



City of Philadelphia

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

RESOLUTION NO. 140581

Introduced June 12, 2014

**Councilmember Greenlee
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 1414-1424 North Twentieth street, 1426-1432 North Twentieth street, 1500 North Twentieth street, 1502-1524 North Twentieth street, 1528-1538 North Twentieth street, 1540-1542 North Twentieth street, 2001-2005 Jefferson street, 1507-1543 North Woodstock street including 2002-2004 Redner street, 2106-2116 Harlan street, 2120-2124 Harlan street, 2128-2136 Harlan street, 2142-2144 Harlan street, 1407-1409 North Twenty-second street, 1901-1921 Ridge avenue including 1248 North Nineteenth street, 1929-1935 Ridge avenue including 1909-1913 West Thompson street, 1300 North Nineteenth street and 1306-1310 North Nineteenth street, 1939-1949 Ridge avenue, 1316-1318 North Nineteenth street, 1905 Turner street, 1909 Turner street, 1911 Turner street, 1913 Turner street, 1915 Turner street, 1917 Turner street, 1925 Turner street, 2209 Stewart street, 2213-2219 Stewart street, 2225-2229 Stewart street and 2100-2120 Sharswood street; and 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.

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 1414-1424 North Twentieth street, 1426-1432 North Twentieth street, 1500 North Twentieth street,

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1502-1524 North Twentieth street, 1528-1538 North Twentieth street, 1540-1542 North Twentieth street, 2001-2005 Jefferson street, 1507-1543 North Woodstock street including 2002-2004 Redner street, 2106-2116 Harlan street, 2120-2124 Harlan street, 2128-2136 Harlan street, 2142-2144 Harlan street, 1407-1409 North Twenty-second street, 1901-1921 Ridge avenue including 1248 North Nineteenth street, 1929-1935 Ridge avenue including 1909-1913 West Thompson street, 1300 North Nineteenth street and 1306-1310 North Nineteenth street, 1939-1949 Ridge avenue, 1316-1318 North Nineteenth street, 1905 Turner street, 1909 Turner street, 1911 Turner street, 1913 Turner street, 1915 Turner street, 1917 Turner street, 1925 Turner street, 2209 Stewart street, 2213-2219 Stewart street, 2225-2229 Stewart street and 2100-2120 Sharswood street (the "Properties"). The area of the Properties is bounded as follows:

1414-1424 North Twentieth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, in the Forty-seventh Ward of the City of Philadelphia situated on the westerly side of North Twentieth street at a distance of one hundred seventy-two feet and one-half inch northward from the northerly side of Master street; Containing in front or breadth on Twentieth street one hundred sixteen feet eleven and one-quarter inches and extending of that width in length or depth westward between parallel lines at right angles to Twentieth street a distance of eighty-seven feet one and three-eighths inches on the northerly line thereof and forty-six feet ten and three-quarters inches on the southerly line thereof; Containing on the rear line thereof one hundred twenty-three feet seven and seven-eighths inches more or less.

1426-1432 North Twentieth street.

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia beginning at a point of intersection of the westerly side of Twentieth street (fifty feet wide) and the southerly side of Jefferson street; Thence extending southward along the westerly side of Twentieth street one hundred sixty-six feet and one and three-quarters inches to a point; Thence extending westward at right angles to Twentieth street eight-seven feet one and three-eighths inches to an angle point; Thence extending in a northwestward direction a distance of sixty-

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nine feet eleven and seven-eighths inches to a point; Thence extending along a line at right angles to said Twentieth street a distance of five feet one and one-quarter inches more or less, to an angle point; Thence extending in a northwestward direction along a rear line of property being known as 2031 Ridge avenue a distance of eleven feet two inches, more or less, to a point; Thence extending northward along a line at right angles to Jefferson street a distance of ninety-five feet and one-half inch to the southerly side of said Jefferson street; Thence extending eastward along the southerly side of Jefferson street one hundred twenty-five feet zero inches to the first mentioned point and place of beginning.

