



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 Model Cities Urban Renewal Area, designated as Parcel Nos. A-1/West, A-1/East, A-2/West, A-2/East, B-1/West, B-1/East, C-1/West, C-2/North, and C-2/South generally located in the vicinity of Poplar street, Ninth street, Percy street, Brown street, Tenth street, Fairmount avenue and Twelfth street; and authorizing the Redevelopment Authority to execute the redevelopment contract and installment sales agreement with Richard Allen Phase III, L.P. 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 a disposition supplement providing, *inter alia*, for development controls and regulations which are in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by Council; and

WHEREAS, The Authority has designed, in a manner consistent with the amended urban renewal plan and the amended redevelopment proposal approved by Council the development of 178 Public Housing Units, together with the community center and related improvements, fixtures and other structures, including, without limitation, roads, parking lots, landscaping, drainage and other utility structures and facilities and other so-called infrastructure improvements; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract and installment sales agreement for a portion of Model Cities, designated as Parcel Nos. A-1/West, A-1/East, A-2/West, A-2/East, B-1/West, B-1/East, C-1/West, C-2/North, and C-2/South generally located in the vicinity of Poplar street, Ninth street, Percy street, Brown street, Tenth street, Fairmount avenue and Twelfth street (the "Parcels"). The areas of said Parcels are bounded as follows:

Parcel No. A-1/West.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at the point of intersection of the northerly side of Fairmount avenue, (fifty feet wide) and the easterly side of Twelfth street (fifty feet wide); Thence extending, north eleven degrees twenty one minutes east, along the easterly side of said Twelfth street and crossing a certain (twenty eight and nine hundred seventeen thousandths feet wide) right-of-way reserved for Sewer Purposes, the distance of three hundred eight and four hundred twenty six thousandths feet to a point on the southerly side of proposed Brown street (fifty feet wide); Thence extending, south sixty seven degrees twenty five minutes

twenty four seconds east, along the southerly side of said proposed Brown street, the distance of one hundred seventy seven and one hundred fifteen thousandths feet to a point on the westerly side of proposed Marvine street, (fifty feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said proposed Marvine street, and crossing a certain (twenty eight and nine hundred seventeen thousandths feet wide) right-of-way reserved for Sewer purposes, the distance of one hundred seventy five and eight hundred forty seven thousandths feet to an angle point; Thence extending, south twelve degrees forty seven minutes twenty five seconds west, along the westerly side of said proposed Marvine street, the distance of sixty five and one hundred fifty two thousandths feet to a point on the northerly side of said Fairmount avenue; Thence extending, north sixty seven degrees twenty five minutes twenty four seconds west, along the northerly side of said Fairmount avenue the distance of one hundred seventy five and four hundred forty five thousandths feet to the first mentioned point and place of beginning

Parcel No. A-1/East.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at the point of intersection of the northerly side of Fairmount avenue, (fifty feet wide) and the easterly side of proposed Marvine street (fifty feet wide); Thence extending, north twelve degrees forty seven minutes twenty five seconds east, along the easterly side of said proposed Marvine street, the distance of seventy four and four hundred five thousandths feet to an angle point; Thence extending north eleven degrees twenty one minutes east along the easterly side of said proposed Marvine street, and crossing a certain (twenty eight and nine hundred seventeen thousandths feet wide) right-of-way, reserved for Sewer Purposes, the distance of two hundred thirty three and six hundred seventy four thousandths feet to a point on the southerly side of proposed Brown street, (fifty feet wide); Thence extending, south sixty seven degrees twenty five minutes twenty four seconds east, along the southerly side of said proposed Brown street, and crossing a certain (twenty eight and nine hundred seventeen thousandths feet wide) right-of-way, reserved for Sewer Purposes, the distance one hundred seventy five and six hundred thirty five thousandths feet to a point on the westerly side of Eleventh street (fifty feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said Eleventh street, the distance of three hundred eight and four hundred twenty six thousandths feet to a point on the northerly side of said Fairmount avenue; Thence extending, north sixty seven degrees twenty five minutes twenty four seconds west, along the northerly side of said Fairmount avenue the distance of one hundred seventy seven and five hundred thirty five thousandths feet to the first mentioned point and place of beginning.

Parcel No. A-2/West.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of

the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at the point of intersection of the northerly side of Fairmount avenue, (fifty feet wide) and the easterly side of Eleventh street (fifty feet wide); Thence extending, north eleven degrees twenty one minutes east, along the easterly side of said Eleventh street, the distance of three hundred eight and four hundred twenty six thousandths feet to a point on the southerly side of proposed Brown street (variable width); Thence extending, south sixty seven degrees twenty five minutes twenty four seconds east, along the southerly side of said proposed Brown street, the distance of one hundred seventy five and five hundredths feet to a point on the westerly side of proposed Warnock street (forty eight feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said proposed Warnock street, the distance of three hundred eight and four hundred twenty six thousandths feet to a point on the northerly side of said Fairmount avenue; Thence extending, north sixty seven degrees twenty five minutes twenty four seconds west, along the northerly side of said Fairmount avenue the distance of one hundred seventy five and five hundredths feet to the first mentioned point and place of beginning.

Parcel No. A-2/East.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at the point of intersection of the northerly side of Fairmount avenue, (fifty feet wide) and the easterly side of proposed Warnock street (forty eight feet wide); Thence extending, north eleven degrees twenty one minutes east, along the easterly side of said proposed Warnock street, the distance of three hundred eight and four hundred twenty six thousandths feet to a point on the southerly side of proposed Brown street (variable width); Thence extending, south sixty seven degrees twenty five minutes twenty four seconds east, along the southerly side of said proposed Brown street, the distance of one hundred seventy nine and seven hundred forty six thousandths feet to a point on the westerly side of Tenth street (fifty feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said Tenth street, the distance of three hundred eight and four hundred twenty six thousandths feet to a point on the northerly side of said Fairmount avenue; Thence extending, north sixty seven degrees twenty five minutes twenty four seconds west, along the northerly side of said Fairmount avenue the distance of one hundred seventy nine and seven hundred forty six thousandths feet to the first mentioned point and place of beginning.

Parcel No. B-1/West.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at te point of intersection of the northerly side of proposed

Brown street (fifty feet wide) and the easterly side of Twelfth street (fifty feet); Thence extending, north eleven degrees twenty one minutes east, along the easterly side of said Twelfth street, the distance of three hundred seven and three hundred seventy five thousandths feet to a point on the, southerly side of proposed Parrish street (fifty feet wide); Thence extending, south seventy degrees twenty two minutes forty three seconds east, along the southerly side of said proposed Parrish street, the distance of one hundred seventy five and five hundred fifty two thousandths feet to a point on the westerly side of proposed Marvine street (fifty feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said proposed Marvine street, the distance of three hundred sixteen and four hundred four thousandths feet to a point on the northerly side of said proposed Brown street; Thence extending, north sixty seven degrees twenty five minutes twenty four seconds west, along the northerly side of said proposed Brown street the distance of one hundred seventy seven and one hundred fifteen thousandths feet to the first mentioned point and place of beginning.

Parcel B-1/East.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at the point of intersection of the northerly side of proposed Brown street (fifty feet wide) and the easterly side of proposed Marvine street (fifty feet wide); Thence extending, north eleven degrees twenty one minutes east, along the easterly side of said proposed Marvine street, the distance of three hundred nineteen and two hundred fifty eight thousandths feet to a point on the southerly side of proposed Parrish street (fifty feet wide); Thence extending, south seventy degrees twenty two minutes forty three seconds east, along the southerly side of said proposed Parrish street, the distance of one hundred seventy four and eighty five thousandths feet to a point on the westerly side of Eleventh street (fifty feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said Eleventh street, the distance of three hundred twenty eight and four hundred eight thousandths feet to a point on the northerly side of said proposed Brown street; Thence extending, north sixty seven degrees twenty five minutes twenty four seconds west, along the northerly side of said proposed Brown street the distance of one hundred seventy five and six hundred thirty five thousandths feet to the first mentioned point and place of beginning.

Parcel No. C-1/West.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at the point of intersection of the northerly side of proposed Parrish street (fifty feet wide) and the easterly side of Twelfth street (fifty feet wide); Thence extending, north eleven degrees twenty one minutes east, along

the easterly side of said Twelfth street, the distance of eighty nine and five hundred nine thousandths feet to a point; Thence extending, south seventy degrees twenty two minutes forty three seconds east, the distance of three hundred thirty three and five hundred sixty eight thousandths feet to a point; Thence extending, north nineteen degrees thirty seven minutes seventeen seconds east, the distance of ten and five hundred eighty three thousandths feet to a point; Thence extending, north eleven degrees twenty one minutes east, the distance of seventy eight and eight hundred twenty two thousandths feet to a point; Thence extending, north nineteen degrees thirty seven minutes seventeen seconds east, and partly crossing a portion of a certain (twenty nine and nine hundred seventeen thousandths feet wide) right-of-way reserved for sewer, water main and gas main purposes, the distance of twenty feet to a point on the centerline of said right-of-way; Thence extending, north seventy degrees twenty two minutes forty three seconds west, along the centerline of said right-of-way the distance of three hundred eighteen and fourteen thousandths feet to a point on the easterly side of said Twelfth street; Thence extending, north eleven degrees twenty one minutes east, along the easterly side of said Twelfth street, partly crossing said right-of-way, the distance of one hundred ninety nine and two hundred forty three thousandths feet to a point on the southerly side of Poplar street (fifty feet wide); Thence extending, south seventy degrees twenty two minutes forty three seconds east, along the southerly side of said Poplar street, the distance of four hundred and one hundred sixty three thousandths feet to a point on the westerly side of Eleventh street (fifty feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said Eleventh street and crossing said right-of-way, the distance of three hundred ninety eight and four hundred seventy nine thousandths feet to a point on the northerly side of said proposed Parrish street; Thence extending, north seventy degrees twenty two minutes forty three seconds west, along the northerly side of said proposed Parrish street the distance of four hundred and one hundred sixty three thousandths feet to the first mentioned point and place of beginning.

Parcel No. C-2/North.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at the point of intersection of the northerly side of proposed Ogden street (fifty feet wide) and the easterly side of Eleventh street (fifty feet wide); Thence extending, north eleven degrees twenty one minutes east, along the easterly side of said Eleventh street, the distance of one hundred seventy three and nine hundred seventy eight thousandths feet to a point on the southerly side of Poplar street (fifty feet wide); Thence extending, south seventy degrees twenty two minutes forty three seconds east, along the southerly side of said Poplar street, the distance of four hundred and one hundred sixty three thousandths feet to a point on the westerly side of Tenth street (fifty feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said Tenth street, the distance of one hundred seventy three and nine hundred seventy eight thousandths feet to a point on the northerly side of said proposed Ogden

street; Thence extending, north seventy degrees twenty two minutes forty three seconds west, along the northerly side of said proposed Ogden street the distance of four hundred and one hundred sixty three thousandths feet to the first mentioned point and place of beginning.

Parcel No. C-2/South.

ALL THAT CERTAIN lot or piece of ground situate in the Fourteenth Ward of the City of Philadelphia, described in accordance with a Plan of Property made August 17, 2001 by Mark S. Zeitz Surveyor and Regulator of the Third Survey District beginning at the point of intersection of the northerly side of proposed Parrish street (variable width) and the easterly side of Eleventh street (fifty feet wide); Thence extending, north eleven degrees twenty one minutes east, along the easterly side of said Eleventh street, the distance of one hundred seventy and two tenths feet to a point on the southerly side of proposed Ogden street (fifty feet wide); Thence extending, south seventy degrees twenty two minutes forty three seconds east, along the southerly side of said proposed Ogden street, the distance of four hundred and one hundred sixty three thousandths feet to a point on the westerly side of Tenth street (fifty feet wide); Thence extending, south eleven degrees twenty one minutes west, along the westerly side of said Tenth street, the distance of one hundred seventy and two tenths feet to a point on the northerly side of said proposed Parrish street; Thence extending, north seventy degrees twenty two minutes forty three seconds west, along the northerly side of said proposed Parrish street the distance of sixty seven and six hundred seventy eight thousandths feet to a point; Thence extending, north forty eight degrees thirty four minutes thirty seven seconds west, along the northerly side of said proposed Parrish street the distance of thirty seven and six hundred ninety six thousandths feet to a point; Thence extending, north seventy degrees twenty two minutes forty three seconds west, along the northerly side of said proposed Parrish street the distance of one hundred ninety eight and eight hundred sixty six thousandths feet to a point; Thence extending, south eighty seven degrees forty nine minutes eleven seconds west, along the northerly side of said proposed Parrish street the distance of thirty seven and six hundred ninety six thousandths feet to a point; Thence extending, north seventy degrees twenty two minutes forty three seconds west, along the northerly side of said proposed Parrish street, the distance of sixty three and six hundred nineteen thousandths feet to the first mentioned point and place of beginning.

The said redevelopment contract and installment sales agreement are in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council.

WHEREAS, Richard Allen Phase III, L.P. desires to enter into the said redevelopment contract and installment sales agreement for the Parcels; and

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract, installment sales agreement and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Model Cities, 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, installment sales agreement and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract and installment sales agreement with Richard Allen Phase III, L.P. (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the redevelopment contract and installment sales agreement 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, installment sales agreement 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.