh street (sixty feet wide); Containing in front or breadth on the said Spring Garden street sixteen feet eight inches and extending of that width in length or depth between parallel lines at right angles to the said Spring Garden street one hundred six feet six inches to a point on the south side of a certain four feet wide alley that extending west communicating with a certain other four feet wide alley that extending north into Brandywine street (forty feet wide).

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**, People's Emergency Center Community Development Corporation. (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.

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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 for the redevelopment of that portion of Mantua, 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 the People's Emergency Center Community Development Corporation (the "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 ninth of June, 2005.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell