

# City of Philadelphia



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

(Resolution No. 050582)

## 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 Mantua Urban Renewal Area, designated as Parcel Nos. 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223 & 224 and also sometimes identified by house numbers and street addresses for Parcel No. 213 as 600 North Thirty-ninth street, for Parcel No. 214 as 604-606 North Thirty-ninth street, for Parcel No. 215 as 3904-3910 Mount Vernon street including 614-616, 620 North Thirty-ninth street and 3911-3915 Haverford avenue, for Parcel No. 216 as 622-630 North Thirty-ninth street including 3905-3909 Mount Vernon street, for Parcel No. 217 as 3900-3910 Haverford avenue, for Parcel No. 218 as 3812-3814 Haverford avenue, for Parcel No. 219 as 526-528 North Thirty-eighth street, for Parcel No. 220 as 3851 Haverford avenue, for Parcel No. 221 as 3855-3859 Haverford avenue, for Parcel No. 222 as 3852-3854 Haverford avenue, for Parcel No. 223 as 3849 Brandywine street and Parcel No. 224 as 3819-3831 Haverford avenue and authorizing the Redevelopment Authority to execute the redevelopment contract with Cloisters III Housing Partnership, L.P. 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 Mantua Urban Renewal Area, (hereinafter "Mantua"), which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

**WHEREAS,** The Redevelopment Authority has prepared a redevelopment contract for a portion of Mantua designated as Parcel Nos. 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223 & 224 and also sometimes identified by house numbers and street addresses for Parcel No. 213 as 600 North Thirty-ninth street, for Parcel No. 214 as 604-606 North Thirty-ninth street, for Parcel No. 215 as 3904-3910 Mount Vernon street including 614-616, 620 North Thirty-ninth street and 3911-3915 Haverford avenue, for Parcel No. 216 as 622-630 North Thirty-ninth street including 3905-3909 Mount Vernon street, for Parcel No. 217 as 3900-3910 Haverford avenue, for

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Parcel No. 218 as 3812-3814 Haverford avenue, for Parcel No. 219 as 526-528 North Thirty-eighth street, for Parcel No. 220 as 3851 Haverford avenue, for Parcel No. 221 as 3855-3859 Haverford avenue, for Parcel No. 222 as 3852-3854 Haverford avenue, for Parcel No. 223 as 3849 Brandywine street and Parcel No. 224 as 3819-3831 Haverford avenue (the "Properties"). The areas of the said Properties are bounded as follows:

## **Parcel No. 213 (600 North Thirty-ninth street).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the northwest corner of the intersection at North Thirty-ninth street (sixty feet wide) and Haverford avenue (sixty feet wide); Containing in front or breadth on the said Thirty-ninth street sixteen feet three inches and extending of that width in length or depth between parallel lines at right angles to the said Thirty-ninth street sixty feet.

## **Parcel No. 214 (604-606 North Thirty-ninth street).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the west side of Thirty-ninth street (sixty feet wide) at the distance of thirty two feet one inch from the north side of Haverford avenue (sixty feet wide); Containing in front or breadth on the said Thirty-ninth street thirty one feet eight inches and extending of that width in length or depth between parallel lines at right angles to the said Thirty-ninth street sixty feet.

## **Parcel No. 215 (3904-3910 Mount Vernon street including 614-616, 620 North Thirty-ninth street and 3911-3915 Haverford avenue).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the southwest corner of the intersection at North Thirty-ninth street (sixty feet wide) and Mount Vernon street (forty feet wide); Thence extending west along the south side of Mount Vernon street one hundred twenty four feet

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five inches to a point; Thence extending south on a line at right angles to the said Mount Vernon street fifty feet to a point; Thence extending east on a line parallel to the said Mount Vernon street fourteen feet five inches to a point; Thence extending south on a line parallel to the said Thirty-ninth street forty one feet to a point; Thence extending west on a line parallel to the said Mount Vernon street seventeen feet seven and one-eighth inches to a point; Thence extending south on a line parallel to the said Thirty-ninth street eight feet one and one-eighth inches to a point; Thence extending west on a line parallel to the said Mount Vernon street thirty two feet four and seven-eighths inches to a point on the east side of a certain three feet wide alley extending southward into Haverford avenue (sixty feet wide) and northward into the said Mount Vernon street; Thence extending south along said side of said alley seventy three feet to a point on the north side of the said Haverford avenue; Thence extending east along the said side of Haverford avenue forty eight feet nine and three-quarters inches to a point; Thence extending north on a line at right angles to the said Haverford avenue seventy eight feet eleven inches to a point; Thence extending east on a line parallel to the said Haverford avenue fifty feet to a point; Thence extending north on a line at right angles to the said Haverford avenue thirty one feet eleven and one-half inches to a point; Thence extending east sixty feet to a point on the west side of the said Thirty-ninth street; Thence extending north along the said side of Thirty-ninth street thirty one feet eight inches to a point; Thence extending west on a line at right angles to the said Thirty-ninth street sixty feet to a point; Thence extending north on a line parallel with the said Thirty-ninth street fifteen feet ten inches to a point; Thence extending east on a line parallel with the said Mount Vernon street sixty feet to a point on the said side of Thirty-ninth street; Thence extending north along the said side of Thirty-ninth street sixteen feet three inches to the first mentioned point and place of beginning.

