



# City of Philadelphia

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

## Legislation Text

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Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the 44<sup>th</sup> and Aspen Urban Renewal Area designated as Parcel Nos. 110 & 111 also sometimes identified by house number and street address for Parcel No. 110 as 806-816 North Forty-seventh street and for Parcel No. 111 as 820 North Forty-seventh street; authorizing the Redevelopment Authority to execute the redevelopment contract with Brown Street Associates, L.P. and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

**WHEREAS**, The Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") has prepared and submitted an amended urban renewal plan and an amended redevelopment proposal for the redevelopment of the 44<sup>th</sup> and Aspen Redevelopment Area, 44<sup>th</sup> and Aspen Urban Renewal Area (hereinafter "44<sup>th</sup> & Aspen"), which said plan and proposal were approved by Ordinance of the Council on July 7, 2003, as amended; and,

**WHEREAS**, The Redevelopment Authority has prepared a redevelopment contract which includes, *inter alia*, a portion of 44<sup>th</sup> & Aspen designated as Parcel Nos. 110 & 111 also sometimes identified by house number and street address for Parcel No. 110 as 806-816 North Forty-seventh street and for Parcel No. 111 as 820 North Forty-seventh street; (the "Properties"). The areas of the Properties are bounded as follows:

**Parcel No. 110 (806-816 North Forty-seventh street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the east side of Forty-seventh street (fifty feet wide) at the distance of fifty three feet north from the north side of Brown street (eighty feet wide) with said point being on the north side of a certain three feet wide alley that extends eastward into the said Forty-seventh street; Containing in front or breadth on the said side of Forty-seventh street eighty four feet and extending of that width in length or depth between parallel

lines at right angles to the said Forty-seventh street sixty feet to a point on the east side of another certain three feet wide alley that extends southward and communicates with the aforesaid three feet wide alley.

**Parcel No. 111 (820 North Forty-seventh street).**

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the west side of Forty-seventh street (fifty feet wide) at the distance of one hundred fifty one feet northward from the north side of Brown street (eighty feet wide); Thence extending westward on a line at right angles to the said Forty-seventh street sixty feet to a point on the east side of a certain three feet wide alley. Said alley extends southward and communicates with a certain other three feet wide alley that extends east into the said Forty-Seventh street; Thence extending northward along the first mentioned alley three feet to a point; Thence extending westward on a line at right angles to the said Forty-seventh street along the head of said alley three feet to a point on the west side of said alley; Thence extending northward on a line parallel with the said Forty-seventh street eleven feet to a point; Thence extending eastward on a line at right angles to the said Forty-seventh street sixty three feet to a point on the said side of the said Forty-seventh street; Thence extending southward along the said side of Forty-seventh street fourteen feet to the first mentioned point and place of beginning.

The said redevelopment contract is in substantial conformity with the amended urban renewal plans and the amended redevelopment proposals approved by the Council; and

**WHEREAS,** Brown Street Associates, L.P. (hereinafter “Redeveloper”) desires to enter into the said redevelopment contract for the Properties; and

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

**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 44<sup>th</sup> & Aspen, 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 Brown 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.