

# City of Philadelphia



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

(Resolution No. 050309)

## 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. 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 53, 54, 55, 60 & 61 also sometimes identified by house number and street address for Parcel No.33 as 4217-4219 Haverford avenue, for Parcel No. 34 as 840-842 June street including 839-843 North Markoe street, for Parcel No. 35 as 803 Markoe street, for Parcel No. 36 as 806 North Markoe street, for Parcel No. 37 as 810 North Markoe street, for Parcel No. 38 as 815-17 North Markoe street, for Parcel No. 39 as 844 North Markoe street, for Parcel No. 40 as 800-804 North May street, for Parcel No. 41 as 801-821 North May street, for Parcel No. 42 as 808 North May street, for Parcel No. 43 as 816-820 North May street, for Parcel No. 48 as 4436 Parrish street, for Parcel No. 49 as 4628-4632 Parrish street, for Parcel No. 50 as 4715-4717 Parrish street, for Parcel No. 51 as 4630 Westminster avenue, for Parcel No. 53 as 617-621 North Forty-fourth street, for Parcel No. 54 as 731 North Forty-fourth street, for Parcel No. 55 as 735 North Forty-fourth street, for Parcel No. 60 as 886 North Forty-sixth street and for Parcel No. 61 as 892 North Forty-sixth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Philadelphia Housing Authority 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> & Aspen Urban Renewal Area (hereinafter "44<sup>th</sup> &

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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. 30 & 31 also sometimes identified by house number and street address for Parcel Nos. 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 53, 54, 55, 60 & 61 also sometimes identified by house number and street address for Parcel No.33 as 4217-4219 Haverford avenue, for Parcel No. 34 as 840-842 June street including 839-843 North Markoe street, for Parcel No. 35 as 803 Markoe street, for Parcel No. 36 as 806 North Markoe street, for Parcel No. 37 as 810 North Markoe street, for Parcel No. 38 as 815-17 North Markoe street, for Parcel No. 39 as 844 North Markoe street, for Parcel No. 40 as 800-804 North May street, for Parcel No. 41 as 801-821 North May street, for Parcel No. 42 as 808 North May street, for Parcel No. 43 as 816-820 North May street, for Parcel No. 48 as 4436 Parrish street, for Parcel No. 49 as 4628-4632 Parrish street, for Parcel No. 50 as 4715-4717 Parrish street, for Parcel No. 51 as 4630 Westminster avenue, for Parcel No. 53 as 617-621 North Forty-fourth street, for Parcel No. 54 as 731 North Forty-fourth street, for Parcel No. 55 as 735 North Forty-fourth street, for Parcel No. 60 as 886 North Forty-sixth street and for Parcel No. 61 as 892 North Forty-sixth street (the "Properties"). The areas of the Properties are bounded as follows:

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**Parcel No. 33 (4217-4219 Haverford avenue).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the intersection of the north side of Haverford avenue (eighty feet wide) and the easterly side of Brooklyn street (fifty feet wide); Containing in front or breadth on the said side of Haverford avenue forty feet and extending of that width in length or depth between parallel lines at right angles to the said Haverford avenue one hundred two feet to a point on the south of a certain four feet wide alley that extends west into the said Brooklyn street and east into Forty-second street (fifty feet wide).

**Parcel No. 34 (840-842 June street including 839-843 North Markoe street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the west side of June street (thirty feet wide) and the south side of Parrish street (sixty feet wide); Thence extending westward along the said side of Parrish street ninety three feet six inches to the point of intersection with the east side of Markoe street (fifty feet wide); Thence extending south along the said Markoe

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street forty seven feet four inches to a point; Thence extending east on a line parallel with the said Parrish street fifty three feet six inches to a point in the middle of a certain two feet six inches wide alley that extends northward into the said Parrish street; Thence extending north along the middle of said alley fifteen feet four inches to a point; Thence extending east on a line parallel with the said Parrish street forty feet to a point on the said side of June street; Thence extending north along the said June street thirty two feet to the point of intersection with the said Parrish street, being the first mentioned point and place of beginning.

**Parcel No. 35 (803 North Markoe street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the east side of Markoe street (fifty feet wide) at the distance of sixteen feet north from the north side of Brown street (eighty feet wide); Containing in front or breadth on the said Markoe street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Markoe street fifty three feet six inches to a point in the middle of a certain two feet six

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inches wide alley that extends southward into the said Brown street.

**Parcel No. 36 (806 North Markoe street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the west side of Markoe street (fifty feet wide) at the distance of forty four feet four inches north from the north side of Brown street (eighty feet wide); Containing in front or breadth on the said Markoe street fourteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Markoe street forty seven feet to a point on the east side of a certain four feet wide alley that extends southward into the said Brown street and northward communicating with a certain eight feet eight inches wide alley that extends westward into May street (thirty feet wide) and eastward into the said Markoe street.

