

City of Philadelphia



Council of the City of Philadelphia
Office of the Chief Clerk
Room 402, City Hall
Philadelphia

(Resolution No. 170220)

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Whitman Urban Renewal Area, identified by house numbers and street addresses as 427 Cantrell street, 429 Cantrell street, 431 Cantrell street, 433 Cantrell street, 435 Cantrell street, 437-439 Cantrell street, 441 Cantrell street, 443 Cantrell street, 445 Cantrell street, 447 Cantrell street, 449 Cantrell street, 451-455 Cantrell street, 438 Cantrell street, 440 Cantrell street, 442 Cantrell street, 444 Cantrell street, 446-448 Cantrell street, 502-504 Cantrell street, 506 Cantrell street, 508 Cantrell street, 510-512 Cantrell street, 514 Cantrell street, 516 Cantrell street, 518 Cantrell street, 520 Cantrell street, 522 Cantrell street, 523-529 Cantrell street, 531 Cantrell street, 519 Winton street, 521 Winton street and 2116 South Fifth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Cantrell Place, 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 Whitman Urban Renewal Area (hereinafter "Whitman"), which said plan and proposal were approved by Ordinance of the Council on September 2, 1964, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Whitman, identified by house numbers and street addresses as 427 Cantrell street, 429 Cantrell street, 431 Cantrell street, 433 Cantrell street, 435 Cantrell street, 437-439 Cantrell street, 441 Cantrell street, 443 Cantrell street, 445 Cantrell street, 447 Cantrell street, 449 Cantrell street, 451-455 Cantrell street, 438 Cantrell street, 440 Cantrell street, 442 Cantrell street, 444 Cantrell street, 446-448 Cantrell street, 502-504 Cantrell street, 506 Cantrell street, 508 Cantrell street, 510-512 Cantrell street, 514 Cantrell street, 516 Cantrell street, 518 Cantrell street, 520 Cantrell street, 522 Cantrell street, 523-529 Cantrell street, 531 Cantrell street, 519 Winton street, 521 Winton street

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and 2116 South Fifth street (collectively, the "Properties"). The area of the Properties is bounded as follows:

427 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the north side of Cantrell street at the distance of one hundred ninety-six feet eastwardly from the east side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on said Cantrell street thirteen feet and extending of that width in length or depth northwardly between parallel lines at right angles to Cantrell street forty-eight feet to the middle of a certain four feet wide alley.

429 Cantrell street.

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

431 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the north side of Cantrell street at the distance of one hundred sixty-eight feet eastward from the east side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width in length or depth northward forty-eight feet to the middle of a four feet wide alley.

433 Cantrell street.

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ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the northerly side of Cantrell street (thirty feet wide), said point being located one hundred fifty-four feet easterly from the intersection of the said side of Cantrell street and the easterly side of Fifth street (fifty feet wide) and extending; Thence containing in front or breadth on the said Cantrell street fourteen feet and extending that width northward between lines, parallel and perpendicular to the said Cantrell street, forty-eight feet to the middle of a certain four feet wide alley which leads westward into the said Fifth street.

435 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the north side of Cantrell street at the distance of one hundred forty feet eastward from the east side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width in length or depth northward forty-eight feet to the middle of a certain four feet wide alley.

437-439 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the northerly side of Cantrell street (thirty feet wide) at the distance of one hundred twelve feet eastward from the easterly side of South Fifth street (fifty feet wide); Thence extending northeastward on a line at right angles to the said Cantrell street forty-three feet to the southerly side of a certain four feet wide alley extending westward into the said Fifth street; Thence extending eastward on a line at right angles to the said Fifth street along the southerly side of said alley two feet to a point at the head and angle point of said alley extending westward into the said Fifth street and extending northward at said angle point communicating with a certain other four feet wide alley; Thence extending northeastward on a line at right angles to the said Cantrell street five feet crossing the head of the first mentioned alley

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to a point on the southerly side of the second mentioned alley extending eastward to a point; Thence extending eastward on a line at right angles to the said Fifth street along the southerly side of said second mentioned alley twenty-six feet to a point; Thence extending southwestward on a line at right angles to the said Cantrell street forty-eight feet to a point on the northerly side of said Cantrell street; Thence extending westward along the northerly side of said Cantrell street twenty-eight feet to the first mentioned point and place of beginning.

441 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Cantrell street at the distance of ninety-eight feet eastward from the east side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width in length or depth northward forty-three feet to the middle of a certain four feet wide alley.

