

Legislation Text

File #: 010440, **Version:** 0

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 West Philadelphia Redevelopment Area, identified by respective house numbers and street addresses as 5130, 5140, 5309 & 5327 Catharine street; 5415, 5424 & 5737 Chestnut street; 5223, 5225, 5228, 5234, 5236 & 5243 Delancey street; 5123 & 5138 Irving street; 5318 & 5537 Ludlow street; 6021, 6023, 6112, 6116, 6118, 6120-|1013|122, 6124, 6126 & 6128 Pine street; 5408 & 6136 Walnut street; 16 & 18 South Fifty-third street; 22 & 129 South Fifty-fourth street and 32 South Fifty-fifth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Neighborhood Restorations Limited Partnership XII and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia (hereinafter "Commission") has on August 20, 1963, certified the West Philadelphia Redevelopment Area as a redevelopment area; and

WHEREAS, The Commission has completed a detailed redevelopment area plan for the West Philadelphia Redevelopment Area dated September, 1954, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of the West Philadelphia Redevelopment Area, identified by respective house numbers and street addresses as 5130, 5140, 5309 & 5327 Catharine street; 5415, 5424 & 5737 Chestnut street; 5223, 5225, 5228, 5234, 5236 & 5243 Delancey street; 5123 & 5138 Irving street; 5318 & 5537 Ludlow street; 6021, 6023, 6112, 6116, 6118, 6120-6122, 6124, 6126 & 6128 Pine street; 5408 & 6136 Walnut street; 16 & 18 South Fifty-third street; 22 & 129 South Fifty-fourth street and 32 South Fifty-fifth street (the "Properties"). The area of the Properties are bounded as follows:

5130 Catharine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the south side of Catharine street at the distance of two hundred twenty seven feet eastward from the east side of Fifty-second street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Catharine street fifteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Catharine street sixty three feet to a three feet wide alley extending eastward and westward and communicating at each end thereof with a certain other three feet wide alley leading southward into Webster street.

5140 Catharine street.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected situate in the Forty-sixth Ward of the City of Philadelphia, and described according to a survey thereof made on May 22, 1906 by J. Harvey

Gillingham, Esquire, Surveyor and Regulator of the 12th Survey District as follows to wit: Situate on the south side of Catharine street at the distance of one hundred fifty two feet eastward from the east side of Fifty-second street; Containing in front or breadth on the said Catharine street fifteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Catharine street sixty three feet to a certain three feet wide alley leading eastward and westward and communicating at each end thereof with another three feet wide alley which leads southward into Webster street.

5309 Catharine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Catharine street at the distance of seventy feet westward from the west side of Fifty-third street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth northward between parallel lines at right angles to said Catharine street one hundred eight feet to a certain four feet wide alley which extends eastwardly into said Fifty-third street.

5327 Catharine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Catharine street at the distance of two hundred fourteen feet westwardly from the west side of Fifty-third street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Catharine street sixteen feet and extending of that width in length or depth northwardly between parallel lines at right angles to said Catharine street one hundred eight feet to a certain four feet wide alley which leads eastwardly into the said Fifty-third street.

5415 Chestnut street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the northwest corner of Chestnut street and Yewdall street in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Chestnut street twenty feet four and three-eighths inches and extending of that width in length or depth northwest along the west side of said Yewdall street ninety four feet six inches.

5424 Chestnut street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the south side of Chestnut street at the distance of two hundred thirty five feet ten and one-half inches westward from the west side of Fifty-fourth street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on said Chestnut street sixteen feet and extending of that width in length or depth southward between parallel lines at

right angles to the said Chestnut street one hundred twenty five feet to a five feet wide alley.

5737 Chestnut street.

ALL THAT CERTAIN lot or piece of ground with the message or tenements thereon erected situate on the northeast corner of Cecil street and Chestnut street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Chestnut street sixteen feet and extending of that width in length or depth northward the west line thereof along the eastside of said Cecil street seventy four feet to a certain three feet wide alley which extends westward to said Cecil street.

5223 Delancey street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Delancey street at the distance of one hundred forty five feet westward from the west side of Fifty-second street in the Sixtieth (formerly part of the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth westwardly on the said side of Delancey street fifteen feet and extending of that width in length or depth northwardly between parallel lines at right angles to the said Delancey street fifty two feet to a certain three feet wide alley extending westwardly into Fifty-third street and eastwardly into a certain three feet wide alley leading from the said Delancey street to Spruce street.

