

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 Logan Redevelopment Area, identified by house numbers and street addresses as 4715-4755 North Marshall street, 701-741 Roosevelt boulevard (including 700-716 Wyoming avenue), 901-939 Roosevelt boulevard (including 922-940 Courtland street and 4523-4545 North Tenth street), 4710-4750 North Marshall street (including 4723-4767 North Seventh street), 4714-4766 North Seventh street (including 4715-4769 North Franklin street and 701-715 Wyoming avenue), 4715-4765 North Eighth street (including 4714-4768 North Franklin street and 717-731 West Wyoming avenue), 4700-4762 North Eighth street (including 4701-4763 North Ninth street), 4712-4764 North Ninth street (including 901-919 West Wyoming avenue and 4715-4769 North Hutchinson street), 4715-4765 North Tenth street (including 921-939 West Wyoming avenue and 4714-4760 North Hutchinson street), 4608-4626 North Eighth street (including 800-824 West Wyoming avenue and 4621-4647 North Ninth street), 4600-4650 North Ninth street (including 900-918 West Wyoming avenue and 4601-4655 North Hutchinson street), 4601-4655 North Tenth street (including 920-938 West Wyoming avenue and 4600-4650 North Hutchinson street), 4511-4549 North Eleventh street, 4508-4546 North Tenth street, 4601-4655 North Eleventh street, 4600-4654 North Tenth street, 4711-4761 North Eleventh street and 4712-4764 North Tenth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Logan West Associates, L.P. and to take such action as may be necessary to effectuate the redevelopment contract.

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 May 22, 2002, certified the Logan Redevelopment Area (hereinafter "Logan") as a redevelopment area and has completed a detailed redevelopment area plan for Logan dated May 2002, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Logan, identified by house numbers and street addresses as 4715-4755 North Marshall street, 701-741 Roosevelt boulevard (including 700-716 Wyoming avenue), 901-939 Roosevelt boulevard (including 922-940 Courtland street and 4523-4545 North Tenth street), 4710-4750 North Marshall street (including 4723-4767 North Seventh street), 4714-4766 North Seventh street (including 4715-4769 North Franklin street and 701-715 Wyoming avenue), 4715-4765 North Eighth street (including 4714-4768 North Franklin street and 717-731 West Wyoming avenue), 4700-4762 North Eighth street (including 4701-4763 North Ninth street), 4712-4764 North Ninth street (including 901-919 West Wyoming avenue and 4715-4769 North Hutchinson street), 4715-4765 North Tenth street (including 921-939 West Wyoming avenue and 4714-4760 North Hutchinson street), 4608-4626 North Eighth street (including 800-824 West Wyoming avenue and 4621-4647 North Ninth street), 4600-4650 North Ninth street (including 900-918 West Wyoming avenue and 4601-4655 North Hutchinson street), 4601-4655 North Tenth street (including 920-938 West Wyoming avenue and 4600-4650 North Hutchinson street), 4511-4549 North Eleventh street, 4508-4546 North Tenth street, 4601-4655 North Eleventh street, 4600-4654 North Tenth street, 4711-4761 North Eleventh street and 4712-4764 North Tenth street (collectively, the "Properties"). The area of the Properties is bounded as follows:

4715-4755 North Marshall street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the northeast corner of the intersection at North Marshall street (fifty feet wide) and Roosevelt boulevard (three hundred feet wide); Thence extending north along the east side of the said Marshall street; four hundred five feet four and one-half inches, to the southeast corner of the intersection at Loudon street (sixty feet wide) and the said Marshall street; Thence extending eastward along the south side of the said Loudon street eighty-four feet three and five-eighths inches to a point at the west side of a North Pennsylvania Railroad right-of-way; Thence extending southeastwardly along said right-of-way; three hundred seventy-nine feet seven and five-eighths inches to a point on the north side of Roosevelt boulevard (three hundred feet wide); Thence extending southwesterly along the north side of Roosevelt boulevard one hundred forty feet six and one-eighth inches to the first mentioned point and place of beginning.