1500 North Twentieth street.

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia situated at a point of intersection of the westerly side of Twentieth street (fifty feet wide) and the northerly side of Jefferson street (fifty feet wide); Containing in front or breadth on Twentieth street sixteen feet zero inches and extending of that width in length or depth westward between parallel lines at right angles to Twentieth street and along the northerly side of Jefferson street a distance of fifty-seven feet eight inches to the easterly side of a certain two feet four inches wide alley.

1502-1524 North Twentieth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, in the Forty-seventh Ward of the City of Philadelphia situated on the westerly side of Twentieth street at a distance of sixteen feet zero inches northward from the northerly side of Jefferson street; Thence extending northward along the westerly side of Twentieth street one hundred ninety-two to a point; Thence extending westward at right angles to Twentieth street a distance of sixty feet zero inches to the easterly side of a three feet zero inches wide alley; Thence extending southward along the easterly side of said three feet zero inches wide alley a distance of one hundred seventy-six feet

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to a point on the head of a connecting two feet four inches wide alley; Thence extending eastward at right angles to Twentieth street, crossing the head of the last mentioned alley, a distance of two feet four inches to a point; Thence extending southward along the easterly side of the said alley sixteen feet zero inches to a point; Thence extending eastward at right angles to Twentieth street a distance of fifty-seven feet eight inches to the first mentioned point and place of beginning.

1528-1538 North Twentieth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, in the Forty-seventh Ward of the City of Philadelphia situated on the westerly side of Twentieth street at a distance of two hundred twenty-four feet northward from the northerly side of Jefferson street; Containing in front or breadth on Twentieth street ninety-six feet zero inches and extending of that width in length or depth westward between parallel lines at right angles to Twentieth street sixty feet zero inches to the easterly side of a three feet zero inches wide alley.

1540-1542 North Twentieth street.

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia situated at a point of intersection of the westerly side of Twentieth street (fifty feet wide) and the southerly side of Redner street (thirty feet wide); Containing in front or breadth on Twentieth street thirty-three feet six inches and extending of that width in length or depth westward between parallel lines at right angles to Twentieth street and along the southerly side of said Redner street a distance of sixty-eight feet zero inches.

2001-2005 Jefferson street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia situate at the intersection formed by the north side of West Jefferson street (fifty feet wide) and the east side of North

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Woodstock street (thirty feet wide); Containing in front or breadth on the said Jefferson street forty feet and extending of that width in length or depth northward between parallel lines at right angles to said Jefferson street fifty-one feet to a certain three feet wide alley extending westward into said Woodstock street and eastward communicating with another certain three feet wide alley extending northward to a point.

1507-1543 North Woodstock street including 2002-2004 Redner street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the east side of North Woodstock street (thirty feet wide) fifty-four feet north from the north side of West Jefferson street (fifty feet wide); Thence extending eastward thirty-seven feet along the north side of a certain three feet wide alley communicating with another certain three feet wide alley extending northward to a point; Thence extending northward on a line at right angles with said Jefferson street along the west side of the second said alley two hundred sixty-six feet to a point; Thence extending westward on a line parallel to West Redner street (thirty feet wide) five feet to a point; Thence extending northward on a line parallel to said Woodstock street thirty-three feet to a point on the south side of said Redner street; Thence extending westward thirty-two feet along the south side of said Redner street to a point on the east side of said Woodstock street; Thence extending southward along the east side of said Woodstock street two hundred ninety-nine feet to the first mentioned point and place of beginning.

2106-2116 Harlan street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at a point on the south side of Harlan street (twenty-five feet wide) at the distance of seventy-three feet west from the west side of Twenty-first street (fifty

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feet wide); Containing in front or breadth on the said Harlan street eighty feet six inches and extending of that width in length or depth southward between parallel lines at right angles to the said Harlan street thirty-nine feet to a point.

2120-2124 Harlan street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning on the south side of Harlan street (twenty-five feet wide) at the distance of one hundred ninety-five feet six inches east from the east side of Twenty-second street (sixty feet wide); Containing in front or breadth on the said side of Harlan street forty feet three inches and extending of that width in length or depth southward between parallel lines at right angles to the said Harlan street thirty-nine feet to a point.

