



## 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 Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel Nos. 65 through 72, also sometimes identified by respective house numbers and street addresses for Parcel No. 65 as 1526 North Fifteenth street including 1527 North Sydenham street; for Parcel No. 66 as 1532 North Fifteenth street; for Parcel No. 67 as 153|10|B| North Fifteenth street; for Parcel No. 68 as 1608 North Fifteenth street; for Parcel No. 69 as 1612-1614 North Fifteenth street; for Parcel No. 70 as 1618-1620 North Fifteenth street; for Parcel No. 71 as 1624-1626 North Fifteenth street and for Parcel No. 72 as 1632 North Fifteenth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Beech Interplex, 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 (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Cecil B. Moore Avenue Urban Renewal Area, (hereinafter "Cecil B. Moore"), which said plan and proposal were approved by Ordinance of the Council on December 22, 1987, 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 the Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel Nos. 65 through 72, also sometimes identified by respective house numbers and street addresses for Parcel No. 65 as 1526 North Fifteenth street including 1527 North Sydenham street; for Parcel No. 66 as 1532 North Fifteenth street; for Parcel No. 67 as 1538 North Fifteenth street; for Parcel No. 68 as 1608 North Fifteenth street; for Parcel No. 69 as 1612-1614 North Fifteenth street; for Parcel No. 70 as 1618-1620 North Fifteenth street; for Parcel No. 71 as 1624-1626 North Fifteenth street and for Parcel No. 72 as 1632 North Fifteenth street (the "Properties"). The areas of the Properties are bounded as follows:

**Parcel No. 65 (1526 North Fifteenth street including 1527 North Sydenham street).**

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the westerly side of North Fifteenth street (fifty feet wide) at the distance of one hundred sixty six feet southward from the southerly side of Oxford street (fifty feet wide); Containing in front or breadth on Fifteenth street twenty feet ten inches and extending of that width in length or depth westward between parallel lines at right angles to Fifteenth street one hundred seventy two feet ten inches to the easterly side of North Sydenham street (fifty feet wide).

**Parcel No. 66 (1532 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the westerly side of North Fifteenth street (fifty feet wide) at the distance of one hundred four feet four inches southward from the southerly side of Oxford street (fifty feet wide); Containing in front or breadth on Fifteenth street twenty feet ten inches and extending of that width in length or depth westward between parallel lines at right angles to said Fifteenth street a distance of one hundred twenty four feet ten inches.

**Parcel No. 67 (1538 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the westerly side of North Fifteenth street (fifty feet wide) at the distance of forty one feet ten inches southward from the southerly side of Oxford street (fifty feet wide); Containing in front or breadth on Fifteenth street twenty feet ten inches and extending of that width in length or depth westward between parallel lines at right angles to Fifteenth street one hundred seventy two feet ten inches to the easterly side of North Sydenham street (fifty feet wide).

**Parcel No. 68 (1608 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the westerly side of North Fifteenth street (fifty feet wide) at the distance of ninety one feet northward from the northerly side of Oxford street (fifty feet wide); Containing in front or breadth on Fifteenth street twenty three feet six inches and extending of that width in length or depth westward between parallel lines at right angles to said Fifteenth street the distance of one hundred feet.

**Parcel No. 69 (1612-1614 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning on the westerly side of North Fifteenth street (fifty feet wide) at the distance of one hundred thirty eight feet northward from the northerly side of Oxford street (fifty feet wide); Thence extending westward at right angles to Fifteenth street one hundred nine feet to a point; Thence extending northward parallel with Fifteenth street a distance of twenty three feet six inches to a point; Thence extending eastward at right angles to said Fifteenth street seventeen feet nine inches to a point; Thence extending northward parallel with Fifteenth street a distance of twenty three feet six inches to a point; Thence extending eastward at right angles to Fifteenth street ninety one feet three inches to a point on the westerly side of said Fifteenth street; Thence extending southward along the

westerly side of Fifteenth street the distance of forty seven feet to the point of beginning.

**Parcel No. 70 (1618-1620 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning on the westerly side of North Fifteenth street (fifty feet wide) at the distance of two hundred eight feet six inches northward from the northerly side of Oxford street (fifty feet wide); Thence extending westward at right angles to Fifteenth street one hundred two feet ten inches to a point; Thence extending northward parallel with Fifteenth street a distance of twenty three feet six inches to a point; Thence extending eastward at right angles to said Fifteenth street two feet ten inches to a point; Thence extending northward parallel with Fifteenth street a distance of twenty three feet six inches to a point; Thence extending eastward at right angles to Fifteenth street one hundred feet to a point on the westerly side of said Fifteenth street; Thence extending southward along the westerly side of Fifteenth street the distance of forty seven feet to the point of beginning.

**Parcel No. 71 (1624-1626 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning on the westerly side of North Fifteenth street (fifty feet wide) at the distance of two hundred seventy nine feet northward from the northerly side of Oxford street (fifty feet wide); Thence extending westward at right angles to Fifteenth street one hundred seventy two feet ten inches to a point on the easterly side of North Sydenham street (fifty feet wide); Thence extending northward along the easterly side of Sydenham street a distance of twenty three feet six inches to a point; Thence extending eastward at right angles to said Sydenham street eighty one feet to a point; Thence extending northward parallel with Fifteenth street a distance of twenty three feet six inches to a point; Thence extending eastward at right angles to Fifteenth street ninety one feet ten inches to a point on the westerly side of said Fifteenth street; Thence extending southward along the westerly side of Fifteenth street the distance of forty seven feet to the point of beginning.

**Parcel No. 72 (1632 North Fifteenth street).**

ALL THAT CERTAIN lot or piece of ground located in the Forty-seventh Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the westerly side of North Fifteenth street (fifty feet wide) at the distance of sixty seven feet six inches southward from the southerly side of Cecil B. Moore avenue (sixty feet wide); Containing in front or breadth on Fifteenth street twenty three feet six inches and extending of that width in length or depth westward between parallel lines at right angles to said Fifteenth street a distance of ninety one feet two inches.

The said redevelopment contract is in substantial conformity with the urban renewal plan and the redevelopment proposal approved by Council; and

WHEREAS, Beech Interplex, Inc. desires to enter into the said redevelopment contract for the Properties; and

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 the Cecil B. Moore Avenue 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 Beech Interplex, 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 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.