



City of Philadelphia

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

RESOLUTION NO. 190970

Introduced December 5, 2019

Councilmember Blackwell

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Mantua Urban Renewal Area, identified by house numbers and street addresses as 3601-3615 Haverford avenue, 3623-3637 Haverford avenue, 3603-3627 Mount Vernon street, 622-624 North Thirty-sixth street and 628-634 North Thirty-sixth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with 3600 Haverford Avenue Associates, 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 Mantua Urban Renewal Area (hereinafter "Mantua"), 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 Mantua, identified by house numbers and street addresses as 3601-3615 Haverford avenue, 3623-3637 Haverford avenue, 3603-3627 Mount Vernon street, 622-624 North Thirty-sixth street and 628-634 North Thirty-sixth street (collectively the "Properties"). The areas of the Properties are bounded as follows:

3601-3615 Haverford avenue.

ALL THAT CERTAIN lot or piece of ground, situate in the Twenty-fourth Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: beginning at a point, said point being the intersection of the westerly line of North Thirty-sixth street (fifty feet wide) with the northerly line of Haverford avenue (sixty feet wide) the following four (4) courses and distances, as follows, to wit; Thence, south eighty-three degrees, forty minutes, thirty-one seconds west,

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along the northerly line of said Haverford avenue, a distance of one hundred sixty feet and seven inches to a point; Thence, north six degrees, nineteen minutes, twenty-nine seconds west, a distance of one hundred seventy-five feet to a point on the southerly line of Mt. Vernon street (forty feet wide); Thence, north eighty-three degrees, forty minutes, thirty-one seconds east, along the line of said Mt. Vernon street, a distance of one hundred sixty feet and seven inches to a point on the westerly line of said North Thirty-sixth street; Thence, south six degrees, nineteen minutes, twenty-nine seconds east, along the westerly line of said North Thirty-sixth street a distance of one hundred seventy-five feet to the point and place of beginning.

3623-37 Haverford avenue.

ALL THAT CERTAIN lot or piece of ground, situate in the Twenty-fourth Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: beginning at a point, said point being the intersection of the easterly line of North Thirty-seventh street (thirty feet wide) with the northerly line of Haverford avenue (sixty feet wide) the following four (4) courses and distances, as follows, to wit; Thence, north six degrees, nineteen minutes, twenty-nine seconds west, along the easterly line of said North Thirty-seventh street, a distance of one hundred seventy-five feet to a point on the southerly line of Mt. Vernon street (forty feet wide); Thence, north eighty-three degrees, forty minutes, thirty-one seconds east, along the southerly line of said Mt. Vernon street, a distance of one hundred forty-five feet to a point; Thence, south six degrees, nineteen minutes, twenty-nine seconds east, a distance of one hundred seventy-five feet to a point on the northerly line of said Haverford avenue; Thence, south eighty-three degrees, forty minutes, thirty-one seconds west, along the northerly line of said Haverford avenue a distance of one hundred forty-five feet to the point and place of beginning.

3603-3627 Mount Vernon street.

ALL THAT CERTAIN lot or piece of ground, situate in the Twenty-fourth Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: beginning at a point, said point being the intersection of the easterly line of North Thirty-seventh street (sixty feet wide) with the northerly line of Mt. Vernon street (forty feet wide) the following ten (10) courses and distances, as follows, to wit; Thence north six degrees, nineteen minutes, twenty-nine seconds west,

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along the easterly line of said North Thirty-seventh street, a distance of one hundred sixty feet to a point on the southerly line of Wallace street (forty feet wide); Thence, north eighty-three degrees, forty minutes, thirty-one seconds east, along the southerly line of said Wallace street, a distance of two hundred forty-five feet to a point; Thence, south six degrees, nineteen minutes, twenty-nine seconds east, a distance of ninety-five feet and ten inches to a point; Thence, north eighty-three degrees, forty minutes, thirty-one seconds east, a distance of sixteen feet to a point; Thence, north six degrees, nineteen minutes, twenty-nine seconds west, a distance of nineteen feet and ten inches to a point; Thence, north eighty-three degrees, forty minutes, thirty-one seconds east, a distance of sixteen feet to a point; Thence, north six degrees, nineteen minutes, twenty-nine seconds west, a distance of eleven feet to a point; Thence, north eighty-three degrees, forty minutes, thirty-one seconds east, a distance of eighteen feet to a point; Thence, south six degrees, nineteen minutes, twenty-nine seconds east, a distance of ninety-five feet and six inches to a point on the northerly line of said Mt. Vernon street; Thence, south eighty-three degrees, forty minutes, thirty-one seconds west, along the northerly line of said Mt. Vernon street a distance of two hundred ninety-five feet to the point and place of beginning.

622-624 North Thirty-sixth street.

ALL THAT CERTAIN lot or piece of ground, situate in the Twenty-fourth Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, being now more particularly described as follows, to wit: beginning at a point, said point being eighteen feet northerly from the intersection of the westerly line of North Thirty-sixth street (fifty feet wide) with the northerly line of Mt. Vernon street (forty feet wide) the following four (4) courses and distances, as follows, to wit; Thence, south eighty-three degrees, forty minutes, thirty-one seconds west, a distance of sixty feet to a point; Thence, north six degrees, nineteen minutes, twenty-nine seconds west, a distance of forty feet and four inches to a point; Thence, north eighty-three degrees, forty minutes, thirty-one seconds east, a distance of sixty feet to a point on the westerly line of said North Thirty-sixth street; Thence, south six degrees, nineteen minutes, twenty-nine seconds east, a distance of forty feet and four inches to the point and place of beginning.

628-634 North Thirty-sixth street.

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ALL THAT CERTAIN lot or piece of ground, situate in the Twenty-fourth Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania and being now more particularly described as follows, to wit: beginning at a point, said point being sixteen feet and six inches southerly from the intersection of the westerly line of North Thirty-sixth street (fifty feet wide) with the southerly line of Wallace street (fifty feet wide) the following four (4) courses and distances, as follows, to wit; Thence, south six degrees, nineteen minutes, twenty-nine seconds east, along said westerly line of North Thirty-sixth street, a distance of sixty-four feet to a point; Thence, south eighty-three degrees, forty minutes, thirty-one seconds west, a distance of sixty feet to a point; Thence, north six degrees, nineteen minutes, twenty-nine seconds west, a distance of sixty-four feet to a point; Thence, north eighty-three degrees, forty minutes, thirty-one seconds east, a distance of sixty feet to the 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, 3600 Haverford Avenue Associates, 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 Mantua 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 3600 Haverford Avenue Associates, 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. 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.