5225 Delancey street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Delancey street at the distance of one hundred sixty feet westward from the west side of Fifty-second street in the Sixtieth (formerly part of the Twenty-seventh) Ward of the City of Philadelphia; Containing in front or breadth on the said Delancey street fifteen feet and extending of that width in length or depth northward between lines at right angles to said Delancey street fifty two feet to a certain three feet wide alley leading from Fifty-third street into another three feet wide alley extending from said Delancey street to Spruce street.

5228 Delancey street.

ALL THAT CERTAIN lot or piece of ground with the two story brick message or tenement thereon erected situate on the southerly side of Delancey street at the distance of one hundred ninety feet westward from the westerly side of Fifty-second street in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Delancey street fifteen feet and extending of that width in length or depth southwardly between parallel lines at right angles to the said Delancey street fifty nine feet six inches to a certain three feet wide alley leading westwardly into Fifty-third street and communicating at the easternmost end

thereof with another three feet wide alley leading northwardly and southwardly from Pine street to said Delancey street.

5234 Delancey street.

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected situate on the southerly side of Delancey street at the distance of two hundred thirty five feet westwardly from the westerly side of Fifty-second street in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Delancey street fifteen feet and extending of that width in length or depth southwardly fifty nine feet six inches to a certain three feet wide alley leading eastwardly from Fifty-third street and communicating with another three feet wide alley leading from Pine street to said Delancey street.

5236 Delancey street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the south side of Delancey street at the distance of two hundred fifty feet westward from the west side of Fifty-second street in the Sixtieth (formerly part of the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth on the said Delancey street fifteen feet and extending of that width in length or depth southward fifty nine feet six inches to a certain three feet wide alley leading eastward from Fifty-third street and communicating with another three feet wide alley leading from Pine street to the said Delancey street.

5243 Delancey street.

ALL THAT CERTAIN lot or piece of ground with the brick message or tenement thereon erected situate on the north side of Delancey street at the distance of two hundred ninety five feet westwardly from the westerly side of Fifty-second street in the Forty-sixth (formerly part of the Twenty-seventh) Ward of the City of Philadelphia; Containing in front or breadth on said Delancey street fifteen feet and extending of that width in length or depth northward fifty two feet to a certain three feet wide alley leading eastward from Fifty-third street into another three feet wide alley extending from Spruce street to the said Delancey street.

5123 Irving street.

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected situate in the Sixtieth Ward of the City of Philadelphia; Beginning at a point on the north side of Irving street two hundred twenty one feet eleven and one-eighth inches westward from the west side of Fifty-first street; Thence extending westward twenty feet one inch to a point; Thence north seventy five feet to a three feet wide alley which communicates with another certain two feet six inches wide alley; Thence east nine feet one and three-eighths inches to said two feet six inches wide alley; Thence south twenty

degrees, forty two minutes, fifty six seconds west along said two feet six inches wide alley seventy five feet nine and one-half inches to the first mentioned point and place of beginning.

5138 Irving street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the south side of Irving street (forty feet wide) between Locust street and Spruce street, at the distance of one hundred eighty feet six and seven-eighths inches eastward from the easterly side of Fifty-second street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Irving street thirteen feet eleven inches and extending of that width in length or depth southward between parallel lines at right angles with the said Irving street eighty five feet.

5318 Ludlow street.

ALL THAT CERTAIN lots or pieces of ground with the buildings and improvements thereon erected situate on the south side of Ludlow street at the respective distance of one hundred fifty eight feet nine and three-quarters inches westward from the west side of Fifty-third street in the Twenty-seventh Ward of the City of Philadelphia (now the Forty-sixth Ward); Containing in front or breadth on said Ludlow street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to said Ludlow street one hundred four feet six inches including the soil on the rear end thereof of a certain four feet wide alley which extends eastward and westward and communicating at its eastern end thereof with a certain other four feet wide alley which extends northward into said Ludlow street and southward into another alley leading eastward into said Fifty-third street.

5537 Ludlow street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Ludlow street at the distance of two hundred seventy eight feet eastward from the east side of Fifty-sixth street in the Sixtieth Ward of the City of Philadelphia, State of Pennsylvania; Containing in front or breadth on the said Ludlow street fourteen feet and extending of that width in length or depth northward between lines at right angles with the said Ludlow street eighty feet to the south side of a certain ten feet wide alley which leads westward into said Fifty-sixth street.

