

City of Philadelphia



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

(Resolution No. 070593)

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. 617, 618, 619, 620, 621, 622, 623, 624, 625 & 626 also sometimes identified by house numbers and street addresses for Parcel No. 617 as 126-130 West Cumberland street including 2446 North Howard street & 2451-2461 Waterloo street, Parcel No. 618 as 2310-2370 Hope street including 2355 North Howard street & 108-120 West York street, for Parcel No. 619 as 2315-2317 North Howard street, for Parcel No. 620 as 2325-2327 North Howard street, for Parcel No. 621 as 2322-2340 North Howard street including 2331-2357 Waterloo street, for Parcel No. 622 as 2329-2333 North Howard street, for Parcel No. 623 as 2337-2343 North Howard street, for Parcel No. 624 as 2349 North Howard street, for Parcel No. 625 as 2412-2416 North Howard street including 2422-2442 North Howard street & 2419-2445 Waterloo street and for Parcel No. 626 as 124-132 West York street including 2350-2352 Howard street & 2361-2365 Waterloo street; authorizing the Redevelopment Authority to execute the redevelopment contract with Norris Square Civic Association 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

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WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Model Cities, designated as designated as Parcel Nos.617, 618, 619, 620, 621, 622, 623, 624, 625 & 626 also sometimes identified by house numbers and street addresses for Parcel No. 617 as 126-130 West Cumberland street including 2446 North Howard street & 2451-2461 Waterloo street, Parcel No. 618 as 2310-2370 Hope street including 2355 North Howard street & 108-120 West York street, for Parcel No. 619 as 2315-2317 North Howard street, for Parcel No. 620 as 2325-2327 North Howard street, for Parcel No. 621 as 2322-2340 North Howard street including 2331-2357 Waterloo street, for Parcel No. 622 as 2329-2333 North Howard street, for Parcel No. 623 as 2337-2343 North Howard street, for Parcel No. 624 as 2349 North Howard street, for Parcel No. 625 as 2412-2416 North Howard street including 2422-2442 North Howard street & 2419-2445 Waterloo street and for Parcel No. 626 as 124-132 West York street including 2350-2352 Howard street & 2361-2365 Waterloo street; (the “Properties”). The area of said Properties are bounded as follows:

Parcel No. 617 (126-130 West Cumberland street including 2446 North Howard street & 2451-2461 Waterloo street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Cumberland street (fifty feet wide) and the westerly side of Howard street (fifty feet wide); Thence extending westward along

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the said side of Cumberland street the distance of ninety five feet six inches to the point of intersection with the easterly side of Waterloo street (thirty feet wide); Thence extending southward along the said side of Waterloo street the distance of eighty feet to a point; Thence extending eastward on a line at right angles to the said Waterloo street the distance of ninety five feet six inches to a point on the said side of Howard street; Thence extending northward along the said side of Howard street the distance of eighty feet to the point of intersection with the said Cumberland street, being the first mentioned point and place of beginning.

Parcel No. 618 (2310-2370 Hope street including 2355 North Howard street & 108-120 West York street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia beginning at the point of intersection of the westerly side of Hope street (twenty five feet wide) and the south side of York street (fifty feet wide); Thence extending southward along the said side of Hope street the distance of four hundred forty feet to a point; Thence extending westward on a line at right angles to the said Hope street forty six feet to a

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point on the east side of a certain four feet wide alley; Thence extending northward along the said side of said alley the distance of three hundred eighty feet to a point at the head of said alley; Thence extending westward along the head of said alley four feet to a point on the west side of said alley; Thence extending southward along said alley the distance of thirty feet to a point; Thence extending westward on a line parallel with the said York street and leaving said alley, the distance of fifty six feet six inches to a point on the east side of Howard street (fifty feet wide); Thence extending northward along the said side of Howard street the distance of ninety feet to the point of intersection with the said south side of York street; Thence extending eastward along the said side of York street the distance of one hundred six feet six inches to the point of intersection with the said westerly side of Hope street being the first mentioned point and place of beginning.

Parcel No. 619 (2315-2317 North Howard 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 easterly side of Howard street (fifty feet wide) at the distance of one hundred five feet north from

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the north side of Dauphin street (fifty feet wide);
Containing in front or breadth on the said side of Howard street thirty feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Howard street the distance of fifty six feet six inches to a point on the west side of a certain four feet wide alley that extends northward and southward.

Parcel No. 620 (2325-2327 North Howard 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 easterly side of Howard street (fifty feet wide) at the distance of one hundred sixty five feet north from the north side of Dauphin street (fifty feet wide);
Containing in front or breadth on the said side of Howard street thirty feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Howard street the distance of fifty six feet six inches to a point on the west side of a certain four feet wide alley that extends northward and southward.