701-741 Roosevelt boulevard (including 700-716 Wyoming avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the southwesterly corner of the intersection at Roosevelt boulevard (three hundred feet wide) and Wyoming avenue (sixty feet wide); Thence extending southwestwardly along the northwesterly side of the Roosevelt boulevard three hundred ninety-three feet three inches to a point on the east side of North Eighth street (sixty feet wide); Thence extending northward along the easterly side of the said Eighth street two hundred sixty-eight feet six and one-eighth inches to the southeast corner of the intersection at Wyoming avenue (sixty feet wide) crossing the head of a certain three feet wide alley extending northeastwardly into the said Wyoming avenue; Thence extending eastward along the south side of the said Wyoming avenue two hundred eighty-five feet ten and one-eighth inches to the first mentioned point and place of beginning.

901-939 Roosevelt boulevard (including 922-940 Courtland street and 4523-4545 North Tenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the southeasterly corner of the intersection at Roosevelt boulevard (three hundred feet wide) and North Tenth street (sixty feet wide); Thence extending northeastwardly along the northwesterly side of the said Roosevelt boulevard five hundred twenty-four feet nine and one-eighth inches to a point on the south side of Courtland street (sixty feet wide); Thence extending west along the said Courtland street; three hundred eighty-six feet ten inches to the southeast corner of the intersection at the said Tenth street and said Courtland street crossing the head of a certain three feet wide alley extending southwestwardly into the said Tenth street communicating with a certain other three feet wide alley extending northward into the said Courtland street; Thence extending southward along the east side of the said Tenth street three hundred fifty-four feet six and one-eighth inches; crossing the head of said three feet wide

alley, to the first mentioned point and place of beginning.

4710-4750 North Marshall street (including 4723-4767 North Seventh street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-Ninth Ward of the City of Philadelphia beginning on the southwest corner of the intersection at North Marshall street (forty feet wide) and Loudon street (sixty feet wide); Thence extending westward along the south side of the said Loudon street; one hundred thirty feet, to the southeast corner of the intersection at North Seventh street (sixty feet wide) and the said Loudon street; Thence extending southward along the east side of the said Seventh street; three hundred fifty-two feet three inches, to a point at the head of a certain ten feet nine inches wide driveway extending eastward to a point at the head of a certain three feet wide alley that continues eastward into the said Marshall street communicating with a certain other three feet wide alley extending northward into the said Loudon street; Thence extending eastward along the north side of the above mentioned ten feet nine inches wide driveway; seventy-one feet six inches, to the centerline of the above second mentioned three feet wide alley; Thence extending southward along the centerline of said alley; seven feet nine inches, to a point at the head of the above first mentioned three feet wide alley on the north side of said alley; Thence extending eastward along the north side of said alley; fifty-eight feet six inches, to a point on the west side of the said Marshall street; Thence extending northward along the west side of the said Marshall street; three hundred sixty feet, to the first mentioned point and place of beginning.

4714-4766 North Seventh street (including 4715-4769 North Franklin street and 701-715 Wyoming avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the southwest corner of the intersection at North Seventh street (sixty feet wide) and Loudon street (sixty feet wide); Thence extending westward along the south side of the said Loudon street; one hundred thirty-four feet four and one-half inches, to the southeast corner of the intersection at North Franklin street (forty feet wide) and the said Loudon street; crossing the head of a certain twelve feet wide driveway extending southward to a point communicating with a certain sixteen feet wide driveway extending westward into the said Franklin street and eastward into the said Seventh street; Thence extending southward along the east side of the said Franklin street; five hundred fifteen feet, to the northeast corner of the intersection at said Franklin street and Wyoming avenue (eighty feet wide); Thence extending eastward along the northerly side of the said Wyoming avenue; one hundred thirty-four feet four and one-half inches to the northwest corner of the intersection at the said Seventh street and said Wyoming avenue; Thence extending northward along the westerly side of the said Seventh street; five hundred fifteen feet, to the first mentioned point and place of beginning.