443 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the northerly side of Cantrell street (thirty feet wide), said point being located eighty-four feet easterly from the intersection of the said side of Cantrell street and the easterly side of Fifth street (fifty feet wide) and extending; Thence, containing in front or breadth on the said Cantrell street fourteen feet and extending that width northward between lines, parallel and perpendicular to the said Cantrell street, forty-three feet to the middle of a certain four feet wide alley which leads westward into the said Fifth street.

445 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the northerly side of Cantrell street (thirty feet wide) at the distance of seventy feet eastward from the easterly side of South Fifth street (fifty feet wide);

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Containing in front or breadth along the southerly side of said Cantrell street fourteen feet and extending of that width in length or depth between parallel lines at right angles to said Cantrell street forty-three feet to the middle of a certain four feet wide alley extending westward into the said Fifth street.

447 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Cantrell street at the distance of fifty-six feet eastward from the east side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width in length or depth northward forty-three feet to the middle of a certain four feet wide alley leading westward into Fifth street.

449 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Cantrell street. Beginning at the distance of forty-two feet eastward from the east side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on said Cantrell street fourteen feet and extending of that width in length or depth northward forty-three feet to the middle of a four feet wide alley, leading westward into Fifth street.

451-455 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning on the northeast corner at the intersection of Cantrell street (thirty feet wide) and South Fifth street (fifty feet wide); Containing in front or breadth along the northerly side of said Cantrell street forty-two feet and extending of that width in length or depth between parallel lines at right angles to said Cantrell street forty-three feet to the middle of a certain four feet wide alley extending westward into the said Fifth street.

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438 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the southerly side of Cantrell street (thirty feet wide), said point being located one hundred twelve feet easterly from the intersection of the said side of Cantrell street and the easterly side of Fifth street (fifty feet wide) and extending; Thence, containing in front or breadth on the said Cantrell street fourteen feet and extending that width southward between lines, parallel and perpendicular to the said Cantrell street, forty-seven feet to the middle of a certain four feet wide alley which leads westward into the said Fifth street.

440 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the southerly side of Cantrell street (thirty feet wide) at the distance of ninety-eight feet eastward from the easterly side of South Fifth street (fifty feet wide); Containing in front or breadth along the southerly side of said Cantrell street fourteen feet and extending of that width in length or depth between parallel lines at right angles to said Cantrell street forty-seven feet to the middle of a certain four feet wide alley extending westward into the said Fifth street.

442 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the south side of Cantrell street at the distance of eighty-four feet eastward from the east side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Cantrell street forty-seven feet to the middle of a certain four feet wide alley.

444 Cantrell street.

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ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the south side of Cantrell street at the distance of seventy feet eastward from the east side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width southward between parallel lines at right angles to the said Cantrell street forty-seven feet to the middle of a certain four feet wide alley.

446-448 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the southerly side of Cantrell street (thirty feet wide) at the distance of forty-two feet eastward from the easterly side of South Fifth street (fifty feet wide); Containing in front or breadth along the southerly side of said Cantrell street twenty-eight feet and extending of that width in length or depth between parallel lines at right angles to said Cantrell street forty-seven feet to the middle of a certain four feet wide alley extending westward into the said Fifth street.

502-504 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the southerly side of Cantrell street (thirty feet wide) at the distance of seventy-one feet westward from the westerly side of South Fifth street (fifty feet wide); Containing in front or breadth along the southerly side of said Cantrell street twenty-eight feet and extending of that width in length or depth southward between parallel lines at right angles to said Cantrell street forty-eight feet to the northerly side of a certain four feet wide alley extending westward to a point and eastward communicating with a certain three feet wide alley extending northward into the said Cantrell street and southward into Winton street (thirty feet wide).

506 Cantrell street.

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ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the south side of Cantrell street at the distance of ninety-nine feet westward from the west side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Cantrell street forty-eight feet to a certain four feet wide alley.

508 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with building and appurtenances thereto, if any, situate on the south side of Cantrell street at the distance of one hundred thirteen feet westward from the west side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width in length or depth southward between lines at right angles to the said Cantrell street forty-eight feet to a certain four feet wide alley.

510-512 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the southerly side of Cantrell street (thirty feet wide) at the distance of one hundred twenty-seven feet westward from the westerly side of South Fifth street (fifty feet wide); Containing in front or breadth along the southerly side of said Cantrell street twenty-eight feet and extending of that width in length or depth southward between parallel lines at right angles to said Cantrell street forty-eight feet to the northerly side of a certain four feet wide alley extending westward to a point and eastward communicating with a certain three feet wide alley extending northward into the said Cantrell street and southward into Winton street (thirty feet wide).

