



# City of Philadelphia

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

## **RESOLUTION NO. 161023**

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**Introduced November 17, 2016**

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**Councilmember Greenlee  
for  
Council President Clarke**

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### **RESOLUTION**

Approving the first amendment to 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 3210-3212 Arlington street, 3211-3219 Arlington street, 3216 Arlington street, 3220-3226 Arlington street, 3223-3237 Arlington street, 3230 Arlington street, 3236 Arlington street, 3225-3227 West Berks street, 3233-3237 West Berks street, 3210-3214 Monument street, 3217 Monument street, 3220 Monument street, 3223-3225 Monument street, 3224 Monument street, 3228 Monument street, 3229 Monument street, 3232-3234 Monument street and 3233-3237 Monument street; and authorizing the Redevelopment Authority to execute the first amendment to the redevelopment contract with the Philadelphia Housing Authority and to take such action as may be necessary to effectuate the first amendment to 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 executed a redevelopment contract and disposition supplement with the Philadelphia Housing Authority (hereinafter "Redeveloper") for a portion of Model Cities, identified by house numbers and street addresses as 1901-1909 North Thirty-third street, 1911-1915 North Thirty-third street, 3210-3212 Arlington street, 3211-3219 Arlington street, 3216 Arlington street, 3220-3226 Arlington street, 3223-3237 Arlington street, 3230 Arlington street, 3236 Arlington street, 3225-3227 West Berks street, 3233-3237 West Berks street, 3210-3214 Monument street, 3217 Monument street, 3220 Monument street, 3223-3225 Monument street, 3224

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Monument street, 3228 Monument street, 3229 Monument street, 3232-3234 Monument street and 3233-3237 Monument street, which said redevelopment contract and disposition supplement were approved by Resolution No. 130537 adopted by the Council of the City of Philadelphia on June 20, 2013; and

WHEREAS, The Redevelopment Authority has prepared a first amendment to the redevelopment contract ("First Amendment") to cancel the redevelopment contract with respect to 1901-1909 North Thirty-third street and 1911-1915 North Thirty-third street, permit the Redeveloper to enter into a ground lease with Strawberry Mansion LP, and permit the Redeveloper to redevelop 3210-3212 Arlington street, 3211-3219 Arlington street, 3216 Arlington street, 3220-3226 Arlington street, 3223-3237 Arlington street, 3230 Arlington street, 3236 Arlington street, 3225-3227 West Berks street, 3233-3237 West Berks street, 3210-3214 Monument street, 3217 Monument street, 3220 Monument street, 3223-3225 Monument street, 3224 Monument street, 3228 Monument street, 3229 Monument street, 3232-3234 Monument street and 3233-3237 Monument street (collectively, the "Properties") in accordance with revised plans that are attached to the First Amendment; and

The areas of the Properties are bounded as follows:

3210-3212 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being seventy-six feet northwesterly from the intersection of the westerly line of Thirty-second street (fifty feet wide) with the southerly line of Arlington street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of one hundred forty-two feet to a point on the northerly line of Monument street (thirty-six feet wide); Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of seventy-three feet a point; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to a point on the southerly line of said Arlington street; Thence, south seventy-eight degrees thirty-nine minutes zero seconds

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east, along the same, a distance of thirty-two feet to the point and place of beginning; Subject to any existing right to use that certain four feet wide alley extending westward communicating with a ten feet wide cartway that extends from Arlington street to Monument street, and eastward communicating with a four feet wide alley that extends from Arlington street to Monument street.

## 3211-3219 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being seventy-six feet northwesterly from the intersection of the westerly line of Thirty-second street (fifty feet wide) with the northerly line of Arlington street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the northerly line of said Arlington street, a distance of eighty feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to a point on the southerly line of a four feet wide alley; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the same, a distance of eighty feet to a point; Thence south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to the point and place of beginning.

## 3216 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred twenty-four feet northwesterly from the intersection of the westerly line of Thirty-second street (fifty feet wide) with the southerly line of Arlington street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven

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degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to a point on the southerly line of said Arlington street; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the same, a distance of sixteen feet to the point and place of beginning.

3220-3226 Arlington 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 Arlington street (forty feet wide) at the distance of one hundred fifty-six feet west from the westerly side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said side of Arlington street sixty-four feet and extending of that width in length or depth southward between parallel lines at right angles to the said Arlington street sixty-nine feet to a point on the north side of a certain four feet wide alley; Said alley communicates with a certain other four feet wide alley that extends northward into the said Arlington street.

3223-3237 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the northerly line of Arlington street (thirty-six feet wide) the following six courses and distances, as follows, to wit; Thence, north eleven degrees twenty-one minutes zero seconds east, along the easterly line of said Thirty-third street, a distance of eighty-seven feet to a point; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of ninety feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of eighteen feet to a point; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the southerly line of a four feet wide alley, a distance of one hundred thirty-eight feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of said Arlington street; Thence, north seventy-eight degrees thirty-nine minutes zero seconds

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west, a distance of two hundred twenty-eight feet along the same to the point and place of beginning.

