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Title: Approving the redevelopment contract of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Independence Mall Urban Renewal Area, Unit No. 4 designated as Parcel Nos. 13A & 13B and being the area generally located at the southwest corner of Ninth street and Vine street; authorizing the Redevelopment Authority to execute the redevelopment contract with 9th Street Associates, L.P. and to take such action as may be necessary to effectuate the redevelopment contract.

Sponsors: Councilmember DiCicco

Indexes: INDEPENDENCE MALL URBAN RENEWAL AREA, REDEVELOPMENT AUTHORITY

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Attachments: 1. Resolution No. 05077700.pdf

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|-----------|------|--------------|------------|--------|-------|
| 9/15/2005 | 0 | CITY COUNCIL | ADOPTED | | |
| 9/15/2005 | 0 | CITY COUNCIL | READ | | |
| 9/15/2005 | 0 | CITY COUNCIL | Introduced | Pass | |

Approving the redevelopment contract of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Independence Mall Urban Renewal Area, Unit No. 4 designated as Parcel Nos. 13A & 13B and being the area generally located at the southwest corner of Ninth street and Vine street; authorizing the Redevelopment Authority to execute the redevelopment contract with 9th Street Associates, L.P. and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") has prepared and submitted an amended urban renewal plan and a amended redevelopment proposal for the redevelopment of the Center City Redevelopment Area, Independence Mall Urban Renewal Area, Unit No. 4 (hereinafter "Independence Mall Unit 4"), which said amended plan and amended proposal were approved by Ordinance of the Council on February 19, 1966, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Independence Mall Unit 4 designated as Parcel Nos. 13A & 13B (hereafter "Parcels") hereinafter more particularly described. The areas of the Parcels are bounded as follows:

Parcel No. 13A (southeast corner of Ninth and Vine streets).

ALL THAT CERTAIN lot or piece of ground situated in the Fifth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Vine street (variable width) and the easterly side of Ninth street (fifty feet wide); Thence from said point of beginning extending the following courses and distances along the said side of Vine street: south seventy eight degrees fifty eight minutes thirty one seconds east, along the said side of Vine street seventy five feet ten inches to a point of curve; on the arc of a circle curving to the left, having a radius of six hundred ninety feet five and one-eighth inches and an arc distance of fifty six feet three and five-eighths inches to a point of tangent; south eighty three degrees thirty eight minutes fifty one seconds east, two hundred twenty feet one and one-quarter inches to a point of curve, on the arc of a circle connecting the southerly side of Vine street with the westerly side of Eighth street (variable width); on the arc of a circle curving to the right having a radius of twenty feet eleven and one-half inches and an arc distance of thirty four feet eight and seven-eighths inches to a point of tangent on the westerly side of Eighth street; Thence extending along the said side of Eighth street, south eleven degrees twenty minutes west, two hundred twenty seven feet one-eighth inch to a point, Thence extending north seventy eight degrees fifty nine minutes west, three hundred thirty seven feet two and five-eighths inches to a point; Thence extending south eleven degrees twenty minutes west, five feet to a point; Thence extending north seventy eight degrees fifty nine minutes west, thirty seven feet nine and one-quarter inches to a point on the said side of Ninth street; Thence extending along the said side of Ninth street, north eleven degrees twenty minutes east, two hundred thirty one feet ten and one-half inches to the point of intersection with

the said side of Vine street, being the first mentioned point and place of beginning.

Parcel No. 13B (northwest corner of Eighth and Race streets).

ALL THAT CERTAIN lot or piece of ground situated in the Fifth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Race street (fifty feet wide) and the westerly side of Eighth street (variable width); Thence extending along the said side of Race street north seventy eight degrees fifty nine minutes west two hundred seventy feet seven and three-eighths inches to a point; Thence leaving the said side of Race street and extending north eleven degrees twenty minutes east, two hundred ten feet to a point; Thence extending south seventy eight degrees fifty nine minutes east two hundred fifty seven feet eleven and five-eighths inches to a point on the said side Eighth street; Thence extending along the said side of Eighth street south eleven degrees twenty minutes west seventy three feet seven and five-eighths inches to an angle point; Thence extending further along the said side of Eighth street, south five degrees thirty eight minutes twenty nine seconds west one hundred thirty six feet to the point of intersection with the said side of Race street, 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 the Council.

WHEREAS, 9th Street Associates, L.P. desires to enter into the said redevelopment contract for the Parcels.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter

"Redevelopment Authority") for the redevelopment of that portion of Independence Mall Unit 4, 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 9th Street Associates, L.P. (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 and disposition supplement 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 and disposition supplement.