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Parcel No. 621 (2322-2340 North Howard street including 2331-2357 Waterloo 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 westerly side of Howard street (fifty feet wide) at the distance of one hundred eighty seven feet four inches north from the north side of Dauphin street (fifty feet wide); Thence extending northward along the said side of Howard street the distance of one hundred fifty two feet eleven inches to a point; Thence extending westward on a line at right angles to the said Howard street fifty feet eight inches to a point; Thence extending northward on a line parallel with the said Howard street twenty one feet eleven inches to a point; Thence extending westward on a line at right angles to the said Howard street the distance of one foot one inch; Thence extending northward on a line parallel with the said Howard street the distance of five feet two inches to a point; Thence extending westward on a line at right angles to the said Howard street the distance of two feet nine inches to a point; Thence extending northward on a line parallel with the said Howard street the distance of eighteen feet to a point; Thence extending

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westward on line at right angles to the said Howard street the distance of forty one feet to a point on the easterly side of Waterloo street (thirty feet wide); Thence extending southward along the said side of Waterloo street the distance of one hundred ninety eight feet to a point; Thence extending eastward on a line at right angles to the said Waterloo street the distance of ninety five feet six inches to a point on the said westerly side of Howard street being the first mentioned point and place of beginning.

Parcel No. 622 (2329-2333 North Howard 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 easterly side of Howard street (fifty feet wide) at the distance of two hundred ten feet north from the north side of Dauphin street (fifty feet wide); Containing in front or breadth on the said side of Howard street fifty feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Howard street the distance of fifty six feet six inches to a point on the west side of a certain four feet wide alley that extends northward and southward.

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Parcel No. 623 (2337-2343 North Howard 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 easterly side of Howard street (fifty feet wide) at the distance of one hundred sixty five feet south from the south side of York street (fifty feet wide); Containing in front or breadth on the said side of Howard street sixty feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Howard street the distance of fifty six feet six inches to a point on the west side of a certain four feet wide alley that extends northward and southward.

Parcel No. 624 (2349 North Howard 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 easterly side of Howard street (fifty feet wide) at the distance of one hundred twenty feet south from the south side of York street (fifty feet wide); Containing in front or breadth on the said side of Howard street fifteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Howard street the distance of fifty six feet six inches to a point on

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the west side of a certain four feet wide alley that extends northward and southward.

Parcel No. 625 (2412-2416 North Howard street including 2422-2442 North Howard street & 2419-2445 Waterloo 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 westerly side of Howard street (fifty feet wide) at the distance of one hundred fourteen feet north from the north side of York street (fifty feet wide); Thence extending northward along the said side of Howard street the distance of fifty four feet one inch to a point; Thence extending westward on a line at right angles to the said Howard street the distance of fifty two feet six inches to a point; Thence extending northward on a line parallel with the said Howard street the distance of thirty six feet to a point; Thence extending eastward on a line parallel with the said York street the distance of fifty two feet six inches to a point on the said side of Howard street; Thence extending northward along the said side of Howard street the distance of one hundred ninety six feet one-half inch to a point; Thence extending westward on a line at right

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angles to the said Howard street the distance of forty seven feet two and one-half inches to a point; Thence extending southward on a line parallel with the said Howard street the distance of eighteen feet one-half inch to a point; Thence extending westward on a line at right angles to the said Howard street the distance of forty eight feet three and one-half inches to a point on the easterly side of Waterloo street (thirty feet wide); Thence extending southward along the said side of Waterloo street the distance of two hundred twenty four feet ten inches to a point; Thence extending eastward on a line at right angles to the said Waterloo street the distance of thirty nine feet four inches to a point; Thence extending southward on a line parallel with the said Waterloo street twenty five feet one inch to a point; Thence extending westward on a line at right angles to the said Waterloo street the distance of two feet six inches to a point; Thence extending southward on a line parallel with the said Waterloo street the distance of eighteen feet one inch to a point; Thence extending eastward on a line at right angles to the said Waterloo street the distance of fifty eight feet eight inches to a point on the said westerly side of

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Howard street being the first mentioned point and place of beginning.

Parcel No. 626 (124-132 West York street including 2350-2352 Howard street & 2361-2365 Waterloo street).

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia beginning at the point of intersection of the south side of York street (fifty feet wide) and the easterly side of Waterloo street (thirty feet wide); Thence extending south along the said side of Waterloo street the distance of ninety six feet to a point; Thence extending eastward on a line at right angles to the said Waterloo street the distance of ninety five feet six inches to a point on the westerly side of Howard street (fifty feet wide); Thence extending northward along the said side of Howard street the distance of thirty six feet to a point on the south side of a certain three feet wide alley that extends eastward into the said Howard street; Thence extending westward along the said side of said alley the distance of forty eight feet three inches to a point at the head of said alley; Thence extending northward along the head of said alley the distance of three feet to a point on the north side of said alley; Thence extending eastward along

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said side of said alley the distance of thirty one feet three inches to a point; Thence extending north on a line parallel with the said Howard street the distance of fifty seven feet to a point on the said south side of York street; Thence extending westward along the said side of York street the distance of seventy eight feet six inches to the point of intersection with the said easterly side of Waterloo 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, Norris Square Civic Association 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 Authority to proceed with minor changes in substantial conformity with the hereby approved redevelopment contract and disposition supplement. The Redevelopment

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Authority is authorized to execute the hereby approved redevelopment contract with Norris Square Civic Association (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 fourteenth of June, 2007.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Savage

Sponsored by: Councilmember Savage