

## 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. 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244 & 245 also sometimes identified by respective house numbers and street addresses for Parcel No. 220 as 1917 North Eighth street, for Parcel No. 221 as 1916 North Franklin street, for Parcel No. 222 as 1925-1927 North Eighth street, for Parcel No. 223 as 1922-1924 North Franklin street, for Parcel No. 224 as 1933 North Eighth street, for Parcel No. 225 as 1930-1932 North Franklin street, for Parcel No. 226 as 707-709 West Berks street, for Parcel No. 227 as 713-723 West Berks street, for Parcel No. 228 as 701-703 West Berks street, for Parcel No. 229 as 1937 North Eighth street, for Parcel No. 230 as 1938-1940 North Franklin street, for Parcel No. 231 as 1717-1731 North Franklin street, for Parcel No. 232 as 1901-1905 North Eighth street, for Parcel No. 233 as 1908-1910 North Franklin street, for Parcel No. 234 as 1909-1913 North Eighth street, for Parcel No. 235 as 1944 North Franklin street, for Parcel No. 236 as 730-736 West Norris street, for Parcel No. 237 as 726 West Norris street, for Parcel No. 238 as 720 West Norris street, for Parcel No. 239 as 1947 North Eighth street, for Parcel No. 240 as 1907-1911 North Franklin street, for Parcel No. 241 as 1915-1919 North Franklin street, for Parcel No. 242 as 1929-1939 North Franklin street, for Parcel No. 243 as 1735 North Franklin street, for Parcel No. 244 as 1707-1709 North Franklin street and for Parcel No. 245 as 1713 North Franklin street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Pradera Corporation 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 redevelopment contract for a portion of Model Cities, designated as Parcel Nos. 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244 & 245 also sometimes identified by respective house numbers and street addresses for Parcel No. 220 as 1917 North Eighth street, for Parcel No. 221 as 1916 North Franklin street, for Parcel No. 222 as 1925-1927 North Eighth street, for Parcel No. 223 as 1922-1924 North Franklin street, for Parcel No. 224 as 1933 North Eighth street, for Parcel No. 225 as 1930-1932 North Franklin street, for Parcel No. 226 as 707-709 West Berks street, for Parcel No. 227 as 713-723 West Berks street, for Parcel No. 228 as 701-703 West Berks street, for Parcel No. 229 as 1937 North Eighth street, for Parcel No. 230 as 1938-1940 North Franklin street, for Parcel No. 231 as 1717-1731 North Franklin street, for Parcel No. 232 as 1901-1905 North Eighth street, for Parcel No. 233 as 1908-1910 North Franklin street, for Parcel No. 234 as 1909-1913 North Eighth street, for Parcel No. 235 as 1944 North Franklin street, for Parcel No. 236 as 730-736 West Norris street, for Parcel No. 237 as 726 West Norris street, for Parcel No. 238 as 720 West Norris street, for Parcel No. 239 as 1947 North Eighth street, for Parcel No. 240 as 1907-1911 North Franklin street, for Parcel No. 241 as 1915-1919 North Franklin street, for Parcel No. 242 as 1929-1939 North Franklin street, for Parcel No. 243 as 1735 North Franklin street, for Parcel No. 244 as 1707-1709 North Franklin street and for Parcel No. 245 as 1713 North Franklin street (the “Properties”). The areas of the said Properties are bounded as follows:

**Parcel No. 220 (1917 North Eighth street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of North Eighth street (fifty feet wide) at a distance of one hundred thirty six feet ten and one-half inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Eighth street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to Eighth street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 221 (1916 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Franklin street (fifty feet wide) at a distance of one hundred thirty nine feet three and seven-eighths inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Franklin street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to Franklin street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 222 (1925-1927 North Eighth street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of North Eighth street (fifty feet wide) at a distance of two hundred feet ten and one-half inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Eighth street thirty four feet and extending of that width in length or depth eastward between parallel lines at right angles to Eighth street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 223 (1922-1924 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth. Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Franklin street (fifty feet wide) at a distance of on hundred eighty seven feet seven and seven-eighths inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Franklin street thirty three feet and extending of that width in length or depth westward between parallel lines at right angles to Franklin street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 224 (1933 North Eighth street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of North Eighth street (fifty feet wide) at a distance of two hundred eighty six feet ten and one-half inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Eighth street seventeen feet and extending of that width in

length or depth eastward between parallel lines at right angles to Eighth street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 225 (1930-1932 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Franklin street (fifty feet wide) at a distance of two hundred fifty four feet three and seven-eighths inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Franklin street thirty four feet and extending of that width in length or depth westward between parallel lines at right angles to Franklin street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 226 (707-709 West Berks street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the northerly side of Berks street (fifty feet wide) at a distance of forty five feet westward from the westerly side of Seventh street (fifty feet wide); Containing in front or breadth on Berks street twenty eight feet and extending of that width in length or depth northward between parallel lines at right angles to Berks street a distance of fifty eight feet to a certain three feet wide alley.

**Parcel No. 227 (713-723 West Berks street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the northerly side of Berks street and the easterly side of Franklin street; Containing in front or breadth on Berks street eighty six feet three and one-eighth inches and extending of that width in length or depth northward between parallel lines at right angles to Berks street, the westerly line thereof along the easterly side of Franklin street, a distance of fifty eight feet to a three feet wide alley extending into and from Franklin street.

**Parcel No. 228 (701-703 West Berks street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the northerly side of Berks street (fifty feet wide) and the westerly side of North Seventh street (fifty feet wide); Containing in front or breadth on Berks street thirty one feet and extending of that width in length or depth northward on the westerly line thereof at right angles to Berks street a distance of fifty eight feet and on the easterly line thereof along the westerly side of said Seventh street a distance of fifty eight feet to a certain three feet wide alley. Containing in breadth on the rear end thereof twenty-nine feet seven and one-half inches, more or less.

**Parcel No. 229 (1937 North Eighth street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the

easterly side of North Eighth street (fifty feet wide) at a distance of three hundred two feet ten and one-half inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Eighth street seventeen feet and extending of that width in length or depth eastward between parallel lines at right angles to Eighth street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 230 (1938-1940 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Franklin street (fifty feet wide) at a distance of three hundred twenty two feet three and seven-eighths inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Franklin street thirty four feet and extending of that width in length or depth westward between parallel lines at right angles to Franklin street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 231 (1717-1731 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of Franklin street (fifty feet wide) at a distance of two hundred seventy eight feet ten and seven-eighths inches northward from the northerly side of Cecil B. Moore avenue (sixty feet wide); Containing in front or breadth on Franklin street one hundred sixty feet and extending eastward between parallel lines at right angles to Franklin street on the northerly line thereof a distance of eighty feet eleven and one-eighth inches and on the southerly line thereof eighty two feet ten inches.

**Parcel No. 232 (1901-1905 North Eighth street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the northerly side of Berks street (fifty feet wide) and the easterly side of North Eighth street (fifty feet wide); Containing in front or breadth on Eighth street fifty feet eight inches and extending of that width in length or depth eastward between parallel lines at right angles to said Eighth street, the southerly line thereof along the northerly side of Berks street, a distance of seventy one feet to the westerly side of a three feet wide alley.

**Parcel No. 233 (1908-1910 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Franklin street (fifty feet wide) at a distance of sixty eight feet nine inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Franklin street thirty three feet ten inches and extending of that width in length or depth westward between parallel lines at right angles to Franklin street a distance of seventy one feet to a three feet wide alley.

**Parcel No. 234 (1909-1913 North Eighth street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of North Eighth street at a distance of sixty seven feet northward from the northerly side of West Berks street; Thence extending eastward at right angles to Eighth street a distance of seventy one feet to the westerly side of a three feet wide alley; Thence extending northward along the westerly side of said alley, parallel with Eighth street, and that line extended, a distance of fifty one feet five and seven-eighths inches to a point on the southerly side of a certain three and seven hundredths feet wide alley; Thence extending westward along the southerly side of last mentioned alley a distance of seventy one feet one-quarter inch to the easterly side of Eighth street; Thence extending southward along the easterly side of Eighth street a distance of forty nine feet nine and five-eighths inches to the first mentioned point and place of beginning.

**Parcel No. 235 (1944 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Franklin street (fifty feet wide) at a distance of three hundred seventy three feet three and seven-eighths inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Franklin street seventeen feet and extending of that width in length or depth westward a distance of seventy one feet on the southerly line thereof and on the northerly line thereof seventy one feet one-quarter inch to a three feet wide alley containing in breadth on the rear end thereof fifteen feet three and three-quarters inches.

