

City of Philadelphia



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

(Resolution No. 010448)

RESOLUTION

Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia which includes, *inter alia*, the redevelopment and urban renewal of; a portion of the West Philadelphia Redevelopment Area, identified by respective house numbers and street addresses as 1310 & 1320 Farson street; 5214 West Thompson street; 830 North Forty-sixth street; 1223, 1463 & 1475 North Fifty-third street; and 1305 North Fifty-fourth street; a portion of the West Mill Creek Addition Urban Renewal Area designated as Parcel No. 80 also sometimes identified by house number and street address as 4527 Parrish street and a portion of the Haddington Urban Renewal Area Unit Nos. 2 & 3 designated as Parcel No. 17 also sometimes identified by house number and street address as 5623 Wyalusing avenue; authorizing the Redevelopment Authority to execute the redevelopment contract with Philadelphia Housing Development Corporation and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia (hereinafter "Commission") has on August 20, 1963, certified the West Philadelphia Redevelopment Area as a redevelopment area and has completed a detailed redevelopment area plan for the West Philadelphia Redevelopment Area dated March 16, 1962, as amended (hereinafter "West Philadelphia"); and

WHEREAS, The Redevelopment Authority has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the West Mill Creek Addition Urban Renewal Area, (hereinafter "Mill Creek"), which said plan and proposal were approved by Ordinance of the Council on May 21, 1970, as amended; and

WHEREAS, The Redevelopment Authority has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Haddington Urban Renewal Area, Unit Nos. 2 & 3 (hereinafter "Haddington"), which said plan and

City of Philadelphia

RESOLUTION NO. 010448 continued

proposal were approved by Ordinance of the Council on August 15, 1969, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract which includes, *inter alia*, a portion of West Philadelphia identified by house numbers and street addresses as 1310 & 1320 Farson street; 5214 West Thompson street; 830 North Forty-sixth street; 1223, 1463 & 1475 North Fifty-third street and 1305 North Fifty-fourth street; a portion of the West Mill Creek Addition Urban Renewal Area designated as Parcel No. 80 also sometimes identified by house number and street address as 4527 Parrish street and a portion of the Haddington Urban Renewal Area Unit Nos. 2 & 3 designated as Parcel No. 17 also sometimes identified by house number and street address as 5623 Wyalusing avenue (the "Properties"). The area of the Properties are bounded as follows:

West Philadelphia

1310 Farson street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Farson street at the distance of seventy five feet four inches northward from the north side of Thompson street in the Forty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Farson street fourteen feet eight inches and extending of that width in length or depth westward between parallel lines at right angles with the said Farson street forty five feet to a certain three feet wide alley.

1320 Farson street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Farson street at the distance of one hundred forty eight feet eight inches northward from the north side of Thompson street in the Forty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Farson street fourteen feet eight inches and extending of that width in length or depth westward between parallel

City of Philadelphia

RESOLUTION NO. 010448 continued

lines at right angles to the said Farson street forty five feet to a certain three feet wide alley.

5214 West Thompson street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the southerly side of Thompson street at the distance of one hundred ninety three feet six inches eastwardly from the easterly side of Fifty-third street in the Forty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Thompson street sixteen feet and extending of that width in length or depth southwardly between parallel lines at right angles to the said Thompson street one hundred twenty feet to an alley which runs eastwardly and westwardly and communicates with two other alleys which lead into the said Thompson street.

830 North Forty-sixth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Forty-sixth street at the distance of two hundred thirty one feet four inches northwardly from the north side of Brown street in the Sixth Ward of the City of Philadelphia, Commonwealth of Pennsylvania; Containing in front or breadth on the said Forty-sixth street fifteen feet four inches and extending of that width in length or depth westwardly at right angles to said Forty-sixth street fifty three feet six inches including on the rear or westernmost end thereof the easternmost moiety of a two feet six inches wide alley extending from Brown street to Parrish street (formerly called Seneca street).

