

## 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 New Kensington-Fishtown Urban Renewal Area, identified by house numbers and street addresses as 2046 East Hagert street, 2048 East Hagert street, 2050 East Hagert street, 2052 East Hagert street, 1823-1829 East Oakdale street and 1833-1839 East Oakdale street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Neighborhood Gardens Trust 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 New Kensington-Fishtown Urban Renewal Area (hereinafter "New Kensington-Fishtown"), which said plan and proposal were approved by Ordinance of the Council on June 13, 1997, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of New Kensington-Fishtown, identified by house numbers and street addresses as 2046 East Hagert street, 2048 East Hagert street, 2050 East Hagert street, 2052 East Hagert street, 1823-1829 East Oakdale street and 1833-1839 East Oakdale street (collectively, the "Properties"). The areas of the Properties are bounded as follows:

2046 East Hagert street.

ALL THAT CERTAIN lot or piece of ground, situated in the Thirty-first Ward of the City of Philadelphia beginning at a point on the southwesterly side of East Hagert street (fifty feet wide) at the distance of one hundred twenty-six feet northwestward from the northwesterly side of Amber street (fifty feet wide); Containing in front or breadth on the southwesterly side of said Hagert street twelve feet and extending of that width in length or depth between parallel lines at right angles with said Hagert street ninety feet.

2048 East Hagert street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-first Ward of the City of Philadelphia, beginning at a point on the southwesterly side of Hagert street (fifty feet wide) measured northwestwardly along the said southwesterly side of Hagert street, the distance of one hundred fourteen feet from the northwesterly side of Amber street (fifty feet wide); Containing in front or breadth northwestwardly along the same Hagert street twelve feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to said Hagert street ninety feet the southeasterly and northwesterly lines passing through walls between the same premises and the premises adjoining on the southeast and northwest.

2050 Hagert street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Thirty-first Ward of the City of Philadelphia and described according to a Plan of Property made for Benjamin Friedman by John Hoffman, Surveyor and Regulator of the Sixth District dated August 21, 1929 as follows to wit: beginning at a point on the southwesterly side of Hagert street (fifty feet wide) at the distance of one hundred two feet northwestwardly from the northwesterly side of Amber street (fifty feet wide); Containing in front or breadth along the said southwestwardly side of Hagert street twelve feet and extending of that width in length or depth at right angles to Hagert street ninety feet. The northwesterly and southeasterly lines thereof partly passing through the center of nine inch brick walls of the building erected on this lot and the building erected on the lot adjoining to the northwest and southeast respectively.

2052 East Hagert street.

ALL THAT CERTAIN lot or piece of ground with the building and appurtenances thereto, if any, situate in the Thirty-first Ward of the City of Philadelphia and described according to a Plan of Property made for Benjamin Friedman by John Hoffman, Surveyor and Regulator of the Sixth District dated 8/21/1929 as follows, to wit: beginning at a point on the southwesterly side of Hagert street (fifty feet wide) at the distance of ninety feet northwestwardly from the northwesterly side of Amber street (fifty feet wide): Containing in front or breadth along the said southwestwardly side of Hagert street twelve feet and extending of that width in length or depth at right angles to the said Hagert street ninety feet. The southeasterly line thereof partly passing through the center of a nine inch brick wall of the building erected on the lot adjoining to the southeast, and the building erected on this lot.

1823-1829 East Oakdale street.

ALL THAT CERTAIN lot or piece of ground, situated in the Thirty-first Ward of the City of Philadelphia and beginning at a point on the northeast side of East Oakdale street (thirty feet wide) at the distance of one hundred eighty-two feet nine inches from the southeasterly side of Kensington avenue (seventy feet wide); Thence extending eastward on a line at right angles with said Oakdale street forty-six feet seven and one-eighths inches to a point on the southwest side of a certain four feet wide alley; Thence extending southeasterly along said alley fifty-two feet zero and seven-eighths inches to a point; Thence extending southwestward on a line at right angles with said Oakdale street forty-nine feet four and three-quarters inches to a point on the northeast side of said Oakdale street; Thence extending northwestward along said Oakdale street fifty-two feet to the first mentioned point and place of beginning.

1833-1839 East Oakdale street.

ALL THAT CERTAIN lot or piece of ground, situated in the Thirty-first Ward of

the City of Philadelphia beginning at a point on the northeast side of East Oakdale street (thirty feet wide) at the distance of two hundred forty-seven feet six inches from the southeasterly side of Kensington avenue (seventy feet wide); Thence extending eastward on a line at right angles with said Oakdale street fifty feet to a point on the southwest side of a certain four feet wide alley; Thence extending southeasterly along said alley forty-nine feet zero and one-quarter inches to a point; Thence extending southwestward on a line at right angles with said Oakdale street fifty-seven feet seven and nine-tenths inches to a point on the northeast side of said Oakdale street; Thence extending northwestward along said Oakdale street forty-eight feet six inches 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, Neighborhood Gardens Trust 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 New Kensington-Fishtown 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 Neighborhood Gardens Trust (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.