6021 Pine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Pine street at the distance of three hundred twenty eight feet eastward from the east side of Sixty-first street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on said Pine street sixteen feet and extending of that width in

length or depth northward between parallel lines at right angles to Pine street seventy two feet to a certain three feet wide alley extending eastward and westward and communicating at the easternmost end thereof with a certain other three feet wide alley extending between Pine street and Delancey street.

6023 Pine street.

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected situate on the north side of Pine street at the distance of three hundred twelve feet eastward from the east side of Sixty-first street, in the Third (formerly part of the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth on the said Pine street sixteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said Pine street seventy two feet to a certain three feet wide alley extending eastward and westward and communicating at the easternmost end thereof with a certain other three feet wide alley extending between the said Pine street and Delancey street.

6112 Pine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected described according to a Survey and Plan thereof made by J. Harvey Gillingham, Surveyor and Regulator of the 12th District on the 8th day of April A.D. 1906 as follows, to wit: Situate on the south side of Pine street at the distance of one hundred twenty two feet five inches westward from the west side of Sixty-first street in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Pine street sixteen feet one inch and extending of that width in length or depth southward one hundred twelve feet six inches.

6116 Pine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected described according to a Survey and Plan thereof made by J. Harvey Gillingham, Surveyor and Regulator of the 12th District on April 8, 1906 as follows to wit: Situate on the south side of Pine street at the distance of one hundred fifty four feet four inches westward from the west side of Sixty-first street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Pine street fourteen feet eight inches and extending of that width in length or depth southward one hundred twelve feet six inches.

6118 Pine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Third Ward of the City of Philadelphia; described according to a Survey and Plan thereof made by Sylvia A. Polish by George T. Shegog, Surveyor and Regulator of the 11th District dated October 27, 1927, revised by Dayton F. Stout, Surveyor and Regulator of the 7th District dated March 21, 1960, to wit: Beginning at a point on the southerly side

of Pine street (sixty feet wide) at the distance of one hundred sixty nine feet westwardly from the westerly side of Sixty-first street (sixty feet wide); Containing in front or breadth westwardly along the said southerly side of Pine street twenty three feet eight inches and extending of that width in length or depth southwardly between parallel lines at right angles to the said Pine street ninety nine feet.

6120-6122 Pine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Third Ward of the City of Philadelphia, described according to a Survey and Plan thereof made for Sylvia A. Polish by George T. Shegog, Surveyor and Regulator of the 11th District dated October 17, 1937, revised by Dayton F. Stout, Surveyor and Regulator of the 7th District dated March 21, 1900 to wit: Beginning at a point on the southerly side of Pine street (sixty feet wide) at the distance of one hundred ninety two feet eight inches westwardly from the westerly side of Sixty-first street (sixty feet wide); Containing in front or breadth westwardly along the said southerly side of Pine street forty seven feet eleven inches and extending of that width in length or depth southwardly between parallel lines at right angles to the said Pine street ninety nine feet.

6124 Pine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Third (formerly part of the Forty-sixth) Ward of the City of Philadelphia, described according to a Survey and Plan thereof made by George T. Shegog, Esquire, Surveyor and Regulator of the 7th District on August 30, 1947 as follows: Situate on the south side of Pine street (sixty feet wide) at the distance of two hundred forty seven inches west from the west side of Sixty-first street (sixty feet wide); Thence extending south at right angles to Pine street one hundred five feet to a point in an eighteen inches wide stone wall; Thence west along the same thirteen feet three inches to a point; Thence extending on a line north ten degrees, twenty three minutes, forty three seconds east fifty two feet ten inches to a point; Thence extending on a line at right angles to Pine street fifty two feet two inches to a point on the south side of said Pine street; Thence extending east along said side of Pine street thirteen feet nine and seven-eighths inches to a point and place of beginning.

6126 Pine street

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the 3rd Ward of the City of Philadelphia, described according to a Survey and Plan thereof made by George T. Shegog, Surveyor and Regulator of the 7th District on August 30, 1947, as follows, to wit: Situate on the south side of Pine street (sixty feet wide) at the distance of two hundred fifty four feet four and seven-eighths inches west from the west side of Sixty-first street (sixty feet wide); Thence extending southwest at right angles to

Pine street fifty two feet two inches to an angle; Thence south ten degrees, twenty three minutes, forty three seconds west fifty two feet ten inches to a point in the north side of an eighteen inches wide wall; Thence extending along the same west parallel with Pine street sixteen feet four inches to a point; Thence extending north eleven degrees, twenty three minutes, forty seconds east partly through the center of a certain two feet ten inches wide covered alley fifty feet six inches to an angle; Thence extending northeast at right angles to Pine street fifty four feet six inches to the said side of Pine street; and Thence extending south seventy eight degrees, fifty nine minutes east along the same fifteen feet five and one-eighth inches to the first mentioned point and place of beginning.