## 3230 Arlington street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred forty-eight feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Arlington street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the southerly line of said Arlington street, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

## 3236 Arlington 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 Arlington street (forty feet wide) at the distance of one hundred feet east from the easterly side of Thirty-third street (one hundred feet wide); Containing in front or breadth on the said side of Arlington street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Arlington street sixty-nine feet to a point on the north side of a certain four feet wide alley; Said alley communicates with a certain ten feet wide alley that extends along the west line of property northward into the said Arlington street and southward into Monument street (forty feet wide).

## 3225-3227 West Berks 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 north side of Berks street (fifty feet wide) at the distance of one hundred eighty feet east from the easterly side of Thirty-third street (one hundred feet wide); Containing in

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front or breadth on the said side of Berks street thirty-two feet and extending of that width in length or depth northward between parallel lines at right angles to the said Berks street seventy feet to a point on the south side of a certain four feet wide alley.

3233-3237 West Berks 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 north side of Berks street (fifty feet wide) at the distance of one hundred feet east from the easterly side of Thirty-third street (one hundred feet wide); Containing in front or breadth on the said side of Berks street forty-eight feet and extending of that width in length or depth northward between parallel lines at right angles to the said Berks street seventy feet to a point on the south side of a certain four feet wide alley; Said alley communicates with a certain ten feet wide alley that extends along the west line of the property southward into the said Berks street and northward into Monument street (thirty feet wide).

3210-3214 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being two hundred seventy-six feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of forty-eight feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of forty-eight feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3217 Monument street.

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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 north side of Monument street (thirty feet wide) at the distance of one hundred twenty-four feet west from the westerly side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said Monument street sixteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said Monument street sixty-nine feet to a point on the south side of a certain four feet wide alley that extends eastward communicating with a certain other four feet wide alley that extends southward into the said Monument street.

3220 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being two hundred twenty-eight feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3223-3225 Monument 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 north side of Monument street (thirty feet wide) at the distance of one hundred seventy-two feet west from the westerly side of Thirty-second street (fifty feet wide); Containing in front or breadth on the said Monument street thirty-two feet and extending of that width in length or depth northward between parallel lines at right angles to the said

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Monument street sixty-nine feet to a point on the south side of a certain four feet wide alley that extends eastward communicating with a certain other four feet wide alley that extends southward into the said Monument street.

3224 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred ninety-six feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3228 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred sixty-four feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to a point; Thence, north eleven degrees twenty-one minutes zero



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seconds east, a distance of sixty-nine feet to the point and place of beginning.

3229 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred sixty-four feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the northerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, north eleven degrees twenty-one minutes zero seconds east, a distance of sixty-nine feet to a point on the southerly line of a four wide alley; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, along the same, a distance of sixteen feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet a point on the northerly line of said Monument street; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of sixteen feet to the point and place of beginning.

3232-3234 Monument street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-second Ward of the City of Philadelphia beginning at a point, said point being one hundred sixteen feet southeasterly from the intersection of the easterly line of North Thirty-third street (one hundred feet wide) with the southerly line of Monument street (thirty-six feet wide) the following four courses and distances, as follows, to wit; Thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of thirty-two feet to a point; Thence, south eleven degrees twenty-one minutes zero seconds west, a distance of sixty-nine feet to a point on the northerly line of a four feet wide alley; Thence, north seventy-eight degrees thirty-nine minutes zero seconds west, along the same, a distance of thirty-two feet to a point; Thence, north eleven degrees twenty-one minutes

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zero seconds east, a distance of sixty-nine feet to the point and place of beginning.

3233-3237 Monument 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 north side of Monument street (thirty feet wide) at the distance of one hundred feet east from the easterly side of Thirty-third street (one hundred feet wide); Said point being the easterly side of a certain ten feet wide alley that extends southward into the said Monument street and northward into Arlington street (forty feet wide); Containing in front or breadth on the said Monument street forty-eight feet and extending of that width in length or depth northward between parallel lines at right angles to the said Monument street sixty-nine feet to a point on the south side of a certain four feet wide alley that extends westward communicating with the aforesaid ten feet wide alley.

The said First Amendment 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 First Amendment for the Properties.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the first amendment to the redevelopment contract (hereinafter "First Amendment") 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 First Amendment. The Redevelopment Authority is authorized to execute the hereby approved First Amendment with the Philadelphia Housing Authority (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the First Amendment 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 First Amendment hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the First Amendment and requests the various officials, departments, boards and agencies of the

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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 First Amendment.

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