



Legislation Text

File #: 040681, 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 Parkside Urban Renewal Area, designated as Parcel Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 also sometimes identified by house numbers and street addresses for Parcel No. 1 as 5150-5156 Parkside avenue, for Parcel No. 2 as 5162 Parkside avenue, for Parcel No. 3 as 1723 North Creighton street, for Parcel No. 4 as 5166 Viola street, for Parcel No. 5 as 5130 Viola street, for Parcel No. 6 as 1717-1719 North Wilton street, for Parcel No. 7 as 1725 North Wilton street, for Parcel No. 8 as 5231 Jefferson street, for Parcel No. 9 as 5230 Jefferson street, for Parcel No. 10 as 1710 Lindenwood street, for Parcel No. 11 as 1757-1759 Lindenwood street and for Parcel No. 12 as 1760 Aberdeen street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Community Ventures 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", has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the West Parkside Urban Renewal Area, (hereinafter "West Parkside"), for which said plan and proposal were approved by Ordinance of the Council on June 13, 2002, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of West Parkside, designated as Parcel Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 also sometimes identified by house numbers and street addresses for Parcel No. 1 as 5150-5156 Parkside avenue, for Parcel No. 2 as 5162 Parkside avenue, for Parcel No. 3 as 1723 North Creighton street, for Parcel No. 4 as 5166 Viola street, for Parcel No. 5 as 5130 Viola street, for Parcel No. 6 as 1717-1719 North Wilton street, for Parcel No. 7 as 1725 North Wilton street, for Parcel No. 8 as 5231 Jefferson street, for Parcel No. 9 as 5230 Jefferson street, for Parcel No. 10 as 1710 Lindenwood street, for Parcel No. 11 as 1757-1759 Lindenwood street and for Parcel No. 12 as 1760 Aberdeen street (hereinafter "Properties"). The areas of the Properties are bounded as follows:

Parcel No.1 (5150-5156 Parkside avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the southeasterly side of Creighton street (forty feet wide) and the southwesterly side of Parkside avenue (one hundred feet wide); Thence extending southeastward along the southwesterly side of said Parkside avenue the distance of sixty four feet seven-eighths inches to a point; Thence extending southwestward at right angles to Parkside avenue a distance of one hundred feet to a point on the northeasterly side of a three feet wide alley; Thence extending northwestward along the northeasterly side of said alley sixty four feet seven-eighths inches to a point on the southeasterly side of aforementioned Creighton street; Thence extending northeastward along the southeasterly side of Creighton street one hundred feet to the first mentioned point and place of beginning.

Parcel No. 2 (5162 Parkside avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the southwesterly side of Parkside avenue (one hundred feet wide) at the distance of thirty five feet eleven inches northwestward from the northwesterly side of Creighton street (forty feet wide); Thence extending northwestward along the southeasterly side of said Parkside avenue a distance of fifteen feet ten and one-half inches to a point; Thence extending south twenty seven degrees forty one minutes thirteen seconds west the distance of one hundred feet six inches to a point on the northeasterly side of a three feet wide alley; Thence extending southeastward along the northeasterly side of said alley a distance of sixteen feet five-eighths inches, more or less, to a point; Thence extending northeastward at right angles to Parkside avenue one hundred feet six inches to the first mentioned point and place of beginning.

Parcel No. 3 (1723 Creighton street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the southeasterly side of Creighton street (forty feet wide) at the distance of thirty two feet two inches northeastward from the northeasterly side of Viola street (forty feet wide); Thence extending northeastward along the southeasterly side of Creighton street sixteen feet three-quarters inches, more or less, to a point; Thence extending southeastward at right angles to Creighton street eight feet to an angle point; Thence extending south sixty two degrees fifteen minutes forty nine seconds east a distance of fifty six feet to another angle point; Thence extending further southeastward, at right angles to Creighton street, the distance of thirteen feet to a point on the northwesterly side of a three feet wide alley; Thence extending southwestward along the northwesterly side of said alley a distance of fifteen feet eleven inches, more or less, to a point; Thence extending northwestward at right angles to Creighton street seventy seven feet to the first mentioned point and place of beginning.

Parcel No. 4 (5166 Viola street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southwesterly side of Viola street (forty feet wide) at the distance of one hundred ninety six feet ten inches southeastward from the southeasterly side of Fifty-second street (one hundred feet wide); Containing in front or breadth on Viola street fourteen feet six inches and extending of that width in length or depth southwestward between parallel lines at right angles to said Viola street a distance of eighty feet to the centerline of a four feet wide alley.

