

City of Philadelphia



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

(Resolution No. 020176)

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 Whitman Urban Renewal Area, also sometimes identified by house numbers and street addresses as 2454 South American street, 2514 South American street, 141 Durfor street, 241 Tree street, 508 McClellan street, 520 McClellan street & 2439 South Sheridan street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Community Ventures 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 Whitman Urban Renewal Area (hereinafter "Whitman"), which said plan and proposal were approved by Ordinance of the Council on September 2, 1964, as amended; and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing *inter alia* for development controls and regulations imposed upon the Redeveloper; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of the Whitman Urban Renewal Area, sometimes identified by house numbers and street addresses as 2454 South American street, 2514 South American street, 141 Durfor street, 241 Tree street, 508 McClellan street, 520 McClellan street & 2439 South Sheridan street (hereinafter "Property"). The area of the Property is bounded as follows:

2454 South American Street:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected; situate on the west side of American street at the distance of three hundred eighty four feet southward from the south side of Ritner

City of Philadelphia

RESOLUTION NO. 020176 continued

street in the Thirty-ninth Ward of the City of Philadelphia; containing in front or breadth on the said American street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said American Street forty-eight feet six inches to a certain three feet wide alley; together with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

2514 South American Street: All that certain lot or piece of ground with the buildings and improvements thereon erected; situate on the west side of American street at the distance of one hundred feet, eight inches southward from the south side of Porter street in the Thirty-ninth Ward of the City of Philadelphia; containing in front or breadth on the said American street fourteen feet, one inch and extending of that width in length or depth westward forty-nine feet and one-eighth of an inch to a certain two feet six inches wide alley which extends northward and southward from the said Porter street to Shunk street; together with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

141 Durfor Street: All that certain lot or piece of ground with the message or tenement thereon erected situate on the north side of Durfor street at the distance of two hundred eighty five feet westward from the west side of Front street in the Thirty-ninth Ward of the City of Philadelphia; containing in front or breadth on the said Durfor street fourteen feet and extending of that width in length or depth northward between lines parallel with the said Front street forty seven feet to a three feet wide alley extending from said Front street to Second street; together with the free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourses at all times hereafter, forever.

241 Tree Street: All that certain lot or piece of ground with the two story brick message or tenement thereon erected; situate on the north side of Tree street commencing at the distance of two hundred and eighty-two (282) feet westward from the west side of East Second street in the First Ward of the City of Philadelphia; containing in front or breadth on the said Tree street fourteen feet and extending of that width in length or depth northward between lines parallel with the said East Second Street forty-eight feet to a four feet wide alley leading into and from the said East Second street and communicating at the west end with another four feet wide alley leading into and from said Tree street together with the free and common use, right, liberty and privilege of said alleys as and for a passageway and watercourse at all times hereafter, forever.

City of Philadelphia

RESOLUTION NO. 020176 continued

508 McClellan Street: All that certain lot or piece of ground with the messuage or tenement thereon erected, situate on the south side of McClellan street at the distance of one hundred feet five inches westward from the west side of Fifth street in the First Ward of the City of Philadelphia containing in front or breadth on the said McClellan street fourteen feet and extending of that width in length or depth southward forty eight feet to a certain four feet wide alley together with the free and common use, right, liberty and privilege of the said alley as and for a passageway and watercourse at all times hereafter forever.

520 McClellan Street: All that certain lot or piece of ground with the buildings and improvements thereon erected situate on the south side of McClellan street at the distance of one hundred ninety-eight feet eastward from the east side of Sixth street in the First Ward of the City of Philadelphia containing in front or breadth on the said McClellan street thirteen feet six inches and extending of that width in length or depth southward between parallel lines at right angles to the McClellan street forty-eight feet to an alley together with the free and common use, right, liberty and privilege of the said alley as and for a passageway and watercourse at all times hereafter, forever.

2439 S. Sheridan Street: All that certain lot or piece of ground with the messuage or tenement thereon erected, situate on the east side of Sheridan street at the distance of two hundred and seventy feet southward from the south side of Ritner street in the Thirty-ninth Ward of the City of Philadelphia containing in front or breadth on the said Sheridan street fourteen feet and extending of that width in length or depth eastward between parallel lines at right angles with the said Sheridan street forty-nine feet to a three feet wide alley together with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposals approved by the Council; and

WHEREAS, Community Ventures (hereinafter “Redeveloper”) desires to enter into the said redevelopment contract for the Property.

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 the Whitman Urban Renewal Area, 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 Redeveloper. The Redevelopment Authority and the Redeveloper are authorized to take

City of Philadelphia

RESOLUTION NO. 020176 continued

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.

City of Philadelphia

RESOLUTION NO. 020176 continued

City of Philadelphia

RESOLUTION NO. 020176 continued

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 March, 2002.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Marie B. Hauser
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember DiCicco

Sponsored by: Councilmember DiCicco