6128 Pine street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected described according to a Survey and Plan thereof made by George T. Shegog, Surveyor and Regulator of the 7th District, on August 30, 1947 as follows, to wit: Situate on the south side of Pine street (sixty feet wide) at the distance of two hundred sixty nine feet ten inches westward from the west side of Sixty-first street (sixty feet wide) in the Third Ward of the City of Philadelphia; Thence extending south at right angles to Pine street fifty four feet six inches to an angle; Thence south eleven degrees, twenty three minutes, forty seconds west partly through the center of a certain two feet ten inches wide covered alley fifty feet six inches to a point on the north side of an eighteen inches wide wall; Thence extending west on a line parallel with Pine street fourteen feet four and one-half inches to a point; Thence extending north ten degrees, ten minutes, fifty seconds east fifty two feet ten inches to an angle; Thence extending northeast at right angles to Pine street fifty two feet two inches to a point on the south side of Pine street; Thence extending east along the same fifteen feet five and three-quarters inches to the first mentioned point and place of beginning.

5408 Walnut street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the south side of Walnut street at the distance of forty nine feet four inches westward from the west side of Fifty-fourth street in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Walnut street twenty five feet four inches and extending of that width in length or depth southward between parallel lines at right angles to the said Walnut street ninety feet.

6136 Walnut street.

ALL THAT CERTAIN lot or piece of ground with the two story brick message thereon erected situate on the south side of Walnut street at the distance of two hundred seventy two feet eight and one-quarter inches westward from the west side of Sixty-first street in the Third (formerly part of the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth on said Walnut street fifteen

feet one and one-half inches and extending of that width in length or depth southward between parallel lines at right angles to said Walnut street ninety three feet six inches to a certain three feet wide alley extending eastward and westward between Sixty-first street and Sixty-second street.

16 South Fifty-third street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Fifty-third street at the distance of one hundred eighty two feet six inches southward from the south side of Market street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-third street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Fifty-third street seventy three feet five inches to a certain four feet wide alley leading southward into Ludlow street and communicating at its northern end with another four feet wide alley leading eastward into the said Fifty-third street.

18 South Fifty-third street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Fifty-third street at the distance of one hundred ninety eight feet six inches southward from the south side of Market street (said lot being on the northeast corner of Fifty-third street and Ludlow street) in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-third street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Fifty-third street seventy three feet five inches to a certain four feet wide alley which is parallel with the said Fifty-third street and which extends northward from said Ludlow street communicating at its northernmost end with a certain other four feet wide alley which extends eastward into the said Fifty-third street the south line of said lot extending along the north side of said Ludlow street.

22 South Fifty-fourth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Fifty-fourth street at the distance of one hundred sixty six feet six inches southward from the south side of Market street in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-fourth street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Fifty-fourth street sixty seven feet to the middle of a certain two feet six inches wide alley leading southward into Ludlow street and northward into a certain other two feet six inches wide alley leading eastward from Yewdall street to said Fifty-fourth street.

129 South Fifty-fourth street.

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected situate on the east side of Fifty-fourth street at the distance of one hundred sixty eight feet eight inches northward from the north side of Walnut street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-fourth street fifteen feet three inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Fifty-fourth street sixty eight feet six inches to a certain three feet wide alley.

32 South Fifty-fifth street.

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected situate on the west side of Fifty-fifth street at the distance of one hundred ninety nine feet six inches northward from the north side of Chestnut street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-fifth street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles with the said Fifty-fifth street sixty eight feet five and one-eighth inches to a certain three feet wide alley which extends northward into Ludlow street, bounded on the north by the said Ludlow street.

WHEREAS, the City Planning Commission, in conformity with the provisions of the Urban Redevelopment Law, has certified as a redevelopment area that portion of the City of Philadelphia described as the West Philadelphia Redevelopment Area; and

WHEREAS, Neighborhood Restorations Limited Partnership XII 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 the West Philadelphia Redevelopment 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 Neighborhood Restorations Limited Partnership XII (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.

FURTHER 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.