1223 North Fifty-third street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the east side of Fifty-third street at the distance of thirty one feet southward from the south side of Stiles street in the Forty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-third street fifteen feet

City of Philadelphia

RESOLUTION NO. 010448 continued

and extending of that width in length or depth eastwardly between parallel lines at right angles to the said Fifty-third street seventy seven feet to a certain three feet wide alley extending southward from the said Stiles street into another alley extending from the said Fifty-third street to Wilton street.

1463 North Fifty-third street.

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected situate on the east side of Fifty-third street at the distance of thirty one feet eight and one-half inches northward from the north side of Media street in the Forty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-third street fifteen feet and extending of that width in length or depth eastward between lines at right angles to said Fifty-third street on the north line thereof seventy two feet five and three-eighths inches to a certain four feet wide alley which extends northward and southward from said Media street to Warren street.

1475 North Fifty-third street.

ALL THAT CERTAIN lot or piece of ground with the three story brick message thereon erected situate on the east side of Fifty-third street at the distance of one hundred twenty one feet eight and one-half inches northward from the north side of Media street in the Forty-fourth Ward of the City of Philadelphia; Containing in front or breadth on said Fifty-third street fifteen feet and extending of that width in length or depth eastward between lines at right angles to said Fifty-third street on the north line thereof seventy one feet five and one-half inches and on the south line thereof seventy one feet seven and one-eighth inches to a four feet wide alley extending northward and southward between Media street and Warren street.

1305 North Fifty-fourth street.

ALL THAT CERTAIN lot or piece of ground with the building or tenement thereon erected situate on the east side

City of Philadelphia

RESOLUTION NO. 010448 continued

of Fifty-fourth street at the distance of forty seven feet six inches northward from the north side of Thompson street in the Forty-fourth Ward (formerly part of the Thirty-fourth Ward) of the City of Philadelphia; Containing in front or breadth on the said Fifty-fourth street twenty three feet nine inches and extending of that width in length or depth eastwardly between parallel lines at right angles to said Fifty-fourth street one hundred feet.

Haddington Urban Renewal Area, Unit Nos. 2 & 3

Parcel No. 17 (5623 Wyalusing avenue).

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the corner formed by the intersection of the north side of Wyalusing avenue with the west side of Frazier street in the Fourth formerly part of the Fifty-second Ward of the City of Philadelphia; Containing in front or breadth on the said Wyalusing avenue sixteen feet three and three-eighths inches and extending of that width in length or depth northward ninety seven feet seven and three-quarters inches on the east line thereof along the said west side of Frazier street and ninety seven feet five and three-eighths inches on the west line thereof parallel with Fifty-seventh street to a certain ten feet wide alley which extends eastward and westward from the said Frazier street to the said Fifty-seventh street. Containing in breadth on the rear end thereof along said ten feet wide alley sixteen feet three and one-quarter inches.

West Mill Creek Addition Urban Renewal Area

Parcel No. 80 (4527 Parrish street).

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected situate on the north side of Parrish street at the distance of one hundred eighty five feet westward from the west side of Forty-fifth street in the Sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Parrish street fifteen feet and extending of that width in length or depth northward at right angles with the said Parrish street sixty three feet including on the rear end thereof a certain three feet wide

City of Philadelphia

RESOLUTION NO. 010448 continued

alley extending from said Forty-fifth street to Forty-sixth street and communicating with two other three feet wide alleys leading northward into Ogden street.

The said redevelopment contract is in substantial conformity with the redevelopment area plans, amended urban renewal plans and the amended redevelopment proposals approved by the Council.

WHEREAS, Philadelphia Housing Development Corporation 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 Redeveloper.

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 West Philadelphia, Mill Creek and Haddington, 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 Philadelphia Housing Development Corporation (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.

City of Philadelphia

RESOLUTION NO. 010448 continued

CERTIFICATION: This is a true and correct copy of the original Resolution,
Adopted by the Council of the City of Philadelphia on the seventh of June, 2001.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmembers Blackwell and Nutter

Sponsored by:

City of Philadelphia

RESOLUTION NO. 010448 continued