



# City of Philadelphia

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

## RESOLUTION NO. 190580

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Introduced June 13, 2019

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Councilmember Bass

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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 Wister II Urban Renewal Area, identified by house numbers and street addresses as 417 East Wister street, 423 East Wister street, 431 East Wister street, 443 East Wister street, 5120 Rufe street, 445 East Wister street and 445 Rear East Wister street; authorizing the Redevelopment Authority to execute the redevelopment contract with Community Justice Land Trust 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 Wister II Urban Renewal Area (hereinafter "Wister"), which said plan and proposal were approved by Ordinance of the Council on June 19, 1972, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Wister, identified by house numbers and street addresses as 417 East Wister street, 423 East Wister street, 431 East Wister street, 443 East Wister street, 5120 Rufe street, 445 East Wister street and 445 Rear East Wister street (collectively, the "Properties"). The area of the said Properties is bounded as follows:

417 East Wister street, 423 East Wister street, 431 East Wister street, 443 East Wister street and 5120 Rufe street.

ALL THOSE CERTAIN lots or pieces of ground with the buildings and appurtenances, thereto, if any, situate in the Twelfth Ward of the City of Philadelphia: beginning at a point on the northwesterly side of Wister street (fifty feet wide); one hundred fifty feet three and one-quarter inches, more or less northeast of the northeasterly side of Rubicam street (fifty feet wide). Thence, along the line of property now or late of Redevelopment Authority the following three courses and distances: north forty-nine

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degrees, fifty-four minutes, thirty seconds west, one hundred forty-two feet six inches, more or less, north forty degrees, five minutes, thirty seconds east, eight feet zero inches, more or less, and north forty-nine degrees, fifty-four minutes, thirty seconds west, one hundred seventy-four feet four inches, more or less, to a southeasterly side of Collom street (thirty-one feet wide). Thence, extending in a northeasterly direction along southeasterly side of Collom street one hundred seventeen feet three and three-quarters inches, more or less. Thence, along the line of property now or late of Redevelopment Authority the following two courses and distances: south forty-nine degrees, fifty-six minutes, ten seconds east, one hundred one feet three and one-quarters inches, more or less, north forty degrees, five minutes, thirty seconds east, eighteen feet four inches, more or less. Thence, extending in a northeasterly direction along the line of property now or late of J. Louis Messa and V. Ciaffoni, h/w, sixteen feet zero inches, more or less. Thence, along the line of property now or late of Redevelopment Authority the following three (3) courses and distances: north forty degrees, five minutes, thirty seconds east, forty-seven feet eight inches, more or less; south forty-nine degrees, fifty-four minutes, thirty seconds east, eighteen feet zero inches, more or less, and north forty degrees, five minutes and thirty seconds east, sixty feet four and three-eighths inches, more or less. Thence, along the line of property now or late of John L. Dillon, north forty-nine degrees, fifty-seven minutes, zero seconds west six feet eleven and one-quarter inches, more or less, to southeasterly side of a three foot wide alley. Thence, along the southeasterly side of said three foot wide alley and crossing another alley of variable width north forty degrees, twenty-five minutes, zero seconds east thirty-four feet and three-eighths inches, more or less, to northeasterly side of a five foot wide alley. Thence, along northeasterly side of said five foot wide alley north forty-nine degrees, thirty-two minutes, fifty-seven seconds west, seventy-eight feet nine and one-quarter inches, more or less, to southerly side of Rufe street (forty feet wide); Thence, extending in an easterly direction along the southerly side of Rufe street two hundred thirteen feet eight and three-quarters inches, more or less, to southeast side of a five foot wide alley, said side being the same as the northwest side of a three foot wide alley; Thence, along said common side and along the line of property now or late of John I. Dillon the following four courses and distances: south forty degrees, twenty-one minutes, zero seconds west, eighty-six feet eleven and three-quarters inches, more or less, north forty-nine degrees, fifty-seven minutes, zero seconds west, thirty feet three

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inches, more or less, south forty degrees, twenty-one minutes, zero seconds west, twenty-two feet zero inches, more or less, and south forty-nine degrees, fifty-seven minutes, zero seconds east, nineteen feet zero inches, more or less. Thence, along the line of property now or late of Market Street Building and Loan Association, south fifty degrees, thirty minutes, zero seconds east, one hundred eleven feet three inches, more or less, to northwesterly side of Wister street (forty feet wide, widened to fifty feet on City Plan). Thence, extending in a southwesterly direction along the northwesterly side of Wister street (forty feet wide) two hundred thirty-seven feet five and one-half inches, more or less; Thence, extending in a northwesterly direction along the line of property now or late of Redevelopment Authority two feet six inches, more or less, to northwesterly side of Wister street (fifty feet wide); Thence, extending in a southwesterly direction, along the northwesterly side of Wister street (fifty feet wide) sixty feet zero inches, more or less, to the first mentioned point and place of beginning.

## 445 East Wister street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the northwesterly side of Wister street at the distance of five hundred seventy-nine feet six and five-eighths inches northeastwardly from the northeasterly side of Mercer street in Germantown in the Twelfth Ward of the City of Philadelphia. Containing in front or breadth on the said Wister street twenty-two feet and extending of that width in length or depth northwestwardly between parallel lines at right angles to the said Wister street one hundred fourteen feet three inches. Bounded southwestwardly and northwestwardly by ground now or late of Louisa B. Rufe, northeastwardly by ground now or late of John W. Brooks and southeastwardly by Wister street.