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**Parcel No. 216 (622-630 North Thirty-ninth street including 3905-3909 Mount Vernon street).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the northwest corner of the intersection at North Thirty-ninth street (sixty feet wide) and Mount Vernon street (forty feet wide); Thence extending north along the said side of Thirty-ninth street eighty six feet one and one-eighth inches to a point; Thence extending westward on a line at right angles to the said Thirty-ninth street ninety five feet to a point; Thence extending southward on a line at right angles to the said Mount Vernon street eight feet one and one-eighth inches to a point; Thence extending westward on a line parallel to the said Mount Vernon street eighteen feet to a point; Thence extending southward on a line parallel to the said Thirty-ninth street eighty six feet one and one-eighth inches to a point on the north side of the said Mount Vernon street; Thence extending eastward along the north side of the said Mount Vernon street one hundred thirteen feet to the first mentioned point and place of beginning.

**Parcel No. 217 (3900-3910 Haverford avenue).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the southwest corner of the intersection at North Thirty-ninth street (sixty feet wide) and Haverford avenue (sixty feet wide); Containing in front or breadth on the said Haverford avenue ninety six feet four inches and extending of that width in length or depth between parallel lines at right angles to the said Haverford avenue ninety nine feet to the north side of a certain three feet wide alley extending eastward into the said Thirty-ninth street.

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**Parcel No. 218 (3812-3814 Haverford avenue).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the south side of Haverford avenue (sixty feet wide) at the distance of one hundred five feet westward from the westerly side of North Thirty-eighth street (fifty feet wide); Containing in front or breadth on the said Haverford avenue forty feet and extending of that width in length or depth southward between parallel lines at right angles to the said Haverford avenue ninety nine feet nine inches.

**Parcel No. 219 (526-528 North Thirty-eighth street).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the west side of North Thirty-eighth street (fifty feet wide) at the distance of forty seven feet eleven and seven-eighths inches northward from the north side of Brandywine street (forty feet wide); Containing in front or breadth on the said side of Thirty-eighth street thirty two feet and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-eighth street fifty-five feet to the east side of a certain three feet wide alley extending southward into Brandywine street (forty feet wide) and northward communicating with a certain other three feet wide alley extending eastward into the said Thirty-eighth street.

**Parcel No. 220 (3851 Haverford avenue).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the north side of Haverford avenue (sixty feet wide) at the distance of one hundred thirty eight feet eight inches east from the east side of North Thirty-ninth street (sixty feet wide); Containing in front or breadth on the said Haverford avenue sixteen feet and extending of that width in

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length or depth between parallel lines at right angles to the said Haverford avenue one hundred feet to a point on the south side of a certain three feet wide alley that extends west and communicates with a certain four feet wide alley extending south into the said Haverford avenue.

## **Parcel No. 221 (3855-3859 Haverford avenue).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the north side of Haverford avenue (sixty feet wide) at the distance of seventy four feet eight inches east from the east side of North Thirty-ninth street (sixty feet wide); Containing in front or breadth on the said Haverford avenue forty eight feet and extending of that width in length or depth between parallel lines at right angles to the said Haverford avenue one feet to the south side of a certain three feet wide alley that extends west and communicates with a certain four feet wide alley extending south into the said Haverford avenue.

## **Parcel No. 222 (3852-3854 Haverford avenue).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the south side of Haverford avenue at the distance of sixty three feet eastward from the east side of North Thirty-ninth street (sixty feet wide); Containing in front or breadth on the said Haverford avenue thirty seven feet and extending of that width in length or depth southwardly between parallel lines at right angles to the said Haverford avenue one hundred feet to the north side of a certain three feet wide alley extending westward into the said Thirty-ninth street.

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**Parcel No. 223 (3849 Brandywine street).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the north side of Brandywine street (forty feet wide) at the distance of one hundred eighty two feet ten and three-quarters inches east from the east side of North Thirty-ninth street (sixty feet wide); Containing in front or breadth on the said Brandywine street sixteen feet nine and one-eighth inches and extending of that width in length or depth between parallel lines at right angles to the said Brandywine street fifty six feet three inches.

**Parcel No. 224 (3819-3831 Haverford avenue).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the north side of Haverford avenue (sixty feet wide) at the distance of one hundred sixty seven feet four inches westward from the west side of North Thirty-eighth street (fifty feet wide); Containing in front or breadth on the said Haverford avenue one hundred twelve feet and extending of that width in length or depth between parallel lines at right angles to the said Haverford avenue one hundred feet.

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,** Cloisters III Housing Partnership, L.P. (hereinafter "Redeveloper") 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.

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**RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA,** That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority for the redevelopment of that portion of Mantua, 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 the Cloisters III Housing Partnership, L.P. (the “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 second of June, 2005.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell