



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 240286

Introduced April 11, 2024

Councilmember Gauthier

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the West Mill Creek Urban Renewal Area, identified by house numbers and street addresses as 607 North Fifty-third street, 625 North Fifty-third street, 633 North Fifty-third street, 635 North Fifty-third street, and 637 North Fifty-third street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Liberty53 LP and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the West Mill Creek Urban Renewal Area (hereinafter "West Mill Creek"), which said plan and proposal were approved by Ordinance of the Council on May 15, 1964, as amended; and

WHEREAS, The Redevelopment Authority has prepared a contract for a portion of West Mill Creek, identified by house numbers and street addresses as 607 North Fifty-third street, 625 North Fifty-third street, 633 North Fifty-third street, 635 North Fifty-third street, and 637 North Fifty-third street (collectively, the "Properties"). The areas of the Properties are bounded as follows:

607 North Fifty-third street.

ALL THAT CERTAIN lot or piece of ground situate in the Forty-fourth Ward of the City of Philadelphia, and described in accordance with a Survey and Plan thereof made by John Reilly, Surveyor and Regulator of the 7th Survey District on 2/9/1971, as follows, to wit: beginning at a point on the east side of Fifty-third street (sixty feet wide) said point being north six degrees, nineteen minutes, twenty-nine seconds west forty-nine feet ten inches

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northwardly from the north side of Wyalusing avenue (sixty feet wide); Thence extending from said beginning point north eighty-four degrees, thirty-six minutes, nine seconds east forty-one feet four and seventh-eighths inches to a point; Thence extending north eighty-three degrees, forty minutes, thirty-one seconds east forty-two feet three and three-sixteenths inches to a point at the head of a three feet eight inches wide alley leading southward into Wyalusing avenue; Thence extending north six degrees, nineteen minutes, twenty-nine seconds west nine feet nine and seventh-eighths inches to a point; Thence extending north eighty-four degrees, twenty-two minutes, twenty seconds east eighteen feet ten and one-sixteenth inches to a point at the head of a three feet wide alley which leads into Wilton street and also into another three feet wide alley, which leads into Poplar street; Thence extending along the west side of the second mentioned alley north three degrees, fifty-four minutes, twenty-four seconds west forty-seven feet six inches to a point; Thence extending north seventy-seven degrees, thirty-six minutes, twenty-one seconds west one hundred three feet two and five-eighths inches to a point; Thence extending south nineteen degrees, forty-seven minutes, twelve seconds west fifteen feet four inches to a point on the east side of Fifty-third street; Thence extending along the east side of Fifty-third street south six degrees, nineteen minutes, twenty-nine seconds east seventy-five feet eight and seven-eighths inches to a point, said point being the point and place of beginning.

625 North Fifty-third street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Forty-fourth Ward of the City of Philadelphia and described in accordance with a Plan of Property (FF-7N-0057/244) made October 1, 2004, for the City of Philadelphia Department of Law by Thomas F. Marro, Acting Survey and Regulator of the Seventh Survey District, as follows: beginning at a point on the easterly side of Fifty-third street (sixty feet wide) at the distance of one hundred forty-two and six hundred forty-six thousandths feet northwardly from the northerly side of Wyalusing avenue (sixty feet wide); Thence extending north six degrees, nineteen minutes, twenty-nine seconds west, along the said easterly side of Fifty-third street; and partly crossing the head of former Meeting House lane (thirty-three feet wide, stricken from City Plan and vacated by Ordinance of Council approved September 19, 1966), the distance of twenty and four hundred thirteen thousandths feet to a point in the centerline of said former

