

City of Philadelphia



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

(Resolution No. 000473)

RESOLUTION

Approving the redevelopment contract(s) and disposition supplement(s) of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the New Kensington - Fishtown Urban Renewal Area pursuant to a pilot program of the Redevelopment Authority which provides for the sale and development of vacant lots for residential and related reuses to community residents; authorizing the disposition of twenty three properties designated as Parcel Nos. 15, 16, 18, 19, 20, 22 through 31, 33, 34, 36, 37, 38, 40, 41, 43 also sometimes identified by house number and street address as follows: for Parcel No. 15 as 2323-2327 East Cabot street; for Parcel No. 16 as 2307 Coral street; for Parcel No. 18 as 2536 Emerald street; for Parcel No. 19 as 1232 East Fletcher street; for Parcel No. 20 as 1317-1323 Frankford avenue; for Parcel No. 22 as 2207-2209 Frankford avenue; for Parcel No. 23 as 2162 East Gordon street; for Parcel No. 24 as 2164 East Gordon street; for Parcel No. 25 as 2044 East Hagert street; for Parcel No. 26 as 2205 East Harold street; for Parcel No. 27 as 2626 East Harold street; for Parcel No. 28 as 2635 East Harold street; for Parcel No. 29 as 2356 East Hazzard street; for Parcel No. 30 as 1307 North Lee street; for Parcel No. 31 as 2023-2025 East Letterly street; for Parcel No. 33 as 1229 Marlborough street; for Parcel No. 34 as 2633 Martha street; for Parcel No. 36 as 1529-1531 East Montgomery avenue; for Parcel No. 37 as 1533 East Montgomery avenue; for Parcel No. 38 as 417 Moyer street; for Parcel No. 40 as 2056 East Sergeant street; for Parcel No. 41 as 229-231 East Thompson street and for Parcel No. 43 as 2221 East York street; authorizing the Redevelopment Authority to execute redevelopment contract(s) under the program with Frances Lafferty for Parcel No. 15, Alan McBride & Lisa Schallert for Parcel No. 16, Andre Smith & Carol Smith for Parcel No. 18, John H. Norris, Jr., for Parcel No. 19, Jane M. Sinclair for Parcel No. 20, Eva Stock Morrow for Parcel No. 22, Maryanne Galiczynski for Parcel No. 23, William R. Trost, Jr. & Elaine Trost for Parcel No. 24, Richard Kowalski for Parcel No. 25, David Griffin & Karen Griffin for Parcel No. 26, Carmen James Baltiero, Jr. for Parcel No. 27, James M. Valderrama & Dawn Goebig for Parcel No. 28, Raymond Bird for Parcel No. 29, Thomas R. Homer & Debra Homer for Parcel No. 30, Jaime Collazo for Parcel No. 31, Theresa S. Salzman for Parcel No. 33, Edward Fisher & Janet Fisher for Parcel No. 34, Stanley J. Sobotka, Sr. & Dorothy Sobotka for Parcel No. 36, Francis K. Sperry & Marlene T. Sperry for Parcel No. 37,

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George W. Preston & Judith Anne Preston for Parcel No. 38, Robert J. Bernhardt & Catherine R. Bernhardt for Parcel No. 40, John J. Trauger & Rose M. Trauger for Parcel No. 41 and Edward Joseph Maguire & Margaret M. Maguire for Parcel No. 43 and to take such action as may be necessary to effectuate the redevelopment contract(s) and disposition supplement(s).

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 New Kensington - Fishtown Urban Renewal Area, (hereinafter "New Kensington - Fishtown"), which said plan and proposal were approved by Ordinance of the Council on June 13, 1997, as amended; and

WHEREAS, The Redevelopment Authority has prepared an Open-Space Management Pilot Program for the sale and redevelopment for residential and related purposes to community residents (hereinafter "Program") for a portion of New Kensington - Fishtown consisting of twenty three properties, hereinafter more particularly described (hereinafter "Project"); and

WHEREAS, The Program is in substantial conformity with the urban renewal plan and the amended redevelopment proposal approved by the Council; and

WHEREAS, Pursuant to the Program, the Redevelopment Authority has prepared redevelopment contract(s) for the portions of New Kensington - Fishtown provided in the Project. The area of the Project consists of the following respective properties identified as follows:

Parcel No. 15 (2323-27 East Cabot street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southeasterly side of East Cabot street at a distance of one hundred forty nine feet ten and one-quarter inches northeastward from the northeasterly side of East Dauphin street; Containing in front or breadth on East Cabot street forty feet six inches and extending of that width in length or depth southeastward between parallel lines at right angles to said Cabot street a distance of forty two feet nine inches to the northwesterly side of a four feet wide alley.

