



City of Philadelphia

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

RESOLUTION NO. 160620

Introduced June 9, 2016

Councilmember Blackwell

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the University City Unit 3 Urban Renewal Area, identified by house number and street address as 3500 Lancaster avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with The District One Community Education Center, LLC 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 University City Unit 3 Urban Renewal Area (hereinafter "University City Unit 3"), which said plan and proposal were approved by Ordinance of the Council on September 17, 1965, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of University City Unit 3, identified by house number and street address as 3500 Lancaster avenue (the "Property"). The area of the Property is bounded as follows:

3500 Lancaster avenue.

ALL THAT CERTAIN lot or piece of ground situate in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the southwesterly side of Lancaster avenue (eighty feet wide) at the distance of three hundred twenty nine feet six and three-quarter inches northwestwardly from the northwesterly side of North Thirty-fourth street (sixty feet wide); Thence extending in a southwesterly direction one hundred ninety feet and zero inches to a point on the northeasterly side of Warren street (fifty feet wide);

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Thence extending in a northwesterly direction along the said northeasterly side of Warren street one hundred thirty-five feet zero inches to a point; Thence extending in a northeasterly direction one hundred ninety feet zero inches to a point on the southwesterly side of Lancaster avenue; Thence extending in a southeasterly direction along the said southwesterly side of Lancaster avenue one hundred thirty-five feet zero 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 the Council.

WHEREAS, The District One Community Education Center, LLC desires to enter into the said redevelopment contract for the Property.

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 University City Unit 3 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 The District One Community Education Center, LLC (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.