

Legislation Text

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Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the West Mill Creek Urban Renewal Area, designated as Parcel Nos. 78A (and also sometimes identified by house number and street address as 616-636 North Fifty-second street) and 79 (Rev.); and authorizing the Redevelopment Authority to execute the redevelopment contract with Liberty52 LP 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 West Mill Creek Urban Renewal Area (hereinafter "West Mill Creek "), which said plan and proposal were approved by Ordinance of the Council on May 15, 1964, as amended; and

WHEREAS, The Redevelopment Authority has prepared a contract for a portion of West Mill Creek, designated as Parcel Nos. 78A (and also sometimes identified by house number and street address as 616-636 North Fifty-second street) and 79 (Rev.) (collectively, the "Properties"). The areas of the Properties are bounded as follows:

Parcel No. 78A (616-636 North Fifty-second street).

ALL THAT CERTAIN lot or piece of ground, situate in the Forty-fourth Ward of the City of Philadelphia described according to a Plan of Property made for Redevelopment Authority by John Reilly, Surveyor and Regulator of the 7th District, dated 2/10/1972, to wit: Beginning at a point formed by the intersection of the westerly side of Fifty-second street (eighty feet wide) and the southerly side of Poplar street (fifty feet wide); Thence extending south nine degrees, zero minutes, thirty-six seconds east along the said westerly side of Fifty-second street the distance of one hundred forty-two feet, six inches to a point; Thence south eighty degrees, fifty-nine minutes, twenty-four seconds west passing partially through the right of way for drainage purposes, water main purposes and utility purposes the distance of eighty-five feet to a point in the bed of said right of way and on the easterly side of a four feet wide alley which leads southwardly from said Poplar street; Thence north nine degrees, zero minutes, thirty-six seconds west along the easterly side of said four feet wide alley and passing through the bed of said right of way for drainage purposes, water main purposes, and utility purposes twenty-two feet six inches to an angle point; Thence north thirty-five degrees, fifty-nine minutes, twenty-four seconds east along the southeasterly side of said four feet wide alley and passing partly through the bed of said right of way for drainage purposes, water main purposes and utility purposes eleven feet three and three-quarters inches to a point; Thence north nine degrees, zero minutes, thirty-six seconds west along the easterly side of said four feet wide alley one hundred fourteen and one hundred forty-six thousandths feet to a point on the said southerly side of Poplar street and on the northerly end of said four

feet wide alley; Thence north eighty-three degrees, forty minutes, thirty-one seconds east along the said southerly side of Poplar street seventy-seven feet one inch to a point on the said westerly side of Fifty-second street being the point and place of beginning.

Parcel No. 79 (Rev.).

ALL THAT CERTAIN lot or piece of ground situate in the Forty-fourth Ward of the City of Philadelphia beginning at a point on the southerly side of Poplar street (fifty feet wide) at a distance of sixty-four and eight hundred seventy-five thousandths feet eastward from the easterly side of North Fifty-third street (sixty feet wide) said point being located on the centerline of former Meeting House lane (thirty-three feet wide, stricken and vacated); Thence extending from the aforesaid point of beginning north eighty-three degrees, forty minutes, thirty-one seconds east, crossing the bed of said former Meeting House lane, one hundred ninety-eight and seven hundred eighteen thousandths feet to a point on the westerly side of a four feet zero inches wide alley; Thence extending south nine degrees, zero minutes, thirty-six seconds east along the westerly side of said four feet zero inches alley a distance of one hundred thirteen feet to an angle point; Thence extending south thirty-five degrees, fifty-nine minutes, twenty-five seconds west along the northwesterly side of aforesaid alley a distance of eleven and three hundred twelve thousandths feet more or less, to a point on the easterly side of Wilton street (Var. Width); Thence extending north nine degrees, zero minutes, thirty-six seconds west along the easterly side of Wilton street a distance of fifteen and four hundred sixteen thousandths feet more or less, to a point on the northerly terminus of Wilton street; Thence extending south eighty-six degrees, five minutes, thirty-six seconds west along the northerly terminus of said Wilton street, and that line extended, along a line of property now or late of the Horne Surgical Company, one hundred forty-six and four hundred seventy-nine thousandths feet more or less, to a point; Thence extending north three degrees, fifty-four minutes, twenty-four seconds west along another line of said Surgical Company property fifty-one and nine hundred six thousandths feet more or less, to a point; Thence extending north seventy degrees, twelve minutes, forty-eight seconds west along another line of the said Surgical Company property, and that line extended, a distance of sixty-two and four hundred forty-seven thousandths feet more or less, to a point on the centerline of the aforesaid former Meeting House lane; Thence extending north nineteen degrees, forty-seven minutes, twelve seconds east along the centerline of former Meeting House lane a distance of twenty-three and nine hundred six thousandths feet more or less, 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; and

WHEREAS, Liberty52 LP 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 West Mill Creek 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 Liberty52 LP (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. 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.