**Parcel No. 236 (730-736 West Norris street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the easterly side of North Eighth Street and the southerly side of West Norris street; Containing in front or breadth on Norris street sixty five feet and extending of that width in length or depth southward a distance seventy six feet nine and three-eighths inches on the westerly line thereof, along the easterly side of said Eighth street, and seventy five feet two and seven-eighths inches on the easterly line thereof to a three feet wide alley extending into and from Eighth street.

**Parcel No. 237 (726 West Norris street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the southerly side of Norris Street (fifty feet wide) at a distance of eighty one feet eastward from the easterly side of North Eighth street (fifty feet wide); Containing in front or breadth on Norris street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to Norris street a distance of seventy four feet five and five-eighths inches on the easterly line thereof and on the westerly line thereof a distance of seventy four feet ten and one-quarter inches to a three feet wide alley.

**Parcel No. 238 (720 West Norris street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the westerly side of Franklin street and the southerly side of West Norris street; Containing in front or breadth on Norris street sixteen feet and extending of that width in length or depth southward a distance seventy six feet four inches on the easterly line thereof, along the westerly side of Franklin street, and seventy six feet eight and one-half inches on the westerly line thereof.

**Parcel No. 239 (1947 North Eighth street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of North Eighth street (fifty feet wide) at a distance of ninety six feet five and seven-sixteenths inches southward from the southerly side of West Norris Street (fifty feet wide); Containing in front or breadth on Eighth street sixteen feet eight and one-sixteenth inches and extending of that width in length or depth eastward between parallel lines at right angles to Eighth street a distance of seventy one feet one-quarter inch to a three feet wide alley.

**Parcel No. 240 (1907-1911 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of Franklin street (fifty feet wide) at a distance of sixty one feet northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Franklin street forty five feet five and one-quarter inches and extending of that width in length or depth eastward between parallel lines at right angles to Franklin street a distance of eighty feet to a three feet wide alley. Bounded on the southerly line thereof by another three feet wide alley extending into and from said Franklin street.

**Parcel No. 241 (1915-1919 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of Franklin street (fifty feet wide) at a distance of one hundred twenty one feet five and one-quarter inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on Franklin street sixty feet and extending of that width in length or depth eastward between parallel lines at an angle of eighty eight degrees thirty eight minutes sixteen and twenty seven hundredths seconds with said Franklin street on the northerly line thereof a distance of seventy feet ten and three-quarters inches and on the southerly line thereof a distance of seventy two feet three and seven-eighths inches.

**Parcel No. 242 (1929-1939 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of Franklin street (fifty feet wide) at a distance of two hundred eighty one feet five and on-half inches northward from the northerly side of West Berks street (fifty feet wide);

Containing in front or breadth on Franklin street one hundred ten feet one-eight inch and extending of that width in length or depth eastward between parallel lines at right angles to Seventh street a distance of sixty seven feet six and one-quarter inches on the southerly line thereof and on the northerly line thereof a distance of sixty five feet containing in the rear thereof one hundred ten feet, more or less.

**Parcel No. 243 (1735 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of Franklin street (fifty feet wide) at a distance of four hundred fifty eight feet ten and seven-eighths inches northward from the northerly side of Cecil B. Moore avenue (sixty feet wide); Containing in front or breadth on Franklin street seventeen feet and extending eastward between parallel lines at right angles to Franklin street on the northerly line thereof, crossing the head of a three feet wide alley, a distance of eighty feet five and seven-eighths inches and on the southerly line thereof eighty feet eight and one-quarter inches.

**Parcel No. 244 (1707-1709 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of Franklin street (fifty feet wide) at a distance of one hundred eighty three feet ten and seven-eighths inches northward from the northerly side of Cecil B. Moore avenue (sixty feet wide); Containing in front or breadth on Franklin street thirty five feet and extending eastward between parallel lines at right angles to Franklin street on the northerly line thereof a distance of eighty three feet six and one-half inches and on the southerly line thereof eighty three feet eleven and one-half inches.

**Parcel No. 245 (1713 North Franklin street).**

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the easterly side of Franklin street (fifty feet wide) at a distance of two hundred thirty eight feet ten and seven-eighths inches northward from the northerly side of Cecil B. Moore avenue (sixty feet wide); Containing in front or breadth on Franklin street twenty feet and extending eastward between parallel lines at right angles to Franklin street on the northerly line thereof a distance of eighty three feet seven-eighths inches and on the southerly line thereof eighty three feet three and three-quarters inches.

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

WHEREAS, Pradera Corporation 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 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 and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Pradera Corporation (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.