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Meeting House lane; Thence extending north nineteen degrees, forty-seven minutes, twelve seconds east, along the said centerline of former Meeting House lane, the distance of one hundred twenty-three and five hundred two thousandths feet to a point; Thence extending south seventy degrees, twelve minutes, forty-eight seconds east, crossing the southeasterly half of the bed of said former Meeting House lane and partly passing through a masonry wall, the distance of sixty-two and four hundred forty-seven thousandths feet to a point on the westerly side of a three feet wide alley which extends northwardly into Poplar street (fifty feet wide) and communicates at its southerly end with a second three feet wide alley which extends eastwardly into Wilton street (forty feet wide); Thence extending south three degrees, fifty-four minutes, twenty-four seconds east, along the said westerly side of the first mentioned three feet wide alley, the distance of one hundred forty and three hundred ninety thousandths feet to a point; Thence extending north seventy-seven degrees, thirty-six minutes, twenty-one seconds west, the distance of one hundred three and two hundred nineteen thousandths feet to a point on the southeasterly side of said former Meeting House lane; Thence extending north seventy degrees, twelve minutes, forty-eight seconds west, partly crossing the said bed of former Meeting House lane, the distance of seven and five hundred twenty-one thousandths feet to a point on the said easterly side of Fifty-third street, said point being the first mentioned point and place of beginning.

633 North Fifty-third street.

ALL THAT CERTAIN triangular lot or piece of ground with buildings and appurtenances thereto, if any, situate in the Forty-Fourth Ward of the City of Philadelphia and bounded and described according to a Survey thereof made by Joseph Johnson, Surveyor and Regulator of the Eleventh District on the twenty-ninth day of May, A. D. nineteen hundred and three, as follows, to wit: beginning at a point on the easterly side of Fifty-third street at the distance of thirty-two feet four inches southwardly from the southerly side of Poplar street; Thence extending eastwardly on a line at right angles with the said Fifty-third street thirty feet seven and seven-eighths inches to the northwesterly side of Meeting House lane; Thence extending southwardly along the northwesterly side of said Meeting House lane south nineteen degrees, forty-seven minutes, twelve seconds west, sixty-nine feet seven and three-quarters inches to the easterly side of said Fifty-third street; Thence extending northerly along the said easterly

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side of said Fifty-third street sixty two feet six and one-half inches to the first mentioned point and place of beginning.

635 North Fifty-third street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, described according to a Plan and Survey thereof made by George W. Hyde, Esquire, Surveyor and Regulator of the Eleventh Survey District dated the sixteenth day of April, A. D. nineteen hundred and twenty-four, as follows: situate on the easterly side of Fifty-third street (sixty feet wide) at the distance of sixteen feet four and one-half inches southward from the southerly side of Poplar street (fifty feet wide) in the Forty-fourth Ward of the City of Philadelphia; Thence extending eastward along a line at right angles to the said Fifty-third street through the center of a nine inch wall thirty-eight feet five and five-eighths inches to a point on the northwest side of Meeting House lane (thirty-three feet wide) (not on City Plan); Thence extending along same south nineteen degrees, forty-seven minutes, twelve seconds west seventeen feet nine and one-quarters inches to a point; Thence extending westward at right angles to Fifty-third street through a thirteen inch brick wall thirty feet seven and seven-eighths inches to the easterly side of said Fifty-third street; Thence extending along same north six degrees, nineteen minutes, twenty-nine seconds west fifteen feet eleven and one-half inches to the point and place of beginning.

637 North Fifty-third street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at a point at the intersection of the southerly side of Poplar street (fifty feet wide) with the easterly side of Fifty-third street (sixty feet wide); Thence extending north eighty-three degrees, forty minutes, thirty-one seconds east along the southerly side of Poplar street forty-six feet six inches to a point on the northwesterly side of Meeting House lane (thirty-three feet wide and not on City Plan); Thence extending south nineteen degrees, forty-seven minutes, twelve seconds west along said side of said Meeting House lane eighteen feet two and seven-eighths inches to a point; Thence extending westwardly at right angles to the said Fifty-third street passing through the center of a nine inches wall thirty-eight feet five and five-eighths inches to the easterly side of Fifty-third street; Thence extending along said side of said Fifty-third street north six

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degrees, nineteen minutes, twenty-nine seconds west sixteen feet four and one-half inches to 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; and

WHEREAS, Liberty53 LP desires to enter into the said redevelopment contract for the Properties; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the West Mill Creek 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. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Liberty53 LP (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.

FURTHER RESOLVED, That 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. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract 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.

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