**Parcel No. 37 (810 North Markoe street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the west side of Markoe street (fifty feet wide) at the distance of seventy two feet four inches north from the

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north side of Brown street (eighty feet wide); Containing in front or breadth on the said Markoe street fourteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Markoe street forty seven feet to a point on the east side of a certain four feet wide alley that extends Southward into the said Brown street and northward communicating with a certain eight feet eight inches wide alley that extends westward into May street (thirty feet wide) and eastward into the said Markoe street.

**Parcel No. 38 (815-817 North Markoe street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the east side of Markoe street (fifty feet wide) at the distance of two hundred feet four inches south from the south side of Parrish street (sixty feet wide); Containing in front or breadth on the said Markoe street thirty feet eight inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Markoe street fifty three feet six inches to a point in the middle of a certain two feet six inches wide alley that extends northward into the said Parrish street.

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**Parcel No. 39 (844 North Markoe street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the west side of Markoe street (fifty feet wide) and the south side of Parrish street (sixty feet wide); Thence extending westward along the said side of Parrish street fifty four feet four and one-half inches to a point on the east side of a certain three feet wide alley that extends northward into the said Parrish street; Thence extending southward along said side of said alley fifteen feet two inches to a point; Thence extending eastward on a line parallel with the said Parrish street fifty four feet four and one-half inches to a point on the said side of Markoe street; Thence extending northward along the said Markoe street fourteen feet eleven and one-half inches to the point of intersection with the said Parrish street being the first mentioned point and place of beginning.

**Parcel No. 40 (800-804 May street).**

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at the point of intersection of the west side of May street (thirty feet wide) and the north side of Brown street (eighty

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feet wide); Containing in front or breadth on the said side of May street forty four feet four inches and extending of that width in length or depth westward between parallel lines at right angles to the said May street forty five feet to a point on the east side of a certain four feet wide alley that extends southward into the said Brown street and northward communicating with a certain eight feet eight inches wide alley that extends westward into Forty-seventh street (fifty feet wide) and eastward into Markoe street (fifty feet wide).

**Parcel No. 41 (801-821 May street).**

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at the point of intersection of the east side of May street (thirty feet wide) and the north side of Brown street (eighty feet wide); Containing in front or breadth on the said side of May street one hundred fifty six feet four inches and extending of that width in length or depth eastward between parallel lines forty five feet to a point on the west side of a certain four feet wide alley that extends southward into the said Brown street and northward communicating with a certain eight feet eight inches wide alley that extends

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westward into Forty-seventh street (fifty feet wide) and eastward into Markoe street (fifty feet wide).

**Parcel No. 42 (808 May street).**

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at a point on the west side of May street (thirty feet wide) at the distance of fifty eight feet four inches north from the north side of Brown street (eighty feet wide); Containing in front or breadth on the said side of May street fourteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said May street forty five feet to a point on the east side of a certain four feet wide alley that extends southward into the said Brown street and northward communicating with a certain eight feet eight inches wide alley that extends westward into Forty-seventh street (fifty feet wide) and eastward into Markoe street (fifty feet wide).

**Parcel No. 43 (816-820 May street).**

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at a point on the west side of May street (thirty feet wide) at the distance of one hundred fourteen feet four inches north

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from the north side of Brown street (eighty feet wide);  
Containing in front or breadth on the said side of May street fifty six feet and extending of that width in length or depth westward between parallel lines at right angles to the said May street forty five feet to a point on the east side of a certain four feet wide alley that extends southward into the said Brown street and northward communicating with a certain eight feet eight inches wide alley that extends westward into Forty-seventh street (fifty feet wide) and eastward into Markoe street (fifty feet wide).

**Parcel No. 48 (4436 Parrish street).**

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Parrish street (sixty feet wide) and the east side of Forty-fifth street (fifty feet wide); Containing in front or breadth on the said Parrish street fifteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Parrish street seventy feet to a point on the north side of a certain three feet wide alley which extends westward into the said Forty-fifth street and eastward into Lex street (forty feet wide).

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**Parcel No. 49 (4628-4632 Parrish street).**

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at a point on the south side of Parrish street (sixty feet wide) at the distance of fifty seven feet four and one-half inches west from the west side of Markoe street (fifty feet wide); Thence extending westward along the said Parrish street forty two feet seven and one-half inches to a point; Thence extending southward on a line at right angles to the said Parrish street ninety five feet to a point; Thence extending eastward fourteen feet one and one-half inches to a point on the head of a certain three feet wide alley; Thence extending northward along the head of said alley three feet to a point on the north side of said alley; Thence extending eastward along said alley twenty eight feet six inches to a point on the west side of another certain three feet wide alley that communicates with the aforesaid alley and extends northward into the said Parrish street; Thence extending northward along said alley ninety two feet to a point on the said side of Parrish street being the first mentioned place and point of beginning.

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**Parcel No. 50 (4715-4717 Parrish street).** All

that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at the point of intersection of the north side of Parrish street (sixty feet wide) and the west side of Moss street (thirty feet wide); Containing in front or breadth on the said Parrish street thirty three feet six inches and extending of that width in length or depth northward between parallel lines at right angles to the said Parrish street fifty six feet ten and five-eighths inches to a point. The west line of the property crosses a certain two feet wide alley that extends westward and communicates with a certain four feet wide alley that extends southward into the said Parrish street.

**Parcel No. 51 (4630 Westminster avenue).** All

that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at a point on the south side of Westminster avenue (sixty feet wide) at the distance of thirty four feet west from the west side of Markoe street (fifty feet wide); Containing in front or breadth on the said Westminster avenue fourteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said

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Westminster avenue sixty five feet seven and five-eighths inches to a point on the north side of a certain three feet wide alley that extends westward communicating with a certain other three feet wide alley that extends southward communicating with a certain other three feet wide alley that extends eastward into the said Markoe street.

**Parcel No. 53 (617-621 North Forty-fourth street).**All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the east side of Forty-fourth street (sixty feet wide) at the distance of sixty five feet south from the southerly side of Wallace street (fifty feet wide); Containing in front or breadth on the said Forty-fourth street forty seven feet five inches and extending of that width in length or depth between parallel lines at right angles to the said Forty-fourth street seventy eight feet six inches to a point on the west side of a certain three feet wide alley that extends south into Haverford avenue (eighty feet wide) communicating with a certain other three feet wide alley that extends east into Pallas street (forty feet wide) and north to a certain two feet six inches wide alley that also extends into the said Pallas street. The north line of

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property extends along the south side of a certain other two feet six inches wide alley.

**Parcel No. 54 (731 North Forty-fourth street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the east side of Forty-fourth street (sixty feet wide) at the distance of ninety five feet ten inches south from the southerly side of Aspen street (sixty feet wide); Thence extending eastward on a line at right angles to the said Forty-fourth street eighty five feet to a point, crossing the head of a certain three feet wide alley that extends northward into the said Aspen street; Thence extending northward along the easterly side of the aforementioned alley two feet ten inches to a point on the south side of a certain four feet wide alley; Thence extending eastward along said alley eighty six feet to a point on the west side of another certain four feet wide alley; Thence extending southward along said side of said alley eighteen feet eight inches to a point; Thence extending westward on a line parallel with the said Aspen street one hundred seventy one feet to a point on the said side of Forty-fourth street; Thence extending northward along the said side of Forty-

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fourth street fifteen feet ten inches to the first mentioned point and place of beginning.

**Parcel No. 55 (735 North Forty-fourth street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the east side of Forty-fourth street (sixty feet wide) at the distance of sixty four feet south from the southerly side of Aspen street (sixty feet wide); Containing in front or breadth on the said Forty-fourth street sixteen feet and extending of that length in width or depth eastward between parallel lines at right angles to the said Forty-fourth street eighty two feet to a point on the west side of a certain three feet wide alley that extends northward into the said Aspen street.

**Parcel No. 60 (886 North Forty-sixth street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the west side of Forty-sixth street (sixty feet wide) at the distance of one hundred fifty seven feet south from the south side of Westminster avenue (sixty feet wide); Containing in front or breadth on the said Forty-sixth street sixteen feet and extending of that length in width or depth

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westward between parallel lines at right angles to the said Forty-sixth street fifty eight feet six inches to a point on the east side of a certain three feet wide alley.

**Parcel No. 61 (892 North Forty-sixth street).**

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the west side of Forty-sixth street (sixty feet wide) at the distance of one hundred eleven feet two and three-quarters inches south from the south side of Westminster avenue (sixty feet wide); Containing in front or breadth on the said Forty-sixth street thirteen feet nine and one-quarter inches and extending of that length in width or depth westward between parallel lines at right angles to the said Forty-sixth street forty nine feet six inches to a point on the east side of a certain three feet wide alley that extends northward and communicates with another certain three feet wide alley that extends eastward into the said Forty-sixth street.

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,** Philadelphia Housing Authority (hereinafter “Redeveloper”) desires to enter into the said redevelopment contract for the Properties; and

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**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 Greenway, Mantua and West Philadelphia, 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 Philadelphia Housing Authority (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 requests the various officials, departments, boards and agencies of the City having administrative

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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-first of April, 2005.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell