



City of Philadelphia

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

Legislation Text

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Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, identified by house numbers and street addresses as 1248 North Nineteenth street, 1301-1303 North Nineteenth street, 1316-1318 North Nineteenth street, 1901-1903 Ridge avenue, 1905 Ridge avenue, 1917 Ridge avenue, 1919 Ridge avenue, 1921 Ridge avenue, 1929-1935 Ridge avenue (including 1909-1913 West Thompson street, 1300 North Nineteenth street and 1306-1310 North Nineteenth street), and 1939-1949 Ridge avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with The Pointe Mid-Rise, LLC and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (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 prepared a redevelopment contract for a portion of Model Cities, identified by house numbers and street addresses as 1248 North Nineteenth street, 1301-1303 North Nineteenth street, 1316-1318 North Nineteenth street, 1901-1903 Ridge avenue, 1905 Ridge avenue, 1917 Ridge avenue, 1919 Ridge avenue, 1921 Ridge avenue, 1929-1935 Ridge avenue (including 1909-1913 West Thompson street, 1300 North Nineteenth street, and 1306-1310 North Nineteenth street), and 1939-1949 Ridge avenue (collectively, the "Properties"). The area of the Properties is bounded as follows but is subject to revision based on a survey:

1248 North Nineteenth street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate and described according to a survey thereof made on the fourth day of December A.D. 1893 by William K. Carlisle, Esq., Surveyor and Regulator of the Seventh District, as follows, to wit: Situate on the west side of Nineteenth street commencing at the distance of fifty-four feet southward from the south side of Thompson street, in the Forty-seventh Ward of the City of Philadelphia; Thence extending southward along the west side of Nineteenth street eighteen feet; Thence extending westward at right angles to Nineteenth street twenty-four feet three and one-half inches to a point; Thence extending northwestwardly nineteen feet eleven and five-eighths inches to a point; Thence extending eastwardly on a line at right angles to Nineteenth street thirty-two feet ten and five-eighths inches to the west side of Nineteenth street and place of beginning, including on the north line thereof the half or moiety of the soil of a certain two feet two inches wide alley, which alley is building over leaving a distance of seven feet headway in the clear.

1301-1303 North Nineteenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh (formerly Twenty-

ninth) Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Thompson street (fifty feet wide) and the southeasterly side of Nineteenth street (fifty feet wide); Containing in front or breadth on the said Nineteenth street thirty-three feet four inches and extending of that width in length or depth eastward eighty feet to a point on the westerly side of a certain three feet wide alley that extends northward into Seybert street (twenty-five feet wide) and southward into the said Thompson street.

1316-1318 North Nineteenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh (formerly Twenty-ninth) Ward of the City of Philadelphia beginning at a point on the northwesterly side of Nineteenth street (fifty feet wide) at the distance of eighteen feet south from the southerly side of Ingersoll street (forty feet wide); Containing in front or breadth on the said side of Nineteenth street thirty-four feet and extending of that width in length or depth westward between parallel lines at right angles to the said Nineteenth street seventy-two feet to a point.

1901-1903 Ridge avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the northeasterly side of Ridge avenue, Commencing at the distance of one hundred seventy-five feet zero inches southeast from the southeast side of Thompson street, in the Forty-seventh (formerly part of the Twenty-ninth) Ward of the City of Philadelphia, and extending southeastwardly along the northeasterly side of Ridge avenue fifty-three feet seven and one-half inches to Nineteenth street and on the northwesterly line thereof and at right angles to the said Ridge avenue thirty-four feet eight and five-eighths inches to Nineteenth street aforesaid; Thence southwardly along the westerly line of said Nineteenth street sixty-three feet ten and one-half inches to Ridge avenue, aforesaid.

1905 Ridge avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Forty-seventh (formerly part of the Twenty-ninth) Ward of the City of Philadelphia beginning at a point on the northeasterly line of Ridge avenue at the distance of one hundred fifty-seven feet zero inches southeastwardly from the corner of Thompson street; Thence extending by ground rent granted to J. B. McCullough, northeastwardly at right angles to the said Ridge avenue thirty-nine feet three and three-eighths inches and thence extending eastwardly at right angles to Nineteenth street six feet to said Nineteenth street; Thence extending southwardly along the westerly line of the said Nineteenth street seventeen feet six and three-quarters inches to a point; Thence extending southwardly at right angles to the said Ridge avenue by ground granted to Charles Valentine thirty-four feet eight and three-eighths inches to the said Ridge avenue, and Thence extending northwestwardly along the northeasterly line of the said Ridge avenue eighteen feet to the first mentioned point and place of beginning.

1917 Ridge avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the northeasterly side of Ridge avenue at the distance of Forty-nine feet southward from the corner of said Ridge avenue and Thompson street in the Forty-seventh

(formerly part of the Twenty-ninth) Ward of the City of Philadelphia; Thence extending southeastwardly along the northeasterly side of said Ridge avenue, eighteen feet; Thence extending northeastwardly at right angles to the said Ridge avenue, by ground now or late of Chester L. Smith, fifty-one feet; Thence extending northwardly along the westerly side of a certain two feet six inches wide alley at right angles with Thompson street twenty-one feet five and five-sixteenths inches to a point; Thence extending southwestwardly at right angles to the said Ridge avenue sixty-two feet seven and seven-eighths inches to the point and place of beginning.