2128-2136 Harlan street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning on the south side of Harlan street (twenty-five feet wide) at the distance of one hundred fifteen feet east from the east side of Twenty-second street (sixty feet wide); Containing in front or breadth on the said side of Harlan street sixty-seven feet one inch and extending of that width in length or depth southward between parallel lines at right angles to the said Harlan street thirty-nine feet to a point.

2142-2144 Harlan street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning on the south side of Harlan street (twenty-five feet wide) at the distance of fifty-eight feet east from the east side of Twenty-second street (sixty feet wide); Containing in front or breadth on the said side of Harlan street thirty feet two inches and extending of that width in

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length or depth southward between parallel lines at right angles to the said Harlan street thirty-nine feet to a point.

1407-1409 North Twenty-second street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at a point on the east side of Twenty-second street (sixty feet wide) at the distance of fourteen feet south from the south side of Harlan street (twenty-five feet wide); Containing in front or breadth on the said Twenty-second street twenty-eight feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Twenty-second street fifty-five feet to a point on the west side of a certain three feet wide alley that extends northward into the said Harlan street.

1901-1921 Ridge avenue including 1248 North Nineteenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the northeasterly side of Ridge avenue (sixty feet wide) and the northwesterly side of Nineteenth street (fifty feet wide); Thence extending northward along the said side of Ridge avenue two hundred twenty-eight feet seven and one-half inches to the point of intersection with the southerly side of Thompson street (fifty feet wide); Thence extending eastward along the said side of Thompson street seventy-nine feet three and three-quarters inches to a point on the westerly side of a certain two feet six inches wide alley that extends northward into the said Thompson street; Thence extending southward along said alley twenty-eight feet six one-eighth inches to a point at the head of said alley; Thence extending southeastward crossing head of said alley, twenty-five feet two and five-sixteenths inches to a point; Thence extending eastward on a line parallel with the said Thompson street thirty-two feet ten and five-eighths inches to a point on the said side of Nineteenth street; Thence extending southward along the said

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Nineteenth street one hundred thirty-seven feet ten and three-quarters inches to the point of intersection with the said side of Ridge avenue, being the first mentioned point and place of beginning.

1929-1935 Ridge avenue including 1909-1913 West Thompson street, 1300 North Nineteenth street and 1306-1310 North Nineteenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Thompson street (fifty feet wide) and the northwesterly side of Nineteenth street (fifty feet wide); Thence extending westward along the said side of Thompson street one hundred thirteen feet ten inches to a point; Thence extending northward on a line at right angles to the said Thompson street thirty-four feet two inches to a point; Thence extending eastward on a line parallel with the said Thompson street three feet eight and one-half inches to a point; Thence extending northward on a line at right angles to the said Thompson street fourteen feet eight inches to a point; Thence extending southwestward sixty-one feet five inches to a point on the easterly side of Ridge avenue (sixty feet wide); Thence extending northward along the said side Ridge avenue sixty-four feet eight inches to a point; Thence extending eastward on a line at right angles to the said Ridge avenue eighty feet to a point on the westerly side of a certain four feet wide alley that extends northward into Ingersoll street (forty feet wide); Thence extending southward, partially along said alley forty-eight feet six inches to a point; Thence extending eastward forty-three feet and five-eighths inches to a point; Thence extending northward on a line at right angles to the said Thompson street nine feet three and seven-eighths inches to a point; Thence extending eastward on a line parallel with the said Thompson street seventy-two feet to a point on the said side of Nineteenth street; Thence extending southward along the said side of Nineteenth street fifty-one feet to a point; Thence extending westward on a line at right angles to the said Nineteenth street seventy-two feet to a point; Thence extending southward on a line parallel with the said

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Nineteenth street thirty-five feet to a point; Thence extending eastward on a line parallel with the said Thompson street seventy-two feet to a point on the said side of Nineteenth street; Thence extending southward along the said side of Nineteenth street eighteen feet to the point of intersection with the said side of Thompson street being the first mentioned point and place of beginning.

