

City of Philadelphia



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

(Resolution No. 070245)

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 Model Cities Urban Renewal Area, designated as Parcel Nos. 603, 604, 605, 606 & 607 also sometimes identified by house numbers and street addresses for Parcel No. 603 as 1503-1541 North Eighth street including 728-732 West Oxford street & 1502-1506, 1510 & 1518 North Perth street, for Parcel No. 604 as 1500-1550 North Franklin street including 723-727 Jefferson street, 726 West Oxford street & 1505-1507 Perth street, for Parcel No. 605 as 605 West Norris street, for Parcel No. 606 as 625 West Norris street and for Parcel No. 607 as 631 West Norris street; authorizing the Redevelopment Authority to execute the redevelopment contract with Pradera Corporation 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 Model Cities Urban Renewal Area, (hereinafter "Model Cities"), 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 Model Cities, designated as Parcel Nos. 603, 604, 605, 606 and 607 also sometimes identified by house numbers and street addresses as for Parcel No. 603 as 1503-1541 North Eighth street including 728-732 West Oxford street & 1502-

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1506, 1510 & 1518 North Perth street, for Parcel No. 604 as 1500-1550 North Franklin street including 723-727 Jefferson street, 726 West Oxford street & 1505-1507 North Perth street, for Parcel No. 605 as 605 West Norris street, for Parcel No. 606 as 625 West Norris street and for Parcel No. 607 as 631 West Norris street; (the "Properties"). The area of said Properties are bounded as follows:

Parcel No. 603 (1503-1541 North Eighth street including 728-732 West Oxford Street & 1502-1506, 1510 & 1518 North Perth street).

ALL THAT CERTAIN lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia beginning at a point on the easterly side of Eighth street (fifty feet wide) at the distance of eighteen feet north from the north side of Jefferson street (fifty feet wide); Thence extending northward along the said side of Eighth street four hundred fifty seven feet to the point of intersection with the south side of Oxford street (fifty feet wide); Thence extending eastward along the said Oxford street one hundred feet to the point of intersection with the west side of Perth street (twenty seven feet nine and one-eighth inches wide); Thence extending southward along the said side of Perth street four hundred fifty seven feet to a point, Thence extending on a line at right angles to the said Perth street

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one hundred feet to a point on the said easterly side of Eighth street being the first mentioned point and place of beginning.

Parcel No. 604 (1500-1550 North Franklin street including 723-727 Jefferson street, 726 West Oxford street & 1505-1507 Perth street).

ALL THAT CERTAIN lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia beginning at the point of intersection of the westerly side of Franklin street (fifty feet wide) and the north side of Jefferson street (fifty feet wide); Thence extending northward along the said side of Franklin street four hundred seventy five feet to the point of intersection with the south side of Oxford street (fifty feet wide); Thence extending westward along the said side of Oxford street one hundred feet to the point of intersection with east side of Perth street (twenty seven feet nine and one-eighth inches wide); Thence extending southward along the said side of Perth street four hundred seventy five feet to the point of intersection with the said north side of Jefferson street; Thence extending eastward along the said side of Jefferson street one hundred feet to the point of intersection with the said westerly side of

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Franklin street being the first mentioned point and place of beginning.

Parcel No. 605 (605 West Norris street).

ALL THAT CERTAIN lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia beginning at a point on the north side of Norris street (fifty feet wide) at the distance of thirty three feet eight and three-eighths inches west from the westerly side of Sixth street (fifty feet wide); Thence extending north on a line at right angles to the said Norris street sixty four feet two and three-eighths inches to a point on the south side of a certain three feet wide alley that extends eastward into the said Sixth street; Thence extending west along said side of said alley fifteen feet six inches to a point; Thence extending south on a line parallel to the said Sixth street sixty three feet ten inches to a point on the said side of Norris street; Thence extending eastward along the said side of Norris street fifteen feet six inches to the first mentioned point and place of beginning.

Parcel No. 606 (625 West Norris street).

ALL THAT CERTAIN lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia beginning at a point on the north side of Norris street (fifty feet wide)

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at the distance of sixty feet ten and five-eighths inches west from the westerly side of Marshall street (fifty feet wide); Thence extending north on a line at right angles to the said Norris street sixty seven feet seven and one-half inches to a point; Thence extending west on a line parallel with the said Norris street twenty feet eight and seven-eighths inches to a point; Thence extending south on a line parallel to the said Marshall street eighteen feet four inches to a point; Thence extending eastward on a line parallel with the said Norris street five feet three and five-eighths inches; Thence extending southward forty eight feet eleven and one-eighth inches to a point on the said side of Norris street; Thence extending eastward along the said side of Norris street fifteen feet to the first mentioned point and place of beginning.

Parcel No. 607 (631 West Norris street).

ALL THAT CERTAIN lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia beginning at a point on the north side of Norris street (fifty feet wide) at the distance of fifty seven east from the east side of Seventh street (fifty feet wide); Thence extending north on a line at right angles to the said Norris street forty seven

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feet eleven inches to a point; Thence extending east on a line parallel with the said Norris street fourteen feet to a point; Thence extending south on a line parallel with the said Seventh street forty eight feet three inches to a point on the said side of Norris street; Thence extending westward along the said side of Norris street fourteen feet 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.

WHEREAS, Pradera Corporation desire 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 Properties.

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 Model Cities, 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

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Pradera 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.

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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 twenty-ninth of March, 2007.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke