Legislation Details (With Text)

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Title: Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the West Parkside Urban Renewal Area, identified by house numbers and street addresses as 1701-1717 North Fifty-second street, 1702 North Fifty-second street, 1706-1710 North Fifty-second street, 1712-1716 North Fifty-second street, 1719-1729 North Fifty-second street, 1718 North Creighton street, 1722-1724 North Creighton street, 5216 Parkside avenue, 5218-5220 Parkside avenue, 5222-5234 Parkside avenue, and 5238 Parkside avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with Centennial Village LP and to take such action as may be necessary to effectuate the redevelopment contract.

Sponsors: Councilmember Jones

Indexes: REDEVELOPMENT AUTHORITY, WEST PARKSIDE URBAN RENEWAL AREA

Code sections:

Attachments: 1. Resolution No. 16063200.pdf, 2. Signature16063200.pdf

Date	Ver.	Action By	Action	Result	Tally
6/16/2016	0	CITY COUNCIL	ADOPTED		
6/9/2016	0	CITY COUNCIL	Introduced and Ordered Placed On Next Week's Final Passage Calendar	Pass	

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the West Parkside Urban Renewal Area, identified by house numbers and street addresses as 1701-1717 North Fifty-second street, 1702 North Fifty-second street, 1706-1710 North Fifty-second street, 1712-1716 North Fifty-second street, 1719-1729 North Fifty-second street, 1718 North Creighton street, 1722-1724 North Creighton street, 5216 Parkside avenue, 5218-5220 Parkside avenue, 5222-5234 Parkside avenue, and 5238 Parkside avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with Centennial Village LP and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter the “Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the West Parkside Urban Renewal Area (hereinafter "West Parkside"), which said plan and proposal were approved by Ordinance of the Council on June 13, 2002, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment conract for a portion of West Parkside, identified by house numbers and street addresses as 1701-1717 North Fifty-second street, 1702 North Fifty-second street, 1706-1710 North Fifty-second street, 1712-1716 North Fifty-second street, 1719-1729 North Fifty-second street, 1718 North Creighton street, 1722-1724 North Creighton street, 5216 Parkside avenue, 5218-5220 Parkside avenue, 5222-5234 Parkside avenue and 5238 Parkside avenue (collectively, the “Properties”). The area of the Properties is bounded as follows:

1701-1717 North Fifty-second street.

ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereto, if any, situate in the Fifty-second Ward of the City of Philadelphia beginning at the point of intersection of the northeasterly side of Columbia avenue and the southeasterly side of North Fifty-second street (one hundred feet wide) and extending; Thence extending northeastwardly along the said southeasterly side of Fifty-second street the distance of one hundred sixty feet to point on the southwesterly side of Viola street (forty feet wide); Thence, along said southerly side of Viola street the distance of ninety-two feet to a point on the northwesterly side of a three feet wide alley; Thence, along said side of a three feet wide alley, perpendicular to said Viola street the distance of nineteen and sixty-three hundredths feet; Thence, southeastwardly on a line parallel with Viola street and crossing the said three feet wide alley to a point on the southeasterly side of the three feet wide alley; Thence, southwestwardly on a line parallel to North Fifty-second street, along the southeasterly side of the three feet wide alley, the distance of sixty and thirty-eight hundredths feet, to a point in the center of a four feet wide alley; Thence, southeastwardly along the center of the four feet wide alley, on a line parallel with Viola street, the distance of twenty-nine and thirty-three hundredths feet; Thence, southwestwardly on a line parallel to North Fifty-second street, the distance of eighty feet to a point on the northeasterly side of Columbia avenue; Thence, along said line of Columbia avenue, and crossing the end of a three feet wide alley, the distance of one hundred twenty-four and thirty-three hundredths feet to the first mentioned point and place of beginning; subject to the three feet wide alley and the four feet wide alley, each as described.

1702 North Fifty-second street.

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia beginning at a point on the westerly side of Fifty-second street (one hundred feet wide) at the distance of eighteen feet north from the north side of Columbia avenue (seventy feet wide); Containing in front or breadth on the said side of Fifty-second street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Fifty-second street one hundred feet to a point on the easterly side of a certain four feet wide alley that extends southward into the said Columbia avenue.

1706-1710 North Fifty-second street.

ALL THAT CERTAIN lot or piece of ground situated in the Fifty-second Ward of the City of Philadelphia beginning at a point on the westerly side of Fifty-second street (one hundred feet wide) at the distance of fifty feet north from the north side of Columbia avenue (seventy feet wide); Containing in front or breadth on the said side of Fifty-second street forty-eight feet and extending of that width in length or depth westward between parallel lines at right angles to the said Fifty-second street one hundred feet to a point on the easterly side of a certain four feet

wide alley that extends southward into the said Columbia avenue.

1712-1716 North Fifty-second street.

ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereto, if any, situate in the Fifty-second Ward of the City of Philadelphia situate on the westerly side of North Fifty-second street, ninety-eight feet northwardly from the northerly side of Columbia avenue and extending; Thence, containing in front or breadth on the said westerly side of North Fifty-second street forty-eight feet and extending that width in length or depth westward between parallel lines at right angles to the said North Fifty-second street one hundred feet to the easterly side of a certain four feet wide alley.

1719-1729 North Fifty-second street.

ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereto, if any, situate in the Fifty-second Ward of the City of Philadelphia situate at the intersection of the southeasterly side of North Fifty-second street (one hundred feet wide) and the northeasterly side of Viola street (forty feet wide); Thence, extending northeastwardly along the said southeasterly side of Fifty-second street the distance of one hundred sixty and seven hundredths feet to point on the southerly side of Parkside avenue; Thence, along said southerly side of Parkside Avenue (one hundred feet wide) the distance of twenty and thirty-one hundredths feet; Thence, southwestwardly on a line parallel to Fifty-second street the distance of seventy-five and ninety-four hundredths feet to a point; Thence, southeastwardly on a line parallel to Viola street the distance of eighty-three and forty-one hundredths feet to a point in the northwesterly line of a three feet wide alley; Thence southwestwardly on a line parallel to Fifty-second street, and along the northwesterly line of the three feet wide alley, the distance of ninety-six and forty-eight hundredths feet to a point in the northeasterly side of Viola street; Thence along said line of Viola street the distance of ninety-nine and seventy-five hundredths feet to the point and place of beginning.

1718 North Creighton street.

ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereto, if any, situate in the Fifty-second Ward of the City of Philadelphia situate at the intersection of the northeast side of Viola street (forty feet wide) and the northwest side of Creighton street and extending; Thence, containing in front or breadth on the said Creighton street sixteen feet and extending of that width in length or depth on the said Viola street seventy-seven and twenty-five hundredths feet and on the northeast line seventy-seven and thirty-three hundredths feet, to the southeasterly side of a three feet wide alley.

1722-1724 North Creighton street.

ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereto, if any, situate in the Fifty-second Ward of the City of Philadelphia situate on the northwest side of Creighton street at the distance of

thirty-two feet northeastward from the northeast side of Viola street (forty feet wide) and extending; Thence, containing in front or breadth on the said Creighton street thirty-two feet and extending of that width in length or depth parallel to the said Viola street, seventy-seven and forty-two hundredths feet on the southwest line and on the northeast line seventy-seven and fifty-eight hundredths feet, to the southeasterly side of a three feet wide alley.

5216 Parkside avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, beginning at a point on the southeasterly side of Parkside avenue at the distance of one hundred thirty-three feet and one-eighth of an inch southwestwardly from the southwesterly side of Fifty-second street in the Thirty-fourth Ward of the City of Philadelphia; Thence extending southwestwardly along the southeasterly side of Parkside avenue thirty-seven feet, six and three-eighths inches to a point in line of ground now or late of Thomas Mecouch of which this was formerly a part; Thence extending by said ground south twenty degrees, thirteen minutes, forty-one seconds west one hundred seven feet, three and five-eighths inches to another point in line of ground now or late of Thomas Mecouch, Thence extending by said ground southeastwardly fifteen feet, eight and seven-eighths inches to a point in the northwesterly line of a four feet wide alley which extends southwestwardly into Columbia avenue laid out and opened by Thomas Mecouch for the accommodation of this and other lots bounding thereon, Thence extending northeastwardly partly along the northwesterly line of said four feet wide alley and partly by ground now or late of Thomas Mecouch on a line parallel with Fifty -second street one hundred twenty-seven feet, nine and three-quarter inches to the southeasterly side of Parkside avenue the first mentioned point and place of beginning.

5218-5220 Parkside avenue.

ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereto, if any, situate in the Fifty-second Ward of the City of Philadelphia beginning at a point on the southeast side of Parkside avenue at the distance of one hundred seventy and fifty-four hundredths feet southwestward from the west side of Fifty-second street and extending; Thence, southwardly a distance of one hundred seven and thirty-eight hundredths feet to a point on the northerly side of three feet wide alley; Thence, westwardly along the northerly side of the said three feet wide alley the distance of forty feet; Thence, northwardly on a line perpendicular to Parkside avenue the distance of eighty-five feet to a point on the southerly side of Parkside avenue; Thence, eastwardly along the southerly line of Parkside avenue the distance of three and seventeen hundredths feet; Thence, northeastwardly along the southeasterly side of Parkside avenue the distance of forty-three and six hundredths feet to the first mentioned point and place of beginning.

5222-5234 Parkside avenue.

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ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereto, if any, situate in the Fifty-second Ward of the City of Philadelphia beginning at a point on the southerly side of Parkside avenue at the distance of one hundred eighteen feet and sixty-five hundredths feet eastwardly from the intersection of the south side of Parkside avenue and the east side of Columbia avenue and extending; Thence, eastwardly along the south side of Parkside avenue the distance of one hundred forty feet to a point; Thence, southwardly on a line perpendicular to Parkside avenue eighty-five feet to a point on the northerly side of a three feet wide alley; Thence, westwardly on a line parallel to Parkside avenue, partially along the northerly side of a three feet wide alley, the distance of seventy-five and thirty-five hundredths feet to a point; Thence, southwestwardly the distance of fifty-one and fifty-nine hundredths feet to a point in the northerly side of Columbia avenue; Thence, along the northerly side of Columbia avenue on a curve to the right having a radius of three hundred feet an arc distance of sixty-two and sixty-three hundredths feet; Thence, northwardly on a line perpendicular to Parkside avenue a distance of one hundred fifteen and sixty hundredths feet to the first mentioned point and place of beginning.

5238 Parkside avenue.

ALL THAT CERTAIN lot or piece of ground, with the buildings and appurtenances thereto, if any, situate in the Fifty-second Ward of the City of Philadelphia beginning at a point on the southerly side of Parkside avenue at the distance of seventy-eight and sixty-five hundredths feet eastwardly from the intersection of the south side of Parkside avenue and the east side of Columbia avenue and extending; Thence, eastwardly along the south side of Parkside avenue twenty feet; Thence, southwardly on a line perpendicular to Parkside avenue a distance of one hundred one and forty-seven hundredths feet to a point on the northerly side Columbia avenue; Thence, northwestwardly along the northerly side of Columbia avenue on a curve to the right having a radius of three hundred feet, an arc distance of twenty-four and twenty-seven hundredths feet; Thence, northwardly on a line perpendicular to Parkside avenue the distance of eight-seven and seven-tenths feet to the first mentioned point and place of beginning.

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

WHEREAS, Centennial Village LP 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 Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the West Parkside 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 Centennial Village LP (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.