



City of Philadelphia

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

RESOLUTION NO. 230504

Introduced June 8, 2023

Councilmember Gauthier

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Mantua Urban Renewal Area, identified by house numbers and street addresses as 3701 Brown street, 3703 Brown street, 3705-3711 Brown street, 3713-3717 Brown street, 3719-3733 Brown street and 3700-3706 Mantua avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with Triangle Senior Housing One LP 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 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, identified by house numbers and street addresses as 3701 Brown street, 3703 Brown street, 3705-3711 Brown street, 3713-3717 Brown street, 3719-3733 Brown street and 3700-3706 Mantua avenue; (collectively, the "Properties"). The areas of the Properties are bounded as follows:

3701 Brown street. All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at the intersection formed at the north side of Brown street (fifty feet wide) and the west side of North Thirty-seventh street (sixty feet wide); Containing in front or breadth along the said north side of said Brown street sixteen feet five and one-half inches and extending of that width in length or depth between parallel lines at right angles to the said Brown street eighty-six feet to a certain four feet wide alley that extends east into the said North Thirty-seventh street.

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3703 Brown 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 northerly side of Brown street (fifty feet wide) at the distance of sixteen feet five and one-half inches west from the westerly side of Thirty-seventh street (sixty feet wide); Containing in front or breadth on the said Brown street sixteen feet one and one-quarter inches and extending of that width in length or depth northward between parallel lines at right angles to the said Brown street eighty-six feet to a point on the southerly side of a certain four feet wide alley and extends eastwardly into the said Thirty-seventh street.

3705-3711 Brown 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 north side of Brown street (fifty feet wide) at the distance of thirty-two feet six and three-quarters inches west from the west side of North Thirty-seventh street (sixty feet wide); Containing in front or breadth west along the said north side of said Brown street, sixty-four feet five inches and extending of that width in length or depth between parallel lines at right angles to the said Brown street eighty-six feet to a certain four feet wide alley that extends east into the said North Thirty-seventh street.

3713-3717 Brown 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 northerly side of Brown street (fifty feet wide) at the distance of ninety-six feet eleven and three-quarters inches west from the westerly side of Thirty-seventh street (sixty feet wide); Containing in front or breadth on the said Brown street forty-eight feet three and three-quarters inches and extending of that width in length or depth northward between parallel lines at right angles to the said Brown street eighty-six feet to a point on the southerly side of a certain four feet wide alley that extends eastwardly into the said Thirty-seventh street.

3719-3733 Brown 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 north side of Brown street (fifty feet wide) at the distance of one hundred forty-five feet three and one-half inches from the west side of North Thirty-seventh street (sixty feet wide); Containing in front or breadth west along the said north side of said Brown street one hundred twenty-eight feet eight inches and extending of that width in length or depth between parallel lines at right angles to the said Brown street eighty-six feet to a certain four feet wide alley that extends east into the said North Thirty-seventh street.

3700-3706 Mantua avenue. All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at the intersection formed by the southerly side of Mantua avenue (sixty feet wide) and the west side of North Thirty-seventh street (sixty feet wide); Thence

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extending northwesterly along the southerly side of the said Mantua avenue one hundred twenty-one feet four inches to a point; Thence extending south on a line at right angles with the said Mantua avenue seventy feet three and three-eighths inches to a certain four feet wide alley that extends east into the said Thirty-seventh street; Thence extending east along the north side of the said four feet wide alley one hundred forty-two feet five inches to a point on the west side of said Thirty-seventh street; Thence extending north along said Thirty-seventh street five feet five and one-half inches 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 Council; and

WHEREAS, Triangle Senior Housing One LP 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 Mantua 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 Triangle Senior Housing One LP (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 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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