514 Cantrell street.

ALL THAT CERTAIN lot or parcel of land situate in the Philadelphia City, County of Philadelphia, Commonwealth of Pennsylvania, and being more particularly described as

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follows: situate on the south side of Cantrell street at the distance of one hundred fifty-five feet westward from the west side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on said Cantrell street fourteen feet and extending of that width in length or depth southward between lines parallel with said Fifth street forty-eight feet to a certain four feet wide alley which extends eastward and westward and communicates with two three feet wide alleys which extend from said Cantrell street to Winton street. Bounded northward by said Cantrell street, southward by said four feet wide alley and eastward and westward by ground now or late of John Sellary.

516 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the south side of Cantrell street at the distance of one hundred sixty-nine feet westward from the west side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on said Cantrell street fourteen feet and extending of that width in length or depth southward between lines parallel with said Fifth street forty-eight feet to a certain four feet wide alley which extends eastward and westward and communicates with two three feet wide alleys which extend from said Cantrell street to Winton street.

518 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the south side of Cantrell street at the distance of one hundred eighty-three feet westward from the west side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on said Cantrell street fourteen feet and extending of that width in length or depth southward between lines parallel with said Fifth street forty-eight feet to a certain four feet wide alley which extends eastward and westward and communicates with two three feet wide alleys which extend from said Cantrell street to Winton street.

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520 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the south side of Cantrell street at the distance of one ninety-seven feet westward from the west side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending of that width in length or depth southward between lines parallel with Fifth street forty-eight feet to a certain four feet wide alley extending eastward and westward and communicating with two three feet wide alleys which extend from Cantrell street to Winton Street.

522 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situate on the south side of Cantrell street at the distance of two hundred eleven feet westward from the westerly side of Fifth street (fifty feet wide) in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth along the southerly side of said Cantrell street fourteen feet and extending of that width in length or depth southward between parallel lines at right angles to said Cantrell street forty-eight feet to the northerly side of a certain four feet wide alley extending eastward communicating with a certain three feet wide alley extending northward into the said Cantrell street.

523-529 Cantrell street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the northerly side of Cantrell street (thirty feet wide) at the distance of one hundred ninety-five feet westward from the westerly side of South Fifth street (fifty feet wide); Containing in front or breadth along the northerly side of said Cantrell street fifty-six feet and extending of that width in length or depth northward between parallel lines at right angles to said Cantrell street forty-five feet to the southerly side of a certain three feet six inches wide alley extending eastward communicating with a certain three feet wide alley extending southward into the said Cantrell street.

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531 Cantrell street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the north side of Cantrell street. Beginning at the distance of two hundred and fifty-one feet westward from the west side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Cantrell street fourteen feet and extending in length or depth northward of that width between lines parallel with the said Fifth street forty-five feet to a three feet six inches wide alley which extends eastward and westward and communicates with two other three feet wide alleys which extend southward into the said Cantrell street.

519 Winton street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate on the north side of Winton street at the distance of one hundred eighty-three feet westward from the west side of Fifth street in the Thirty-ninth Ward of the City of Philadelphia; Containing in front or breadth on said Winton street fourteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said Winton street forty-eight feet to a certain four feet wide alley extending eastward and westward and communicating with two certain other three feet wide alleys extending from said Winton street to Cantrell street.

521 Winton street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-ninth Ward of the City of Philadelphia beginning at a point on the northerly side of Winton street (thirty feet wide) at the distance of one hundred ninety-seven feet westward from the westerly side of South Fifth street (fifty feet wide); Containing in front or breadth along the northerly side of said Winton street fourteen feet and extending of that width in length or depth northward between parallel lines at right angles to said Winton street forty-eight feet to the southerly side of a certain four feet wide alley extending eastward

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communicating with a certain three feet wide alley extending southward into said Winton street.

2116 South Fifth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, located in the Thirty-ninth Ward of the City of Philadelphia beginning at the intersection of the southerly side of Cantrell street and the westerly side of Fifth street; thence extending in a southerly direction along the westerly side of Fifth street, fifteen feet zero inches, more or less, to a point; Thence extending in a westerly direction along a line of property now or late of Minette A. Berns, sixty-eight feet zero inches, more or less, to a point; Thence extending in a northerly direction along another line of said Berns property, fifteen feet zero inches, more or less, to a point on the southerly side of Cantrell street; Thence extending in an easterly direction along the southerly side of Cantrell street, sixty-eight feet zero inches, more or less, to the 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; and

WHEREAS, Cantrell Place, LP 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 Whitman 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 Cantrell Place, 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.

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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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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the ninth of March, 2017.

Darrell L. Clarke
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Squilla

Sponsored by: Councilmember Squilla