

# City of Philadelphia



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

(Resolution No. 070209)

## 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 44<sup>th</sup> and Aspen Urban Renewal Area designated as Parcel Nos. 106, 107, 108 & 109 also sometimes identified by house number and street address for Parcel No. 106 as 701-707 North Brooklyn street, Parcel No. 107 as 635-637 North Forty-third street, Parcel No. 108 as 641-643 North Forty-third Street and for Parcel No. 109 as 649 North Forty-third street; authorizing the Redevelopment Authority to execute the redevelopment contract with the Building Block Development 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 amended urban renewal plan and an amended redevelopment proposal for the redevelopment of the 44<sup>th</sup> and Aspen Redevelopment Area, 44<sup>th</sup> and Aspen Urban Renewal Area (hereinafter "44<sup>th</sup> & Aspen"), which said plan and proposal were approved by Ordinance of the Council on July 7, 2003, as amended; and,

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract which includes, *inter alia*, a portion of 44<sup>th</sup> & Aspen designated as Parcel Nos. 106, 107, 108 & 109 also sometimes identified by house number and street address for Parcel No. 106 as 701-707 North Brooklyn street, for Parcel

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No. 107 as 635-637 North Forty-third street, for Parcel No. 108 as 641-643 North Forty-third street and for Parcel No. 109 as 649 North Forty-third Street; (the "Properties"). The areas of the Properties are bounded as follows:

**Parcel No. 106 (701-707 North Brooklyn street).**

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the northeast corner of the intersection at North Brooklyn street (fifty feet wide) and Fairmount avenue (sixty feet wide); Thence extending northward along the east side of the said Brooklyn street sixty three feet six inches to a point; Thence extending eastward at a right angle to the said Brooklyn street seventy six feet three and one-half inches to a point on the west side of a certain four feet wide alley extending northwestward to a point and southeastward into the said Fairmount avenue; Thence extending southeastward along the west side of said alley sixty three feet six and five-eighths inches to a point on the north side of the said Fairmount avenue; Thence extending westward along the north side of the said Fairmount avenue seventy eight feet nine and three-eighths inches to the first mentioned point and place of beginning.

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**Parcel No. 107 (635-637 North Forty-third street).**

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 east side of North Forty-third street (fifty feet wide) at the distance of ninety five feet southward from the south side of Fairmount avenue (sixty feet wide); Containing in front or breadth extending southward along the east side of the said Forty-third street thirty two feet and extending that width in length or depth eastward between parallel lines at right angles to the said Forty-third street ninety seven feet to the west side of a certain three feet wide alley extending southward to a point and northward into the said Fairmount avenue.

**Parcel No. 108 (641-643 North Forty-third street).**

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 east side of North Forty-third street (fifty feet wide) at the distance of forty seven feet southward from the south side of Fairmount avenue (sixty feet wide); Thence extending southward along the east side

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of the said Forty-third street thirty two feet to a point;  
Thence extending eastward at a right angle to the said  
Forty-third street ninety eight feet to a point on the west  
side of a certain three feet wide alley extending southward  
to a point and northward into the said Fairmount avenue;  
Thence extending northwestward along the west side of  
said alley thirty two feet and one-eighth inches to a point;  
Thence extending westward at a right angle to the said  
Forty -third street ninety seven feet to the first mentioned  
point and place of beginning.

**Parcel No. 109 (649 North Forty-third street).**

All that certain lot or piece of ground situated in the  
Twenty-fourth Ward of the City of Philadelphia beginning  
on the southeast corner of the intersection at North Forty-  
third street and Fairmount avenue (sixty feet wide);  
Containing in front or breadth extending southward along  
the east side of the said Forty-third street fifteen feet and  
extending that width in length or depth eastward between  
parallel lines at right angles to the said Forty-third street  
ninety eight feet to the west side of a certain three feet wide  
alley extending southward to a point and northward into the  
said Fairmount avenue.

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

WHEREAS, Building Block Development Corporation (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.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of 44<sup>th</sup> & Aspen, 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 Building Block 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.

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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 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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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-second of March, 2007.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell