



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 and disposition supplement of the Redevelopment Authority of the City of Philadelphia which includes, *inter alia*, the redevelopment and urban renewal of a portion of the West Philadelphia Redevelopment Area, identified by respective house numbers and street addresses as 5239, 5241 & 5243 Addison street; 5002 & 5540 Cedar street; 14, 19 & 22 South Conestoga street; 6114 & 6125 Delancey street; 802 & 817 South Fifty-seventh street and 16 South Sickles street; authorizing the Redevelopment Authority to execute the redevelopment contract with Neighborhood Restorations LP, XI and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia (hereinafter "Commission") has on August 20, 1963, certified the West Philadelphia Redevelopment Area as a redevelopment area and has completed a detailed redevelopment area plan for the West Philadelphia Redevelopment Area dated March 16, 1962, as amended (hereinafter "West Philadelphia"); and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract which includes a portion of the West Philadelphia Redevelopment Area, identified by respective house numbers and street addresses as 5239, 5241 & 5243 Addison street; 5002 & 5540 Cedar street; 14, 19 & 22 South Conestoga street; 6114 & 6125 Delancey street; 802 & 817 South Fifty-seventh street and 16 South Sickles street (the "Properties"). The area of the Properties are bounded as follows:

5239 Addison street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Addison street at the distance of two hundred sixty five feet westward from the west side of Fifty-second street in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Addison street fifteen feet and extending of that width in length or depth northward between lines parallel with the said Fifty-second street sixty six feet to a certain three feet wide alley which extends eastward from Fifty-third street and communicates at its easternmost end with a certain other alley three feet wide which extends southward into the said Addison street.

5241 Addison street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Addison street at the distance of two hundred eighty feet westward from the west side of Fifty-second street in the Sixteenth (formerly the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth on the said Addison street fifteen feet and extending of that width in length or depth northward between lines parallel with the said Fifty-second street sixty six feet to a certain three feet wide alley which extends westward into Fifty-third street and communicates at the easterly end

thereof with a certain other three feet wide alley which extends southward into the said Addison street.

5243 Addison street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the northerly side of Addison street at the distance of two hundred ninety five feet westwardly from the westerly side of Fifty-second street in the Sixtieth (formerly part of the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth on the said Addison street fifteen feet and extending of that width in length or depth northwardly between lines parallel with the said Fifty-second street sixty six feet to a certain three feet wide alley which extends westwardly into Fifty-third street and communicates at its easternmost end thereof with a certain other three feet wide alley which extends southwardly into said Addison street.

5002 Cedar avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the southerly side of Cedar avenue at the distance of sixteen feet westwardly from the westerly side of Fiftieth street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on said Cedar avenue nineteen feet six inches and extending of that width in length or depth southwardly between parallel lines with said Fiftieth street one hundred ten feet.

5540 Cedar street.

ALL THAT CERTAIN lot or piece of ground with the two-story brick message or tenement thereon erected situate on the south side of Cedar avenue at the distance of four hundred one feet six inches westward from the west side of Fifty-fifth street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Cedar avenue twenty feet and extending of that width in length or depth southward between parallel lines at right angles to said Cedar avenue eighty feet.

14 South Conestoga street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Conestoga street at the distance of one hundred two feet six inches southward from the south side of Market street in the Sixtieth (formerly part of the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth on the said Conestoga street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Conestoga street forty six feet to the middle line of a certain alley two feet six inches wide, running northward into Ludlow street and communicating at its northernmost end with a certain other two feet six inches wide alley which extends eastward and westward from Conestoga street to

Sickles street.

19 South Conestoga street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the east side of Conestoga street at the distance of one hundred fifty feet six inches southward from the south side of Market street in the Sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Conestoga street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Conestoga street forty six feet to a certain two feet six inches wide alley, which extends northward from Ludlow street and communicates at its northernmost end with a certain other alley two feet six inches wide, which extends eastward and westward from the said Conestoga street to Yewdall street.

22 South Conestoga street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Conestoga street at the distance of one hundred sixty six feet six inches southward from the south side of Market street in the sixtieth Ward of the City of Philadelphia; Containing in front or breadth on the said Conestoga street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Conestoga street forty six feet to the middle of a certain two feet six inches wide alley.

6114 Delancey street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the south side of Delancey street at the distance of one hundred seven feet six inches westward from the west side of Sixty-first street in the Third (formerly part of the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth on the said Delancey street fifteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Delancey street sixty four feet to a certain three feet wide alley.

6125 Delancey street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the north side of Delancey street at the distance of one hundred eighty two feet six inches westward from the west side of Sixty-first street in the Third (formerly part of the Forty-sixth) Ward of the City of Philadelphia; Containing in front or breadth on the said Delancey street fifteen feet and extending of that width in length or depth northward between parallel lines at right angles with the said Delancey street sixty two feet to a certain three feet wide alley, leading eastward into Sixty-first street and westwardly into Sixty-second street.

802 South Fifty-seventh street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Fifty-seventh street at the distance of fifteen feet seven inches southward from the south side of Christian street in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-seventh street fifteen feet seven inches and extending of that width in length or depth westward between parallel lines at right angles to the said Fifty-seventh street seventy five feet six inches to a certain three feet wide alley.

817 South Fifty-seventh street.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected described according to a survey and Plan thereof by J. Harvey Gillingham Esquire, Surveyor and Regulator of the 12th Survey District dated June 20, 1913 situate on the northeast corner of Fifty-seventh and Montrose streets, in the Forty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Fifty-seventh street sixteen feet six inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Fifty-seventh street, (the south line thereof along the north side of the said Montrose street) eighty feet to a certain three feet wide alley which leads northward into Christian street and southward into the said Montrose street.

16 South Sickles street.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the west side of Sickles street at the distance of one hundred eighteen feet six inches southward from the south side of Market street in the 60th Ward of the City of Philadelphia;

Containing in the front or breadth on the said Sickles street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Sickles street forty six feet to the middle of a certain three feet six inches wide alley extending northward from Ludlow street and communicating with another certain two feet six inches wide alley leading from Fifty-fifth street to Sickles street.

WHEREAS, Neighborhood Restorations LP, X1 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 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 that portion of West Philadelphia, 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 Neighborhood Restorations LP, XI (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.