

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 Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel Nos. 74, 75, 76, 77, 78 and 79 also sometimes identified by respective house numbers and street addresses for Parcel No. 74 as 1514 North Seventeenth street, for Parcel No. 75 as 1518 North Seventeenth street, for Parcel No. 76 as 1521-1523 North Seventeenth street, for Parcel No. 77 as 1524-1526 North Seventeenth street, for Parcel No. 78 as 1531 North Seventeenth street and for Parcel No. 79 as 1532 North Seventeenth street; authorizing the Redevelopment Authority to execute the redevelopment contract with 17th Street Development Company, 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 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 disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the redeveloper; 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. 74, 75, 76, 77, 78 and 79 also sometimes identified by respective house numbers and street addresses for Parcel No. 74 as 1514 North Seventeenth street, for Parcel No. 75 as 1518 North Seventeenth street, for Parcel No. 76 as 1521-1523 North Seventeenth street, for Parcel No. 77 as 1524-1526 North Seventeenth street, for Parcel No. 78 as 1531 North Seventeenth street and for Parcel No. 79 as 1532 North Seventeenth street (the "Properties"). The areas of the Properties are bounded as follows:

Parcel No. 74 (1514 North Seventeenth 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 west side of North Seventeenth street (fifty feet wide)

at the distance of one hundred fifty five feet north from north side of Jefferson street (fifty feet wide); Containing in front or breadth on the west side of the said Seventeenth street twenty one feet and extending of that width in length and depth between parallel lines at right angles to the said Seventeenth street one hundred feet to the east side of a certain two feet ten inches wide alley extending northward to a point and southward communicating with a certain three feet wide alley extending westward to a point.

Parcel No. 75 (1518 North Seventeenth 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 west side of North Seventeenth street (fifty feet wide) at the distance of one hundred ninety three feet north from north side of Jefferson street (fifty feet wide); Containing in front or breadth on the west side of the said Seventeenth street twenty one feet and extending of that width in length and depth between parallel lines at right angles to the said Seventeenth street one hundred feet to the east side of a certain two feet ten inches wide alley extending northward to a point and southward communicating with a certain three feet wide alley extending westward to a point.

Parcel No. 76 (1521-1523 North Seventeenth 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 east side of North Seventeenth street (fifty feet wide) at the distance of two hundred twenty nine feet north from north side of Jefferson street (fifty feet wide); Containing in front or breadth on the east side of the said Seventeenth street forty second feet eight inches and extending of that width in length and depth between parallel lines at right angles

to the said Seventeenth street one hundred feet to the west side of a certain four feet wide alley extending northward to a point and southward to a point.

Parcel No. 77 (1524-1526 North Seventeenth 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 west side of North Seventeenth street (fifty feet wide) at the distance of one hundred seventy five feet south from south side of Oxford street (fifty feet wide); Thence extending westward on a line at angles to the said Seventeenth street, one hundred seven feet, to a point; Thence extending southward on a line at angles to the said Oxford street, twenty feet, to a point; Thence extending eastward on a line at angles to the said Seventeenth street, seven feet, to a point; Thence extending southward on a line at angles to the said Oxford street, twenty one feet, to a point; Thence extending eastward on a line at angles to the said Seventeenth street, one hundred feet, to a point on the west side of said Seventeenth street; Thence extending northward along the west side of the said Seventeenth street to the first mentioned point place of beginning.

Parcel No. 78 (1531 North Seventeenth 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 east side of North Seventeenth street (fifty feet wide) at the distance of one hundred seventeen feet six inches south from south side of Oxford street (fifty feet wide); Containing in front or breadth on the east side of the said Seventeenth street twenty one feet four inches and extending of that width in length and depth between parallel lines at right angles to the said Seventeenth street one hundred two feet to the centerline of a certain four feet wide alley extending southward to a point.

Parcel No. 79 (1532 North Seventeenth street). All that certain lot or piece of ground situated in the Forty-eventh Ward of the City of Philadelphia beginning at a point on the west side of North Seventeenth street (fifty feet wide) at the distance of ninety feet south from south side of Oxford street (fifty feet wide); Containing in front or breadth on the west side of the said Seventeenth street twenty nine feet six inches and extending of that width in length and depth, westward between parallel lines at right angles to the said Seventeenth street one hundred seven feet ten inches.

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

WHEREAS, 17th Street Development Company, L.P. 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 Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Cecil B. Moore Avenue 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 17th Street Development Company, L.P. (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 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.