## 445 Rear East Wister street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Twelfth Ward of the City of Philadelphia and described in accordance with a Survey and Plan thereof made by John M. Campbell, Esquire, Surveyor and Regulator of the Ninth Survey District on March 9th, 1932, as follows, to wit: beginning at an interior point common to the southeast and northwest line of land of the said Gustav J. and Mary L. Ernst, and being at the distance of one hundred eleven feet nine inches measured along a line north forty-nine degrees, fifty-seven

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minutes, zero seconds west from a point on the northwest side of Wister street (fifty feet wide) which point is at the distance of four hundred forty-eight feet one and three-fourths inches measured along the northwest side of Wister street northeast from the northwest side of Rubicam street (fifty feet wide); Thence, from the said interior point north forty-nine degrees, fifty-seven minutes, zero seconds west sixteen feet to a point on the southeast side of a certain fifteen feet wide driveway hereafter laid out and opened (which said driveway extends northeast and southwest communicating at its southeast side of its northeasternmost end with an irregular driveway hereinafter laid out and opened which said irregular driveway leads southeast and communicates with an eight feet wide passageway composed of a five feet wide alley and a three feet wide alley leading Northeast into Rufe street (forty feet wide) and the said fifteen feet wide driveway communicating on its southeast side at its southwesternmost end with another driveway nine feet three inches wide which extends southeast for a distance of nineteen feet and communicating with another right of way or driveway nine feet three inches wide which extends southeast for a distance of nineteen feet and communicating with another right of way or driveway nine feet three inches wide which leads southeast into the said Wister street; Thence, extending north forty degrees, twenty-one minutes, zero seconds east along the southeast side of said fifteen feet wide driveway twenty-two feet to a point; Thence extending south forty-nine degrees fifty-seven minutes, zero seconds east sixteen feet to a point, a corner formed by the northeast and northwest side of land of the said Gustav J. and Mary L. Ernst; Thence, along the northeast line of said land south forty degrees, twenty-one minutes, zero west twenty-two feet to the first mentioned point and place of beginning. The said fifteen feet wide driveway and nine feet three inches wide driveway being hereby laid out as follows to wit: beginning at an interior point on the southwest line of and at the head of the nine feet three inches wide right of way or driveway leading southeast into Wister street and also being at the distance of one hundred eight feet nine inches measured on a line north forty-nine degrees, fifty-seven minutes, zero seconds west from the northwest side of Wister street (fifty feet wide) which said point measured along the northwest side of Wister street is at the distance of four hundred eighteen feet one and three-fourths inches northeast from the northeast side of Rubicam street; Thence, from said interior point north forty-nine degrees, fifty-seven minutes, zero seconds west thirty-four feet to a point in the line of other land of John I. Dillon; Thence, north forty degrees, one minute, zero seconds east parallel with the said

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Wister street seventy-two feet eleven and three-eighths inches to a point on the south side of a certain three feet more or less wide alley leading southwest into the above mentioned eight feet wide passageway which leads northeast into the said Rufe street; Thence, along the south side of the said three feet more or less wide alley south eighty-six degrees, forty minutes, zero seconds east eighteen feet nine and three-eighths inches to a point in the head of the aforesaid irregular driveway; Thence, crossing the head of the said irregular driveway and along the northwest line of the land hereby granted and conveyed south forty degrees twenty-one minutes west parallel with said Wister street seventy-four feet eleven and one-fourth inches to a point in the head of the said nine feet three inches wide right of way or driveway south forty degrees, twenty-one minutes, zero seconds west nine feet three inches to the first mentioned point and place of beginning. And the said irregular driveway being laid out and bound as follows to wit: being at an interior point on the southeast side of the aforesaid fifteen feet wide driveway at the distance of sixty-four feet two and one-fourth inches measured north forty degrees, twenty-one minutes, zero seconds east along the southeast side of the said fifteen feet wide driveway from a point which point is at the distance of one hundred thirty-seven feet nine inches measured on a line north forty-nine degrees, fifty-seven minutes, zero seconds west from a point on the northwest side of Wister street (fifty feet wide) which point measured along the northwest side of Wister street is at the distance of four hundred eighteen feet one and three-fourths inches northeast from the northeast side of Rubicam street; Thence, extending from the said interior point along the southeast side of the said fifteen feet wide driveway north forty degrees, twenty-one minutes, zero seconds east twenty feet to a point on the south side of a certain three feet (more or less) wide alley leading southeast and communicating with the aforesaid eight feet wide passageway leading northeast into Rufe street; Thence, extending south eighty-six degrees, forty minutes, zero seconds east along the south side of the said three feet (more or less) wide alley thirty-three feet and one-eighth of an inch to a point in the head of the aforesaid eight feet wide passageway south forty-nine degrees, thirty-nine minutes, zero seconds east three feet ten and three-fourths inches to a point on the northwest side of a three feet wide alley (being the said eight feet wide passageway); Thence, extending along the northwest side of the said three feet wide alley south forty degrees, twenty-one minutes, zero seconds west eleven feet four and one-half inches to a point; Thence, extending south eighty-seven degrees, three minutes, twenty-three seconds west

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forty-one feet six and three-fourths inches to a point on the southeast side of the aforesaid fifteen feet wide driveway being 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, Community Justice Land Trust 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 Wister 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 Community Justice Land Trust (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.