4715-4765 North Eighth street (including 4714-4768 North Franklin street and 717-731 West Wyoming avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the southeast corner of the intersection at North Eighth street (sixty feet wide) and Loudon street (sixty feet wide); Thence extending southward along the east side of the said Eighth street; five hundred fifteen feet, to the northeast corner of the intersection at the said North Eighth street and Wyoming avenue (eighty feet wide) crossing the head of a certain sixteen feet wide driveway extending eastward to the west side of Franklin street (forty feet wide) communicating with a certain twelve feet wide driveway extending northward to the southerly side of the said Loudon street; Thence extending eastward along the northerly side of the said Wyoming avenue; one hundred thirty-four feet four and one-half inches, to the northwest corner of the intersection at the said North Franklin street and the said Wyoming avenue; Thence extending northward along the westerly side of the said Franklin street crossing the head of said sixteen feet wide driveway; five hundred fifteen feet, to the southwest corner of the intersection at the said Franklin street and the said Loudon street; Thence extending westward along the southerly side of the said Loudon street, crossing the head of said twelve feet wide driveway; one hundred thirty-four feet four and one-half inches, to the first mentioned point and place of beginning.

4700-4762 North Eighth street (including 4701-4763 North Ninth street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the southwest corner of the intersection at North Eighth street (sixty feet wide) and Loudon street (sixty feet wide); Thence extending southward along the west side of the said Eighth street; five hundred fifteen feet, to the northwest corner of the intersection at the said Eighth street and Wyoming avenue (eighty feet wide); Thence extending westward along the northerly side of the said Wyoming avenue; two hundred three feet two and one-quarter inches to the northeast corner of the intersection at North Ninth street (seventy feet wide) and the said Wyoming avenue, crossing the head of a certain twenty-three feet wide driveway extending northward to the southerly side of the said Loudon street; Thence extending northward along the easterly side of the said Ninth street; five hundred fifteen feet, to the southeast corner of the intersection at said Ninth street and the said Loudon street; Thence extending eastward along the southerly side of the said Loudon street, crossing the head of said twenty-three feet wide driveway; two hundred three feet two and one-quarter inches, to the first mentioned point and place of beginning.

4712-4764 North Ninth street (including 901-919 West Wyoming avenue and 4715-4769 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the northwest corner of the intersection at North Ninth street (seventy feet wide) and Wyoming avenue (eighty feet wide); Containing in front or breadth extending northward along the west side of the said Ninth street five hundred fifteen feet to the southwest corner of the

intersection at the said Ninth street and Loudon street (sixty feet wide) and extending of that width in length or depth one hundred seventy feet six and one-half inches to the east side of Hutchinson street (fifty feet wide) crossing along the south side of the said Loudon street, the head of a certain three feet wide alley which extends southwardly to a point communicating with a certain other three feet wide alley extending eastward into the said Ninth street and westward into the said Hutchinson street.

4715-4765 North Tenth street (including 921-939 West Wyoming avenue and 4714-4760 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the northeast corner of the intersection at North Tenth street (sixty feet wide) and Wyoming avenue (eighty feet wide); Containing in front or breadth extending northward along the east side of the said Tenth street five hundred fifteen feet to the southeast corner of the intersection at said Tenth street and Loudon street (sixty feet wide) and extending of that width in length or depth one hundred seventy feet six and one-half inches to the west side of Hutchinson street (fifty feet wide) crossing; along the south side of the said Loudon street, the head of a certain fifteen feet wide driveway which extends southwardly to a point communicating with a certain three feet wide alley extending eastward into the said Hutchinson street and westward into the said Tenth street.

