



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 220604

Introduced June 16, 2022

**Councilmember Parker
for
Council President Clarke**

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, identified by house numbers and street addresses as 1535 North Thirty-third street, 1601 North Thirty-third street, 1603 North Thirty-third street, 1605 North Thirty-third street, 1607 North Thirty-third street, 3201-3207 West Oxford street, 3216 West Oxford street, and 3225-3231 West Oxford street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Habitat for Humanity Philadelphia, Inc. and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (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, identified by house numbers and street addresses as 1535 North Thirty-third street, 1601 North Thirty-third street, 1603 North Thirty-third street, 1605 North Thirty-third street, 1607 North Thirty-third street, 3201-3207 West Oxford street, 3216 West Oxford street, and 3225-3231 West Oxford street (collectively, the "Properties"). The area of the Properties is bounded as follows:

1535 North Thirty-third street. All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the east side of Thirty-third street (fifty feet wide) at the distance of seventy-two feet four inches south from the south side of Oxford street (seventy feet wide); Containing in front or breadth on the said side of Thirty-third street seventeen feet two inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-third street one hundred feet to a point on the west

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side of a certain three feet wide alley that extends northward into the said Oxford street. Said alley communicates with a certain other three feet wide alley that extends eastward into the said Natrona street.

1601 North Thirty-third street. All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning on the northeast corner of the intersection of North Thirty-third street (one hundred feet wide) and West Oxford street (seventy feet wide); Containing in front or breadth on the said Thirty-third street twenty feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-third street and along the northerly side of the said Oxford street one hundred feet to the westerly side of a certain four feet wide alley extending northward to a point and southward into the said Oxford street.

1603 North Thirty-third street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the easterly side of Thirty-third street at the distance of twenty feet northward from the northerly side of Oxford street in the Thirty-second Ward of the City of Philadelphia; Containing in front or breadth on the said Thirty-third street eighteen feet and extending of that width in length or depth eastwardly between parallel lines at right angles with said Thirty-third street one hundred feet to a certain four feet wide alley leading southwardly into the said Oxford street.

1605 North Thirty-third street. All that certain lot or piece of ground with the buildings and improvements thereon erected, if any, situate on the east side of Thirty-third street at the distance of thirty-eight feet northward from the north side of Oxford street in the Thirty-second Ward of the City of Philadelphia; Containing in front or breadth on the said Thirty-third street seventeen feet six inches and extending of that width in length or depth eastward between parallel lines at right angles with the said Thirty-third street one hundred feet to a certain four feet wide alley leading southward into said Oxford street.

1607 North Thirty-third street. All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the easterly side of North Thirty-third street (one hundred feet wide, erroneously cited as seventy feet wide in prior deed) at the distance of fifty-five feet six inches north from the northerly side of West Oxford street (seventy feet wide). Containing in front or breadth on the said Thirty-third street seventeen feet six inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-third street one hundred feet to the westerly side of a certain four feet wide alley which extends southward into the said Oxford street and northward communicating with a certain three feet wide alley which extends eastward into North Natrona street (thirty feet wide).

3201-3207 West Oxford street. All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at the point of intersection of the north side of Oxford street (seventy feet wide) and the west side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said Oxford street sixty-five feet six inches and extending

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of that width in length or depth northward between parallel lines at right angles to the said Oxford street eighty feet to a point on the south side of Guest street (twenty-five feet wide).

3216 West Oxford street. All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the south side of Oxford street (seventy feet wide) at the distance of forty-eight feet east from the easterly side of Natrona street (thirty feet wide); Containing in front or breadth on the said Oxford street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Oxford street ninety feet to a point on the north side of a certain four feet wide alley that extends westward into the said Natrona street.

3225-3231 West Oxford street. All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia at the intersection formed by the northerly side of West Oxford street (seventy feet wide) and the westerly side of North Natrona street (30 feet wide); Containing in front or breadth on the northerly side of said Oxford street sixty-six feet and extending of that width in length or depth northward between parallel lines at right angles to said Oxford street eighty feet to the south side of a certain three feet wide alley which extends westward communicating with a certain four feet wide alley which extends southward into said Oxford street and also extends eastward into said Natrona street.

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

WHEREAS, Habitat for Humanity Philadelphia, Inc. desires to enter into the said redevelopment contract for the Properties; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Model Cities Urban Renewal Area, 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 Habitat for Humanity Philadelphia, Inc. (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 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.