



City of Philadelphia

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

Legislation Text

File #: 120494, **Version:** 0

Approving the redevelopment contract and disposition supplement of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Brewerytown Urban Renewal Area, identified by house numbers and street addresses as 1237 North Thirty-first street, 1239 North Thirty-first street, 3010 Baltz street, 3011 Baltz street, 3014 Baltz street and 3007 West Stiles street; authorizing the Redevelopment Authority to execute the redevelopment contract with Steph-Sin Development LLC and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

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 Brewerytown Urban Renewal Area (hereinafter "Brewerytown"), which said plan and proposal were approved by Ordinance of the Council on January 14, 2003, as amended; and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the redeveloper; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Brewerytown, identified by house numbers and street addresses as 1237 North Thirty-first street, 1239 North Thirty-first street, 3010 Baltz street, 3011 Baltz street, 3014 Baltz street and 3007 West Stiles street (hereinafter "Properties"). The areas of the Properties are bounded as follows:

1237-1239 North Thirty-first street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the east side of Thirty-first street (fifty feet wide) at the distance of fifteen feet north from the north side of Baltz street (twenty feet wide); Containing in front or breadth on the said Thirty-first street twenty-nine feet eleven and one-half inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Thirty-first

street fifty-five feet one inch to a point.

3010 West Baltz street.

ALL THAT CERTAIN lot or piece of ground situate on the south side of Baltz street at the distance of seventy-nine feet westward from the west side of Thirtieth street in the Twenty-ninth Ward of the City of Philadelphia; Containing in front or breadth on the said Baltz street fourteen feet and extending of that width in length or depth southward at right angles with the said Baltz street fifty feet to a certain three feet wide alley extending eastward and communicating with a certain two feet eight inches wide alley extending northward and southward from the said Baltz street to Stiles street.

3011 Baltz street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the north side of Baltz street (twenty feet wide) at the distance of seventy-nine feet west from the west side of Thirtieth street (fifty feet wide); Containing in front or breadth on the said side of Baltz street fourteen feet and extending of that width in length or depth north between parallel lines at right angles to the said Baltz street fifty-two feet six inches to a point.

3014 Baltz street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the south side of Baltz street (twenty feet wide) at the distance of one hundred seven feet west from the west side of Thirtieth street (fifty feet wide); Containing in front or breadth on the said side of Baltz street fourteen feet and extending of that width in length or depth south

between parallel lines at right angles to the said Baltz street fifty feet to a point.

3007 West Stiles street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the north side of Stiles street (fifty feet wide) at the distance of fifty feet eight inches west from the west side of Thirtieth street (fifty feet wide); Containing in front or breadth on the said side of Stiles street fourteen feet four inches and extending of that width in length or depth north between parallel lines at right angles to the said Stiles street fifty-three feet to a point.

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, Steph-Sin Development LLC desires to enter into the said redevelopment contract for the Properties.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Brewerytown 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 and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Steph-Sin Development LLC (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 disposition supplement 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.