



# City of Philadelphia

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

## Legislation Text

File #: 040687, 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 Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel Nos. 360 through 366 also sometimes identified by house numbers and street addresses for Parcel No. 360 as 1500 North Nineteenth street, for Parcel No. 361 as 1514 North Nineteenth street, for Parcel No. 362 as 1520-1542 North Nineteenth street, for Parcel No. 363 as 1525-1543 North Nineteenth street, for Parcel No. 364 as 1519-1521 North Nineteenth street, for Parcel No. 365 as 1515 North Nineteenth street and for Parcel No. 366 as 1501-1509 North Nineteenth street including 1500-1506 North Gratz street and a portion of the Model Cities Urban Renewal Area, designated as Parcel Nos. 424 and 425 also sometimes identified by house numbers and street addresses for Parcel No. 424 as 1511-53 North Twentieth street including 1501-53 North Opal street, 1510-1552 North Opal street, a portion of the Bed of the 1500 block of Opal street & 1914-1924 West Oxford street and for Parcel No. 425 as 1501-1553 North Garnet street including 1902-1906 West Oxford street and the bed of the 1500 block of Garnet street; and authorizing the Redevelopment Authority to execute the redevelopment contract with the Housing Enrichment Renaissance Board Community Development Corporation 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 Model Cities Urban Renewal Area, (hereinafter "Model Cities"), 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 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, as amended; 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. 360 through 366 also sometimes identified by house numbers and street addresses for Parcel No. 360 as 1500 North Nineteenth street, for Parcel No. 361 as 1514 North Nineteenth street, for Parcel No. 362 as 1520-1542 North Nineteenth street, for Parcel No. 363 as 1525-1543 North Nineteenth street, for Parcel No. 364 as 1519-1521 North Nineteenth street, for Parcel No. 365 as 1515 North Nineteenth street and for Parcel No. 366 as 1501-1509 North Nineteenth street including 1500-1506 North Gratz street and a portion of the Model Cities Urban Renewal Area, designated as Parcel Nos. 424 and 425 also sometimes identified by house numbers and street addresses for Parcel No. 424 as 1511-53 North Twentieth street including 1501-53 North Opal street, 1510-1552 North Opal street, a portion of the Bed of the 1500 block of Opal street & 1914-1924 West Oxford street and for Parcel No. 425 as 1501-1553 North Garnet street including 1902-1906 West Oxford street and the bed of the 1500 block of Garnet street, (hereinafter the "Parcels") The areas of said Parcels are bounded as follows:

**Cecil B. Moore Avenue Urban Renewal Area Parcel No. 360 (1500 North Nineteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the westerly side of Nineteenth street (fifty

feet wide) and the northerly side of Jefferson street (sixty feet wide); Containing in front or breadth on the said side of Nineteenth street eighteen feet four inches and extending of that length in width or depth westward between parallel lines at right angles to the said Nineteenth street the distance of seventy nine feet eight inches to a point.

**Parcel No. 361 (1514 North Nineteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the westerly side of Nineteenth street (fifty feet wide) at the distance of one hundred forty nine feet ten inches north from the northerly side of Jefferson street (sixty feet wide); Containing in front or breadth on the said side of Nineteenth street twenty one feet eleven inches and extending of that length in width or depth westward between parallel lines at right angles to the said Nineteenth street the distance of seventy nine feet eight inches to a point.

**Parcel No. 362 (1520-1542 North Nineteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the westerly side of Nineteenth street (fifty feet wide) and the southerly side of Oxford street (sixty feet wide); Containing in front or breadth on the said side of Nineteenth street two hundred fifty nine feet five inches and extending of that length in width or depth westward between parallel lines at right angles to the said Nineteenth street the distance of seventy nine feet eight inches to a point.

**Parcel No. 363 (1525-1543 North Nineteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the easterly side of Nineteenth street (fifty feet wide) and the southerly side of Oxford street (sixty feet wide); Containing in front or breadth on the said side of Nineteenth street two hundred seven feet four inches and extending of that length in width or depth eastward between parallel lines at right angles to the said Nineteenth street the distance of one hundred feet to a point.