1919 Ridge avenue.

ALL THOSE CERTAIN two lots or pieces of ground with the buildings and appurtenances thereto, if any, situate in the Forty-seventh (formerly part of the Twenty-ninth) Ward of the City of Philadelphia, as follows; One Thereof, on the northeasterly side of Ridge avenue at the distance of thirty-one feet southeastwardly from the southerly side of Thompson street and extending thence southeastwardly along the northeasterly side of Ridge avenue eighteen feet to a point; Thence northeastwardly at right angles to said Ridge avenue fifty-one feet to a point; Thence extending northwardly at right angles to said Thompson street thirteen feet four and seven-eighths inches to the southerly side of said Thompson street; Thence northwestwardly (erroneously referenced in prior deed as northwardly) along the same twelve feet five inches to a point; Thence extending southwestwardly at right angles to said Ridge avenue forty-seven feet ten and three-eighths inches to the place of beginning; and the other thereof on the southerly side of Thompson street at the distance of sixty-nine feet five and three-eighths inches eastwardly from the northeasterly side of Ridge avenue; Thence extending southwardly at right angles to said Thompson street thirteen feet four and seven-eighths inches to a point; Thence extending northeastwardly eleven feet seven and seven-eighths inches to a point; Thence northwardly at right angles to said Thompson street along the westerly side of an alley two feet six inches wide, seven feet and thirteen/sixteenths of an inch to the said southerly side of Thompson street; Thence westwardly along the southerly side of said Thompson street nine feet nine and three-eighths inches to the place of beginning.

1921 Ridge avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the southeast corner of Thompson street and Ridge avenue in the Forty-seventh (formerly part of the Twenty-ninth) Ward of the City of Philadelphia; Containing in front or breadth on the said Ridge avenue thirty-one feet and extending in length or depth on the southeast side of said lot at right angles with Ridge avenue forty-seven feet ten and three-eighths inches to Thompson street; Thence extending westwardly along the south side of Thompson street fifty-seven feet and three-eighths of an inch to the first mentioned point and place of beginning.

1929-1935 Ridge avenue (including 1909-1913 West Thompson street, 1300 North Nineteenth street, and 1306-1310 North Nineteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh (formerly in the Twenty-ninth) Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Thompson street (fifty feet wide) and the northwesterly side of Nineteenth

street (fifty feet wide); Thence extending westward along the said side of Thompson street one hundred thirteen feet ten inches to a point; Thence extending northward on a line at right angles to the said Thompson street thirty-four feet two inches to a point, Thence extending eastward on a line parallel with the said Thompson street three feet eight and one-half inches to a point, Thence extending northward on a line at right angles to the said Thompson street fourteen feet eight inches to a point; Thence extending southwestward sixty-one feet five inches to a point on the easterly side of Ridge avenue (sixty feet wide); Thence extending northward along the said side Ridge avenue sixty-four feet eight inches to a point; Thence extending eastward on a line at right angles to the said Ridge avenue eighty feet to a point on the westerly side of a certain four feet wide alley that extends northward into Ingersoll street (forty feet wide); Thence extending southward, partially along said alley forty-eight feet six inches to a point; Thence extending eastward forty-three feet and five-eighths of an inch to a point; Thence extending northward on a line at right angles to the said Thompson street nine feet three and seven-eighths inches to a point; Thence extending eastward on a line parallel with the said Thompson street seventy-two feet to a point on the said side of Nineteenth street; Thence extending southward along the said side of Nineteenth street fifty-one feet to a point; Thence extending westward on a line at right angles to the said Nineteenth street seventy-two feet to a point; Thence extending southward on a line parallel with the said Nineteenth street thirty-five feet to a point; Thence extending eastward on a line parallel with the said Thompson street seventy-two feet to a point on the said side of Nineteenth street; Thence extending southward along the said side of Nineteenth street eighteen feet to the point of intersection with the said side of Thompson street being the first mentioned point and place of beginning.

1939-1949 Ridge avenue.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh (formerly the Twenty-ninth) Ward of the City of Philadelphia beginning at the point of intersection of the easterly side of Ridge avenue (sixty feet wide) and the southerly side of Ingersoll street (forty feet wide); Thence extending eastward along the said side of Ingersoll street ninety-five feet three and three-quarter inches to a point on the westerly side of a certain four feet wide alley that extends northward into the said Ingersoll street; Thence extending southward along said alley seventy feet four and seven-eighths inches to a point; Thence extending westward eighty feet to a point on the said side of Ridge avenue; Thence extending northward along the said side of Ridge avenue one hundred twenty-six feet two and one-half inches to the point of intersection with the said side of Ingersoll street, being the first mentioned point and place of beginning.

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

WHEREAS, Council adopted Resolution No. 150924 on December 10, 2015, which authorized the Redevelopment Authority to execute the redevelopment contract with The Pointe Mid-Rise, LLC; and

WHEREAS, Subsequent changes were made to the redevelopment contract, which require the approval of Council; and

WHEREAS, The Pointe Mid-Rise, LLC desires to enter into the revised redevelopment contract for the Properties.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the revised redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter “Redevelopment Authority”) for the redevelopment of that portion of the Model Cities 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 The Pointe Mid-Rise, LLC (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 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.