1939-1949 Ridge avenue.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the easterly side of Ridge avenue (sixty feet wide) and the southerly side of Ingersoll street (forty feet wide); Thence extending eastward along the said side of Ingersoll street ninety-five feet three and three-quarters inches to a point on the westerly side of a certain four feet wide alley that extends northward into the said Ingersoll street; Thence extending southward along said alley seventy feet four and seven-eighths inches to a point; Thence extending westward eighty feet to a point on the said side of Ridge avenue; Thence extending northward along the said side of Ridge avenue one hundred twenty-six feet two and one-half inches to the point of intersection with the said side of Ingersoll street, being the first mentioned point and place of beginning.

1316-1318 North Nineteenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at a point on the northwesterly side of Nineteenth street (fifty feet wide) at the distance of eighteen feet south from the southerly side of Ingersoll street (forty feet wide); Containing in front or breadth on the said side of Nineteenth street thirty-four feet and extending of that width in length or depth westward between parallel lines at right angles to the said Nineteenth street seventy-two feet to a point.

1905 Turner street.

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ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Turner street at the distance of two hundred eighty-six feet eastward from the east side of Twentieth street in the Forty-seventh (formerly part of the Twenty-ninth) Ward of the City of Philadelphia; Containing in front or breadth on the said Turner street fourteen feet and extending in length or depth northward of that width between parallel lines at right angles to the said Turner street fifty-four feet to a certain three feet wide alley which communicates at the east end thereof with a certain three feet four and one-half inches wide alley which leads southward into Turner street and at the west end thereof with a certain other three feet wide alley which extends from said Turner street to Nicholas street.

1909 Turner street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Turner street at the distance of two hundred fifty-eight feet eastward from the east side of Twentieth street in the Forty-seventh Ward of the City of Philadelphia; Containing in front or breadth on the said Turner street fourteen feet and extending of that width in length or depth northward between lines parallel with the said Twentieth street fifty-four feet to a certain three feet wide alley.

1911 Turner street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the North side of Turner street at the distance of two hundred forty-four feet eastward from the east side of Twentieth street in the Forty-seventh Ward of the City of Philadelphia; Containing in front or breadth on the said Turner street fourteen feet and extending in length or depth northward of that width fifty-four feet to a three feet wide alley leading into a three feet four and one-half inches wide

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alley and also leading into a certain other three feet wide alley both leading into the said Turner street.

1913 Turner street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Turner street at the distance of two hundred thirty feet eastward from the east side of Twentieth street in the Forty-seventh Ward of the City of Philadelphia; Containing in front or breadth on the said Turner street fourteen feet and extending in length or depth northward between parallel lines at right angles with the said Turner street fifty-four feet to a certain three feet four and one-half inches wide alley which leads southward into Turner street and the west end thereof with a certain other three feet wide alley which extends from the said Turner street northward to Nicholas street.

1915 Turner street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Turner street at the distance of two hundred sixteen feet eastward from the east side of Twentieth street in the Forty-seventh (formerly part of the Twenty-ninth) Ward of the City of Philadelphia; Containing in front or breadth on said Turner street fourteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said Turner street fifty-four feet to a certain three feet wide alley leading eastward and westward into two other three feet wide alleys, one thereof three feet four and one-half inches wide and the other three feet wide and both leading southwardly into Turner street.

1917 Turner street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Turner street at the distance of two hundred two feet eastward from the east side of Twentieth street in the Forty-seventh (formerly part of the Twenty-ninth) Ward

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of the City of Philadelphia; Containing in front or breadth on said Turner street fourteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said Turner street fifty-four feet to a certain three feet wide alley leading eastward and westward into two other three feet wide alleys, one thereof three feet four one-half inches wide and the other three feet wide and both leading southwardly into Turner street.

1925 Turner street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Turner street at the distance of one hundred forty-six feet eastward from the east side of Twentieth street in the Forty-seventh Ward of the City of Philadelphia; Containing in front or breadth on the said Turner street fourteen feet and extending of that width in length or depth northward between lines parallel with the said Twentieth street fifty-four feet to a certain three feet wide alley leading into a three feet four and one-half inches wide alley and also leading into a certain three feet wide alley both leading into the said Turner street.

2209 Stewart street.

Beginning at a point on the northerly side of Stewart street, fifty-eight feet zero inches, more or less, west of the westerly side of Twenty-second street; Thence extending in a westerly direction along the northerly side of Stewart street, fourteen feet zero inches, more or less, to a point; Thence extending in a northerly direction along a line of property now or late of Albert Kritz, forty feet zero inches, more or less, to a point on the centerline of a two foot six inch wide alley; Thence extending in an easterly direction along the centerline of said two foot six inch wide alley, fourteen feet zero inches, more or less, to a point; Thence extending in a southerly direction along another line of the aforesaid Kritz property, forty feet zero inches, more or less, to the place of beginning.

2213-2219 Stewart street.

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Beginning at a point on the northerly side of Stewart street, eighty-six feet zero inches, more or less, west of the westerly side of Twenty-second street; Thence extending in a westerly direction along the northerly side of Stewart street, fifty-six feet zero inches, more or less, to a point; Thence extending in a northerly direction along a line of property now or late of Adam Ferguson, forty feet zero inches, more or less, to a point on the southerly side of a three foot wide alley; Thence extending in an easterly direction along the southerly side of said alley, twenty-eight feet zero inches, more or less, to a point; Thence extending in a northerly direction along a line of property now or late of Sterling Pinkett, et ux, crossing the bed of said alley, three feet zero inches, more or less, to a point on the northerly side of said alley; Thence extending in an easterly direction along the northerly side of said alley, fourteen feet zero inches, more or less, to a point; Thence extending in a southerly direction along another line of the aforesaid Pinkett property, crossing the head of said alley, three feet zero inches, more or less, to a point on the centerline of another three foot wide alley; Thence extending in an easterly direction along the centerline of the last mentioned alley, fourteen feet zero inches, more or less, to a point; Thence extending in a southerly direction along a line of property now or late of Camillo Tabassi, forty feet zero inches, more or less, to the place of beginning.

2225-2229 Stewart street.

Beginning at a point on the northerly side of Stewart street (twenty-five feet wide), one hundred seventy-three feet zero inches, more or less, west of the westerly side of Twenty-second street (sixty feet wide); Thence extending in a westerly direction along the northerly side of Stewart street, forty-three feet zero inches, more or less, to a point; Thence extending in a northerly direction along a line of property now or late of John Jacob Marko, thirty-eight feet one inch, more or less, to a point; Thence extending in an easterly direction along another line of said Marko property, sixteen feet zero inches, more or less, to a point; Thence extending in a northerly direction along a line of

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property now or late of Nicholas Palladino, crossing the head of a three foot wide alley, four feet eleven inches, more or less, to a point on the northerly side of said alley; Thence extending in an easterly direction along the northerly side of said alley, thirteen feet zero inches, more or less, to a point; Thence extending in a southerly direction along another line of the aforesaid Palladino property crossing the bed of said alley, three feet zero inches, more or less, to a point on the southerly side of said alley; Thence extending in an easterly direction along the southerly side of said alley, fourteen feet zero inches, more or less, to a point; Thence extending in a southerly direction along a line of property now or late of Earle S. Halpern, et ux, forty feet zero inches, more or less, to the place of beginning.

2100-2120 Sharswood street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Sharswood street (forty feet wide) and the west side of Twenty-first street (fifty feet wide); Containing in front or breadth on the said Sharswood street one hundred fifty-nine feet ten and seven-eighths inches and extending of that width in length or depth southward between parallel lines at right angles to the said Sharswood street seventy feet to a point on the north side of Harlan street (twenty-five feet wide).

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

WHEREAS, Philadelphia Housing Authority desires to enter into the said redevelopment contract for the Properties.

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

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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 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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