

## 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 Model Cities Urban Renewal Area, designated as Parcel No. 1F (Revised) generally located at the northeast corner of Mt. Vernon street and North Tenth street, Parcel No. 1F-A also sometimes identified by house number and street address as 923 Mt. Vernon street, Parcel No. 1F-B (Revised) generally located at the northeast corner of Green street and North Tenth street and Parcel No. 329 generally located at the northwest corner of Wallace street and North Eleventh street; and authorizing the Redevelopment Authority to execute the redevelopment contract with the Friends Rehabilitation Program, Inc. 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 as hereinafter "Redevelopment Authority", for has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area, as hereinafter "Model Cities", for 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 Model Cities, designated as Parcel No. 1F (Revised) generally located at the northeast corner of Mt. Vernon street and North Tenth street, Parcel No. 1F-A also sometimes identified by house number and street address as 923 Mt. Vernon street, Parcel No. 1F-B (Revised) generally located at the northeast corner of Green street and North Tenth street and Parcel No. 329 generally located at the northwest corner of Wallace street and North Eleventh street (the "Parcels"). The areas of said Parcels are bounded as follows:

**Parcel No. 1F (Revised) (generally located at the northeast corner of Mt. Vernon street and North Tenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the easterly side of Tenth street (fifty feet wide) and the northerly side of Mt. Vernon street (fifty feet wide); Thence extending northward along the easterly side of Tenth street a distance of two hundred twenty five feet nine inches to a point on the southerly side of Wallace street (fifty feet wide); Thence extending eastward along the southerly side of said Wallace street the distance of one hundred seven feet eight and three-eighths inches, more or less, to a point; Thence extending southward along a line parallel with Tenth street two hundred sixteen feet one and three-quarters inches to a point on the northerly side of aforementioned Mt. Vernon street; Thence extending westward along the northerly side of said Mt. Vernon street a distance of one hundred seven feet five and one-quarter inches, more or less, to the first mentioned point and place of beginning.

**Parcel No. 1F-A (923 Mt. Vernon street).**

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northerly side of Mt. Vernon street (fifty feet wide) at the distance of one hundred seven feet five and one-quarter inches, more or less, eastward from the easterly side of Tenth street (fifty feet wide); Thence extending northward along a line parallel with Tenth street a distance of two hundred sixteen feet one and three-quarters inches to a point on the southerly side of Wallace street (fifty feet wide); Thence extending eastward along the southerly side of Wallace street thirty six feet ten and three-eighths inches to a point on the centerline of former Hutchinson street (twenty feet wide, stricken & vacated); Thence extending southward along the centerline of former Hutchinson street, at right angles to Wallace street, a distance of one hundred seven feet nine and one-quarter inches, more or less, to an angle point; Thence extending further southward along the centerline of former Hutchinson street, at right angles to Mt. Vernon street, a distance of one hundred five feet five and seven-eighths inches, more or less, to a point on the northerly side of aforementioned Mt. Vernon street; Thence extending westward along the northerly side of Mt. Vernon street a distance of thirty feet nine and one-eighth inches to the first mentioned point and place of beginning.

**Parcel No. 1F-B (Revised) (generally located at the northeast corner of Green street and North Tenth street).** All that certain lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the easterly side of Tenth street (fifty feet wide) and the northerly side of Green (fifty feet wide); Thence extending northward along the easterly side of Tenth street one hundred six feet seven inches to a point; Thence extending eastward along a line of property now or late of the Philadelphia Housing Development Corporation ("PHDC") a distance of one hundred feet to a point; Thence extending northward along another line of said PHDC property seventeen feet five inches to a point; Thence extending westward along another line of said PHDC property a distance of one hundred feet to the easterly side of Tenth street; Thence extending northward along the easterly side of Tenth street fifty one feet ten inches to a point on the southerly side of Mt. Vernon street (fifty feet wide); Thence extending eastward along the southerly side of said Mt. Vernon street a distance of one hundred twenty two feet six and one-eighth inches, more or less, to a point; Thence extending southward along a line parallel with Tenth street one hundred seventy two feet eleven and one-half inches, more or less, to a point on the northerly side of aforementioned Green street; Thence extending westward along the northerly side of Green street a distance of one hundred twenty two feet six and three-eighths inches to the first mentioned point and place of beginning.

**Parcel No. 329 (generally located at the northwest corner of Wallace street and North Eleventh street).**

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the westerly side of Eleventh street (fifty

feet wide) and the northerly side of Wallace street (fifty feet wide); Thence extending westward along the northerly side of Wallace street ninety two feet to a point; Thence extending northward along a line at right angles to said Wallace street a distance of forty nine feet eight inches to a point on the southerly head of a three feet wide alley; Thence extending eastward parallel with Wallace and along the head of said alley three feet a distance of three feet to a point on the easterly side of the alley; Thence extending northward at right angles to Wallace and along the easterly side of said alley a distance of fifteen feet eight and one-eighth inches to an angle point; Thence extending further northward along the easterly side of said alley, at right angles to North street (thirty feet wide), a distance of forty five feet one and one-quarter inches to a point on the southerly side of North street; Thence extending eastward along the southerly side of North street a distance of seventy nine feet three and five-eighths inches to a point on the westerly side of aforementioned Eleventh street; Thence extending southward along the westerly side of Eleventh street one hundred seven feet one and seven-eighths inches to 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**, the Friends Rehabilitation Program, Inc. desires to enter into the said redevelopment contract for the Parcels; and

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

**RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA**, That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Model Cities, 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 Friends Rehabilitation Program, Inc. (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.