

City of Philadelphia



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

(Resolution No. 090509)

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. 679, 680, 681 & 682 also sometimes identified by house numbers and street addresses for Parcel No. 679 as 1500-1516 Poplar street, for Parcel No. 680 as 1501-1515 Poplar street, for Parcel No. 681 as 1525 Poplar street and for Parcel No. 682 as 1530 Poplar street including 857 and 861-865 North Sixteenth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Francisville East, L.P. 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 Model Cities Urban Renewal Area, (hereinafter "Model Cities"), 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. 679, 680, 681 & 682 also sometimes identified by house numbers and street addresses for Parcel No. 679 as 1500-1516 Poplar street, for Parcel No. 680 as 1501-1515 Poplar street, for Parcel No. 681 as 1525 Poplar street and for Parcel No. 682 as 1530 Poplar street including 857 and

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861-865 North Sixteenth street (the “Properties”). The area of said Properties is bounded as follows:

Parcel No. 679 (1500-1516 Poplar street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifteenth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Poplar street (sixty feet wide) and the west side of Fifteenth street (fifty feet wide); Thence extending south along the said side of Fifteenth street ninety feet to a point on the north side of Harmer street (twenty feet wide); Thence extending westward along the said side of Harmer street the distance of one hundred ninety four feet eight inches to a point; Thence extending northward on a line at right angles to the said Harmer street the distance of ninety feet to a point on the said south side of Poplar street; Thence extending eastward along the said side of Poplar street the distance of one hundred ninety four feet eight inches to the point of intersection with the said west side of Fifteenth street being the first mentioned point and place of beginning.

Parcel No. 680 (1501-1515 Poplar Street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifteenth Ward of the City of Philadelphia beginning at the

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point of intersection of the north side of Poplar street (sixty feet wide) and the west side of Fifteenth street (fifty feet wide); Thence extending northward along the said side of Fifteenth street the distance of one hundred fifteen feet ten and five-eighths inches to a point; Thence extending westward on a line at right angles to the said Fifteenth street the distance of twenty feet to a point; Thence extending southward on a line parallel with the said Fifteenth street the distance of fifteen feet ten and five-eighths inches to a point; Thence extending westward along on a line at right angles to the said Fifteenth street the distance of fifty feet to a point; Thence extending northward on a line parallel with the said Fifteenth street the distance of fifteen feet ten and five-eighths inches to a point; Thence extending westward on a line at right angles to the said Fifteenth street and crossing the head of a certain three feet wide alley that extends northward into Cambridge street (forty feet wide) the distance of twenty five feet to a point; Thence extending southward on a line parallel with the said Fifteenth street the distance of thirty three feet five inches to a point; Thence extending westward on a line at right angles to the said Fifteenth street the distance of fifty feet to a point; Thence

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extending northward on a line parallel with the said Fifteenth street the distance of twelve feet seven inches to a point; Thence extending westward on a line parallel with the said Poplar street the distance of twenty eight feet three inches; Thence extending southward on a line parallel with the said Fifteenth street the distance of twelve feet seven inches to a point; Thence extending westward on a line at right angles to the said Poplar street the distance of twenty four feet seven inches to a point; Thence extending southward on a line parallel to the said Fifteenth street the distance of eighty two feet eight inches to a point on the said north side of Poplar street; Thence extending eastward along the said side of Poplar street the distance of one hundred ninety seven feet ten inches to the point of intersection with the said west side of Fifteenth street being the first mentioned point and place of beginning.

Parcel No. 681 (1525 Poplar street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifteenth Ward of the City of Philadelphia beginning at the point on the north side of Poplar street (sixty feet wide) at the distance of one hundred two feet four inches eastward from the east side of Sixteenth street (fifty feet wide);

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Containing in front or breadth on the said side of Poplar street seventeenth feet and extending of that width in length or depth northward between parallel lines at right angles to the said Poplar street the distance of ninety six feet including the soil of a certain three feet six inches wide alley that extends westward into the said Sixteenth street.

Parcel No. 682 (1530 Poplar street including 857 & 861-865 North Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifteenth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Poplar street (sixty feet wide) and the east side of Sixteenth street (fifty feet wide); Thence extending eastward along the said side of Poplar street the distance of sixty nine feet to a point; Thence extending southward on a line at right angles to the said Poplar street the distance of ninety feet to a point on the north side of Harmer street; Thence extending westward along the said side of Harmer street the distance of sixty nine feet to the point of intersection with the said east side of Sixteenth street; Thence extending northward along the said side of Sixteenth street the distance of sixteenth feet to a point; Thence extending eastward on a line at right angles

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to the said Sixteenth street the distance of thirty six feet to a point; Thence extending northward on a line parallel with the said Sixteenth street the distance of twenty four feet to a point; Thence extending westward on a line parallel with the said Poplar street the distance of thirty six feet to a point on the said side of Sixteenth street; Thence extending northward along the said side of Sixteenth street the distance of fifty feet to the point of intersection with the said south side of Poplar street being 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, Francisville East, L.P. 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 Properties.

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

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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 Francisville East L.P. (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 eleventh of June, 2009.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke