



# City of Philadelphia

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

## Legislation Text

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**File #:** 160623, **Version:** 0

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Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the American Street Industrial Corridor Urban Renewal Area, identified by house numbers and street addresses as 1361 Germantown avenue and 1363-1365 Germantown avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with 1365 Developers LLC 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 American Street Industrial Corridor Urban Renewal Area (hereinafter "American Street"), which said plan and proposal were approved by Ordinance of the Council on June 13, 2002, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of American Street, identified by house numbers and street addresses as 1361 Germantown avenue and 1363-1365 Germantown avenue (collectively, the "Properties"). The area of the Properties is bounded as follows:

1361 Germantown avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Eighteenth Ward of the City of Philadelphia beginning at a point on the easterly side Germantown avenue (sixty-feet wide) measured south ten degrees, ten minutes, forty seconds east at a distance of thirty feet from the intersection of the easterly side of Germantown avenue, and the southerly side of Master street (fifty feet wide); Thence extending north seventy-nine degrees, forty-nine minutes, twenty seconds east, the distance of sixty feet to a point; Thence extending south ten degrees, ten minutes, forty seconds east, through a wall, the distance of fifteen feet to a point; Thence extending south seventy-nine degrees, forty-nine minutes, twenty second west, the distance of sixty feet to a point on the said easterly side of Germantown avenue; Thence extending north ten degrees, ten minutes, forty seconds west, along the said easterly side Germantown avenue the distance of fifteen feet to a point of, being the first mentioned point and place of beginning.

1363-1365 Germantown avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Eighteenth Ward of the City of Philadelphia beginning at a point of intersection formed by the southerly side of Master street (fifty feet wide), and the easterly side of Germantown avenue (sixty feet wide); Thence extending north seventy-nine degrees, forty-nine minutes, twenty seconds east, along the said southerly side of Master street, the distance of sixty-five feet to a point; Thence extending south ten degrees, ten minutes, forty

seconds east, the distance of thirty feet to a point; Thence extending south seventy-nine degrees, forty-nine minutes, twenty seconds west, the distance of sixty five feet to a point on the said easterly side of Germantown avenue; Thence extending north ten degrees, ten minutes, forty seconds west, along the said easterly side of Germantown avenue the distance of thirty feet to a point of intersection with the said southerly side of Master 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 Council; and

WHEREAS, 1365 Developers 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 submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the American Street Industrial Corridor 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 1365 Developers 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 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.