Parcel No. 16 (2307 Coral street).

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ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the easterly side of Coral street at a distance of fifty six feet ten and one-eighth inches northward from the northerly side of East Dauphin street; Containing in front or breadth on Coral street thirteen feet eight inches and extending of that width in length or depth eastward between parallel lines at right angles to aforesaid Coral street a distance of forty six feet seven and five-eighths inches.

Parcel No. 18 (2536 Emerald street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northwesterly side of Emerald street at a distance of twenty feet northeastward from the northeasterly side of Sargeant street; Containing in front or breadth on Emerald street eighteen feet and extending of that width in length or depth northwestward between parallel lines at right angles to said Emerald street a distance of fifty three feet.

Parcel No. 19 (1232 East Fletcher street).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southwesterly side of Fletcher street at a distance of one hundred sixty two feet southeastward from the southeasterly side of Thompson street; Containing in front or breadth on said Fletcher street sixteen feet and extending of that width in length or depth southwestward between parallel lines right with Thompson street a distance of fifty five feet.

Parcel No. 20 (1317-23 Frankford avenue).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the easterly side of Frankford

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avenue distant one hundred thirteen feet three inches northerly from the corner formed by the intersection of said easterly side of Frankford avenue with the northerly side of Thompson, late Duke, street; Thence running northerly and along the said easterly side of Frankford avenue forty three feet one-half inches to the southerly side of Mercer street; Thence running westerly along the said southerly side of Mercer street forty six feet to a point; Thence running southwardly and at right angles with the said Mercer street thirty one feet five inches to a point; Thence running westwardly fifty six feet five and one-eighth inches to the easterly side of Frankford avenue to the point or place of beginning.

Parcel No. 22 (2207-09 Frankford avenue).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the southeasterly side of Frankford avenue at a distance of fifty three feet four inches northeastward from the northeasterly side of Susquehanna avenue; Thence extending northeastward along the southeasterly side of Frankford avenue a distance of thirty feet one inch to a point; Thence extending south fifty degrees fifty five minutes forty three seconds east a distance of ninety three feet eight and three-eighths inches to a point; Thence extending south forty seven degrees seventeen minutes sixteen seconds west a distance of thirty five feet six inches to a point; Thence extending north thirty two degrees twenty four minutes twenty four seconds west a distance of sixteen feet to an angle point; Thence extending northwestward at right angles to Frankford avenue a distance of seventy three feet six and five-eighths inches to the point of beginning.

Parcel No. 23 (2162 East Gordon street).

ALL THAT CERTAIN lot or piece of ground in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the southwesterly side of Gordon street at the distance of seventeen feet eight and seven-eighths inches southeastwardly from the southeasterly side of Collins

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street; Containing in front or breadth on said Gordon street twelve feet and extending of that width in length or depth southwestwardly of that width at right angles to said Gordon street a distance of forty four feet.

Parcel No. 24 (2164 East Gordon street).

ALL THAT CERTAIN lot or piece of ground in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the southwest side of Gordon street at the distance of twenty nine feet eight and seven-eighths inches southeastwardly from the southeast side of Collins street; Containing in front or breadth on said Gordon street eleven feet eight and five-eighths inches and extending of that width in length or depth southwestwardly between parallel lines at right angles to said Gordon street a distance of fifty seven feet more or less to a certain three feet wide alley leading northwest into the said Collins street; Together with the free and common use, right, liberty, and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitles to the use thereof.

Parcel No. 25 (2044 East Hagert street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southwesterly side of Hagert street at a distance of one hundred thirty eight feet northwestward from the northwesterly side of Amber street; Containing in front or breadth on said Hagert street twelve feet and extending of that width in length or depth southwestward between parallel lines at right angles to Hagert street a distance of ninety feet.

Parcel No. 26 (2205 East Harold street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northeasterly side of Harold street

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at a distance of forty eight feet southeastward from the southeasterly side of Sepviva street; Containing in front or breadth on said Harold street twelve feet and extending of that width in length or depth northeastward between parallel lines at right angles to Harold street a distance of forty five feet to the Centerline of a five feet wide alley.

Parcel No. 27 (2626 East Harold street).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southwesterly side of Harold street (thirty feet wide) at a distance of ninety nine feet northwestward from the northwesterly side of East Thompson street; Containing in front or breadth on Harold street sixteen feet and extending of that width in length or depth southwestward between parallel lines at right angles to said Harold street a distance of forty four feet.

Parcel No. 28 (2635 East Harold street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northeasterly side of Harold street at a distance of forty eight feet four inches northwestward from the northwesterly side of Thompson street; Containing in front or breadth on said Harold street twenty two feet eight inches and extending of that width in length or depth northeastward between parallel lines at right angles to Harold street a distance of eighteen feet seven and one-half inches; Bounded on the northwesterly side thereof by a four feet wide alley extending into and from said Harold street.

Parcel No. 29 (2356 East Hazzard street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southwesterly side of East

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Hazzard street at a distance of sixty three feet seven and one-half inches northwestward from the northwesterly side of Cedar street; Containing in front or breadth on said Hazzard street fourteen feet and extending of that width in length or depth southwestward between parallel lines at right angles to said Hazzard street a distance of sixty nine feet and three-quarters inch to the northeasterly side of a four feet wide alley; Bounded on the southeasterly line thereof by the northwesterly side of a certain three feet wide alley which extends into and from said East Hazzard street.

Parcel No. 30 (1307 North Lee street).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the easterly side of Lee street at a distance of seventy seven feet nine and three-quarters inches northward from the northerly side of Thompson street; Thence extending northward along the easterly side of Lee street fourteen feet seven inches to a point; Thence extending south eighty seven degrees thirty five minutes thirty seven seconds east a distance of forty eight feet nine and one-half inches to a point; Thence extending southward along a line parallel with said Lee street a distance of twenty six feet seven-eighths inches to a point; Thence extending westward at right angles to Lee street a distance of forty seven feet six and three-quarters inches to the first mentioned point and place of beginning.

Parcel No. 31 (2023-25 East Letterly street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northeasterly side of East Letterly street at a distance of one hundred sixty feet eleven inches northwestward from the northwesterly side of Coral street; Thence extending northwestward along the northeasterly side of Letterly street a distance of twenty six feet one inch to a point; Thence extending northeastward at right angles to Letterly street sixty feet three inches to a point; Thence extending southeastward along a line

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parallel with Letterly street a distance of thirteen feet one inch to a point on the head of a three feet wide alley; Thence extending southwestward, crossing the head of the said alley, a distance of three feet to a point on the southwesterly side of the said alley; Thence extending southeastward along the southwesterly side of the said three feet wide alley a distance of thirteen feet to a point; Thence extending southwestward along a line at right angles to Letterly street fifty seven feet three inches to the first mentioned point and place of beginning.

Parcel No. 33 (1229 Marlborough street).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northeasterly side of Marlborough street at a distance of two hundred fifty two feet one-half inch northwestward from the northwesterly side of Girard avenue; Containing in front or breadth on said Marlborough street eighteen feet five inches and extending of that width in length or depth northeastward between parallel lines at right angles to Marlborough street a distance of one hundred five feet.

Parcel No. 34 (2633 Martha street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the northeasterly side of Tucker street and the southeasterly side of Martha street; Containing in front or breadth on said Martha street fifteen feet eleven inches and extending of that width in length or depth southeastward between parallel lines with and running along the northeasterly side of Tucker street, a distance of fifty feet seven inches.

Parcel No. 36 (1529-31 East Montgomery avenue).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the southeasterly side

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of Tulip street and the northeasterly side of East Montgomery avenue; Thence extending northeastward along the southeasterly side of Tulip street a distance of sixty three feet seven and five-eighths inches to a point; Thence extending southeastward at right angles to Tulip street nineteen feet to a point; Thence extending northeastward along a line at right angles to Montgomery avenue a distance of five feet nine and one-half inches to a point; Thence extending south sixty two degrees twenty six minutes thirty seconds east a distance of seventeen feet seven and three-eighths inches to a point; Thence extending south twenty seven degree thirty three minutes thirty seconds west a distance of seventy feet to the northeasterly side of aforementioned Frankford avenue; Thence extending northwestward along the northeasterly side of Frankford avenue a distance of thirty four feet seven and three-eighths inches to the point of beginning.

Parcel No. 37 (1533 East Montgomery avenue).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Montgomery avenue (fifty feet wide) at the distance of three hundred twenty nine feet eastward from the easterly side of Frankford avenue; Containing in front or breadth on the northerly side of Montgomery avenue thirty feet including on the easterly side thereof the westernmost five feet of the soil of Tulip street heretofore laid out and open for public use, and extending in length or depth northward between parallel lines at right angles to Montgomery avenue a distance of forty five feet.

Parcel No. 38 (417 Moyer street).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the northwesterly side of Moyer street at a distance of one hundred forty nine feet six inches northeastward from the northeasterly side of East Columbia avenue; Containing in front or breadth on Moyer street sixteen feet six inches and extending of that width in length

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or depth northwestward between parallel lines with Columbia avenue one hundred feet including on the northeasterly side thereof the southwesterly portion of a certain two feet six inches wide alley extending into and from said Moyer street.

Parcel No. 40 (2056 East Sergeant street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the southwesterly side of East Sergeant street at a distance of one hundred forty nine feet northwestward from the northwesterly side of Amber street; Containing in front or breadth on Sergeant street eighteen feet and extending of that width in length or depth southwestward between parallel lines at right angles to said Sergeant street a distance of eighty two feet to the northeasterly side of a four feet six inches wide alley.

Parcel No. 41 (229-31 East Thompson street).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northerly side of Thompson street (fifty feet wide) at the distance of eighteen feet westward from the westerly side of Crease street (thirty feet wide); Thence extending northwestward along a line parallel with Crease street a distance of thirty seven feet nine inches to an angle point; Thence extending further in a northwestward direction three feet six and three-eighths inches to a point; Thence extending southwestward along a line parallel with Thompson street a distance of six feet nine inches to a point; Thence extending northwestward parallel with Crease street one foot eleven inches to a point; Thence extending southwestward along a line parallel with Thompson street a distance of three feet to a point; Thence extending northwestward parallel with Crease street one foot four inches to a point; Thence extending southwestward along a line parallel with Thompson street a distance of five feet seven inches to a point; Thence extending northward along a line parallel with said Crease street a distance of sixteen feet nine inches to a point;

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Thence extending westward parallel with Thompson street eleven feet three inches to a point; Thence extending south eighteen degrees forty six minutes twenty five seconds east a distance of twenty feet ten and three-eighths inches to an angle point; Thence extending southward parallel with Crease street a distance of thirty nine feet two inches to a point on the northerly side of East Thompson street; Thence extending eastward along the northerly side of Thompson street a distance of thirty feet to the first mentioned point and place of beginning.

Parcel No. 43 (2221 East York street).

ALL THAT CERTAIN lot or piece of ground located in the Thirty-first Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northeasterly side of East York street at a distance of thirty six feet northwestward from the northwesterly side of Tulip street; Containing in front or breadth on East York street eighteen feet and extending of that width in length or depth northeastward between parallel lines at right angles to said York street a distance of eighty three feet.

WHEREAS, The Redevelopment Authority has prepared redevelopment contract(s) for the Project. The said redevelopment contract(s) are in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council.

WHEREAS, The Redevelopment Authority has prepared disposition supplement(s) providing, *inter alia*, for development controls and regulations to be imposed upon the Project.

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") under the Program, 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 redevelopers for the following respective properties under the Project.

Redeveloper

Address

**Parcel
No.**

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Frances Lafferty	2323-2327 E. Cabot Street	15
Alan McBride & Lisa Schallert	2307 Coral Street	16
Andre Smith & Carol Smith	2536 Emerald Street	18
John H. Norris, Jr.	1232 E. Fletcher Street	19
Jane M. Sinclair	1317-23 Frankford Avenue	20
Eva Stock Morrow	2207-09 Frankford Avenue	22
Maryanne Galiczynski	2162 E. Gordon Street	23
William R. Trost, Jr. & Elaine Trost	2164 E. Gordon Street	24
Richard Kowalski	2044 E. Hagert Street	25
David Griffin & Karen Griffin	2205 E. Harold Street	26
Carmen James Baltiero, Jr.	2626 E. Harold Street	27
James M. Valderrama & Dawn Goebig	2635 E. Harold Street	28
Raymond Bird	2356 E. Hazzard Street	29
Thomas R. Homer & Debra Homer	1307 N. Lee Street	30
Jaime Collazo	2023-25 E. Letterly Street	31
Theresa S. Salzman	1229 Marlborough Street	33
Edward Fisher & Janet Fisher	2633 Martha Street	34
Stanley J. Sobotka, Sr. & Dorothy Sobotka	1529-31 E. Montgomery Ave.	36
Francis K. Sperry & Marlene T. Sperry	1533 E. Montgomery Ave.	37
George W. Preston & Judith Anne Preston	417 Moyer Street	38
Robert J. Bernhardt & Catherine R. Bernhardt	2056 E. Sergeant St.	40
John J. Trauger & Rose M. Trauger	229-231 E. Thompson Street	41

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Edward Joseph Maguire & Margaret M. Maguire 2221 E. York Street

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The Redevelopment Authority and the Redeveloper(s) are authorized to take such action in substantial conformity to the Program as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Redeveloper(s) 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 Project 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 Program and the Project.

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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 fifteenth of June, 2000.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell for Councilmember Council
President Verna
Sponsored by: Councilmember Blackwell