



# City of Philadelphia

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

## **RESOLUTION NO. 150930**

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**Introduced December 3, 2015**

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**Councilmember Quiñones Sánchez**

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### **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 2203 North Second street, 2253-2261 North Second street, 2238 Palethorp street, 2256 North Palethorp street, 2261 North Palethorp street and 2260-2262 North Palethorp street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Norris Square Neighborhood Project, 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 2203 North Second street, 2253-2261 North Second street, 2238 Palethorp street, 2256 North Palethorp street, 2261 North Palethorp street and 2260-2262 North Palethorp street (collectively the “Properties”). The area of the Properties is bounded as follows:

2203 North Second street.

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia beginning at a point on the east side of North Second street (sixty feet wide) at a distance of eighteen feet northward from the north side of West Susquehanna avenue (sixty feet wide); Containing in front or breadth on the east side of the said

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North Second street eighteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Second street sixty-six feet two inches.

2253-2261 North Second street.

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia beginning at a point on the east side of North Second street (sixty feet wide) at the distance of eighteen feet southward from the south side of West Dauphin street (fifty feet wide); Containing in front or breadth on the east side of the said Second street eighty-three feet eight inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Second street seventy feet to the west side of a certain three feet wide alley extending southward to a point and northward into the said Dauphin street.

2238 Palethorp street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the west side of Palethorp street at the distance of two hundred eighty-seven feet northward from the North side of Susquehanna avenue in the Nineteenth Ward of the City of Philadelphia; Containing in front or breadth on the said Palethorp street fourteen feet and extending in length or depth westward between parallel, with the said Susquehanna avenue forty-four feet, then narrowing on the south side thereof to the width nine feet, and extending of that decreased width the further depth of three feet. Bounded southwardly partly by ground now or late of John L. Frick and partly by the head of a certain three feet wide alley which extends southwardly and eastwardly into the said Palethorp street, westwardly partly by the said alley and partly by ground now or late of John L. Frick and eastwardly by Palethorp street aforesaid.

2256 North Palethorp street.

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ALL THAT CERTAIN lot or piece of ground situate in the Nineteenth Ward of the City of Philadelphia situate on the west side of Palethorp street (late Perry Street) at the distance of eighty-three feet four inches southward from the southside of Dauphin street; Containing in front or breadth on said Palethorp street sixteen feet four inches and extending back of that width between lines parallel to Dauphin street in length or depth thirty-seven feet. Bounded northward by ground or late of Robert Walker, eastward by said Palethorp street, southward by ground now or late of Joseph E. Thompson and westward by a certain three feet wide alley.

2261 North Palethorp street.

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia beginning at a point on the east side of North Palethorp street (thirty feet wide) at the distance of seventy-three feet four inches southward from the south side of west Dauphin street (fifty feet wide); Containing in front or breadth on the said Palethorp street twelve feet and extending of that width in length or depth eastward between parallel lines at right angles to said Palethorp street forty-five feet to the west side of a certain four feet wide alley extending southward to a point and northward into the said Dauphin street.

2260-2262 North Palethorp street.

ALL THAT CERTAIN lot or piece of ground situated in the Nineteenth Ward of the City of Philadelphia beginning at a point on the west side of North Palethorp street (thirty feet wide) at the distance of thirty-four feet four inches southward from the south side of West Dauphin street (fifty feet wide); Thence extending westward on a line at right angles to the said Palethorp street thirty-seven feet four inches to a point on the east side of a certain three feet wide alley extending southward to a point and also northward into the said Dauphin street; Thence extending southward along the east side of said alley on a line parallel to the said Palethorp street sixteen

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feet four inches to a point; Thence extending eastward on a line at right angles to the said Palethorp street and along a bending point of said alley three inches to a point; Thence extending southward along the east side of said alley on a line parallel to the said Palethorp street sixteen feet four inches to a point; Thence extending eastward on a line parallel to the said Dauphin street thirty-seven feet to a point on the west side of the said Palethorp street; Thence extending northward along the west side of the said of the said Palethorp street thirty-two feet eight 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, Norris Square Neighborhood Project, Inc. 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 Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Norris Square Neighborhood Project, 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 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.