Parcel No. 5 (5130 Viola street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southwesterly side of Viola street (forty feet wide) at the distance of two hundred twenty feet eight inches northwestward from the northwesterly side of Fifty-first street (sixty feet wide); Containing in front or breadth on Viola street fourteen feet eight inches and extending of that width in length or depth southwestward between parallel lines at right angles to said Viola street a distance of eighty feet to the centerline of a four feet wide alley.

Parcel No. 6 (1717-1719 Wilton street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the southeasterly side of Wilton street (forty feet wide) and the southwesterly side of Heston street (thirty feet wide); Containing in front or breadth on Wilton street thirty feet and extending of that width in length or depth southeastward between parallel lines with and along the southwesterly side of Heston street a distance of fifty five feet to the northwesterly side of a three feet wide alley.

Parcel No. 7 (1725 Wilton street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the southeasterly side of Wilton street (forty feet wide) and the northeasterly side of Heston street (thirty feet wide); Containing in front or breadth on Wilton street fifteen feet and extending of that width in length or depth southeastward between parallel lines with and along the northeasterly side of Heston street a distance of fifty five feet to the northwesterly side of a three feet wide alley extending southwestward into said Heston street.

Parcel No. 8 (5231 Jefferson street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Jefferson street (fifty feet wide) at a distance of seventy four feet eastward from the easterly side of Wilton street (forty feet wide); Containing in front or breadth on Jefferson street sixteen feet and extending of that width in length or depth northward between parallel lines at right angles to said Jefferson street the distance of seventy seven feet to the southerly side of a three feet wide alley.

Parcel No. 9 (5230 Jefferson street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southerly side of Jefferson street (seventy feet wide) at

the distance of ninety feet eastward from the easterly side of Wilton street (forty feet wide); Containing in front or breadth on Jefferson street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to said Jefferson street a distance of one hundred seventeen feet to the northerly side of a certain three feet wide alley.

Parcel No. 10 (1710 Lindenwood street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the northwesterly side of Lindenwood street (forty feet wide) at the distance of eighty five feet northeastward from the northeasterly side of Jefferson street (seventy feet wide); Thence extending northeastward along the northwesterly side of said Lindenwood street a distance of fifteen feet six and one-half inches to a point; Thence extending northwestward at right angles to Lindenwood street a distance of fifty five feet to a point on the southeasterly side of a certain three feet wide alley extending southwestward communicating with a certain 4 feet wide alley which extends westward into Aberdeen street (forty feet wide) and eastward into said Lindenwood street; Thence extending southwestward along the southeasterly side of said alley fifteen feet six and one-half inches to a point of intersection with said four feet wide alley; Thence extending southeastward along the northeasterly side of last mentioned four feet wide alley a distance of fifty five feet to the first mentioned point and place of beginning.

Parcel No. 11 (1757-1759 Lindenwood street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the southeasterly side of Lindenwood street (forty feet wide) and the southwesterly side of Columbia avenue (seventy feet wide); Thence extending southwestward along the southeasterly side of said Lindenwood street a distance of sixty nine feet eight and one-eighth inches to a point; Thence extending southeastward at right angles to Lindenwood street a distance of fifty feet to a point on the northwesterly side of a three feet wide alley; Thence extending northeastward along the northwesterly side of said alley twenty eight feet six and one-eighth inches to a point on the southwesterly side of aforementioned Columbia avenue; Thence extending northwestward along the southwesterly side of Columbia avenue the distance of sixty six feet one-half inch to the first mentioned point and place of beginning.

Parcel No. 12 (1760 Aberdeen street).

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northwesterly side of Aberdeen street (forty feet wide) at the distance of four hundred eighty five feet northeastward from the northeasterly side of Jefferson street (seventy feet wide); Containing in front or breadth on

Aberdeen street sixteen feet and extending of that width in length or depth northwestward between parallel lines at right angles to said Aberdeen street a distance of seventy eight feet one-eighth inch on the southwesterly line thereof and seventy nine feet ten and one-half inches on the northeasterly line thereof to a three feet wide alley.

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

WHEREAS, Community Ventures 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 Properties.

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 West Parkside, 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 Community Ventures (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.