**Parcel No. 364 (1519-1521 North Nineteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the easterly side of Nineteenth street (fifty feet wide) at the distance of one hundred seventy three feet nine inches north from the northerly side of Jefferson street (sixty feet wide); Containing in front or breadth on the said side of Nineteenth street forty three feet ten inches and extending of that length in width or depth westward between parallel lines at right angles to the said Nineteenth street the distance of one hundred feet to a point.

**Parcel No. 365 (1515 North Nineteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the easterly side of Nineteenth street (fifty feet wide) at the distance of one hundred fifty one feet ten inches north from the northerly side of Jefferson street (sixty feet wide); Containing in front or breadth on the said side of Nineteenth street twenty one feet eleven inches and extending of that length in width or depth westward between parallel lines at right angles to the said Nineteenth street the distance of one hundred feet to a point.

**Parcel No. 366 (1501-1509 North Nineteenth street including 1500-1506 North Gratz street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the easterly side of Nineteenth street (fifty

feet wide) and the northerly side of Jefferson street (sixty feet wide); Thence extending northward along the said side of Nineteenth street one hundred eight feet to a point; Thence extending eastward on a line at right angles to the said Nineteenth street one hundred feet to a point; Thence extending southward on a line parallel to the said Nineteenth street thirty one feet to a point; Thence extending eastward on a line at right angles to the said Nineteenth street seventy two feet ten inches to a point on the easterly side of Gratz street (fifty feet wide); Thence extending southward along the said side of Gratz street seventy seven feet to the point of intersection with the said side of Jefferson street; Thence extending westward along the said side of Jefferson street one hundred seventy two feet ten inches to the point of intersection with the said side of Nineteenth street, being the first mentioned point and place of beginning.

**Model Cities Urban Renewal Area. Parcel No. 424 (1511-53 North Twentieth street including 1501-53 North Opal street, 1510-1552 North Opal street, a portion of the Bed of the 1500 block of Opal street & 1914-1924 West Oxford street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the easterly side of Twentieth street (fifty feet wide) and the southerly side of Oxford street (sixty feet wide); Thence extending southward along the said side of Twentieth street three hundred ninety one feet to a point; Thence extending eastward on a line at right angles to the said Twentieth street one hundred thirty six feet to a point, said point being the centerline of the bed of Opal street (thirty feet wide); Thence extending southward along the centerline of the bed of the said Opal street eighty four feet to a point on the northerly side of Jefferson street (sixty feet wide); Thence extending eastward along the said side of Jefferson street, crossing the remaining portion of the said bed of Opal street sixty feet to a point; Thence extending northward four hundred seventy five feet to a point on the said side of Oxford street; Thence extending westward along the said side of Oxford street, recrossing the said Opal street, one hundred ninety six feet to the point of intersection with the said Twentieth street being the first mentioned point and place of beginning.

**Parcel No. 425 (1501-1553 North Garnet street including the Bed of the 1500 block of Garnet street & 1902-1906 West Oxford street).**

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Oxford street (sixty feet wide) and the westerly side of Garnet street (thirty feet wide); Thence extending southward along the said side of Garnet street four hundred seventy five feet to a point on the northerly side of Jefferson street (sixty feet wide); Thence extending eastward along the said side of Jefferson street, crossing the bed of the said Garnet street, seventy five feet to a point; Thence extending northward on a line parallel with the said Garnet street four hundred seventy five feet to a point on the said side of Oxford street; Thence extending westward along the said side of Oxford street, recrossing the bed of the said Garnet street, seventy five 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 for Cecil B. Moore and Model Cities approved by the Council.

**WHEREAS,** The Housing Enrichment Renaissance Board Community Development Corporation ("Redeveloper") 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 to be imposed upon the Redeveloper.

**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 those portions of Model Cities and Cecil B. Moore, 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 the Housing Enrichment Renaissance Board Community Development Corporation (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.