4608-4626 North Eighth street (including 800-824 West Wyoming avenue and 4621-4647 North Ninth street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the northwest corner of the intersection at North Eighth street (sixty feet wide) and Roosevelt boulevard (three hundred feet wide); Thence extending northward along the west side of the said Eighth street three hundred twenty feet eight inches to the southwest corner of the intersection at the said Eighth street and Wyoming avenue (eighty feet wide) crossing the head of a certain fifteen feet wide driveway extending westward to the east side of Ninth street (seventy feet wide) communicating with a certain other fifteen feet wide driveway extending southward communicating with a certain ten feet wide driveway extending southwestwardly communicating with a certain other fifteen feet wide driveway extending westward into the said Ninth street; Thence extending westward along the south side of the said Wyoming avenue two hundred three feet two and one-quarter inches to the southeast corner of the intersection at the said Ninth street and the said Wyoming avenue; Thence extending southward along the east side of the said Ninth street five hundred six feet five and one-eighths inches, to the northeast corner of the intersection at the said Ninth street and the said Roosevelt boulevard; Thence extending northeastwardly along the northwesterly side of the said Roosevelt boulevard two hundred seventy-five feet eight inches to the first mentioned point and place of beginning.

4600-4650 North Ninth street (including 900-918 West Wyoming avenue and 4601-4655 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the southwest corner of the intersection at North Ninth street (seventy feet wide) and Wyoming avenue (eighty feet wide); Containing in front or breadth extending southward along the east side of the said Ninth street five hundred fifteen feet to the northwest corner of the intersection at said Ninth street and Courtland street (sixty feet wide) and extending of that width in length or depth; one hundred seventy feet six and one-half inches westward to the east side of Hutchinson street (fifty feet wide) crossing; along the north side of the said Courtland street, the head of a certain three feet wide alley which extends northwardly to a point communicating with a certain other three feet wide alley extending westward into the said Hutchinson street and eastward into the said Ninth street.

4601-4655 North Tenth street (including 920-938 West Wyoming avenue and 4600-4650 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning on the southeast corner of the intersection at North Tenth street (sixty feet wide) and Wyoming avenue (eighty feet wide); Containing in front or breadth extending southward along the east side of the said Tenth street five hundred fifteen feet to the northeast corner of the intersection at said Tenth street and Courtland street (sixty feet wide) and extending of that width in length or depth one hundred seventy feet six and one-half inches eastward to the west side of Hutchinson street (fifty feet wide) crossing along the north side of the said Courtland street, the head of a certain three feet wide alley which extends northwardly to a point communicating with a certain other three feet wide alley extending westward into the said Tenth street and eastward into the said Hutchinson street.

4511-4549 North Eleventh street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Courtland street (sixty feet wide) and the southeasterly side of Eleventh street (sixty feet wide), Thence extending southward along the said side of Eleventh street the distance of four hundred ninety feet to the point of intersection with the northerly side of Wingohocking street (fifty feet wide), Thence extending eastward along the said side of Wingohocking street the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the northwesterly side of Warnock street (fifty feet wide), Thence extending northward along the said side of Warnock street the distance of four hundred ninety feet to the point of intersection with the said southerly side of Courtland street, Thence extending westward along the said side of Courtland street the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the said southeasterly side of Eleventh street being the first

mentioned point and place of beginning.

4508-4546 North Tenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Courtland street (sixty feet wide) and the northwesterly side of Tenth street (sixty feet wide), Thence extending southward along the said side of Tenth street the distance of three hundred thirty-four feet six and one-eighth inches to a point, Thence extending westward on a line at right angles to the said Tenth street the distance of eighty-four feet to a point, Thence extending southward on a line parallel with the said Tenth street the distance of nineteen feet ten and one-half inches to a point, Thence extending westward on a line at right angles to the said Tenth street the distance of eighty-four feet and three-eighths inches to a point on the southeasterly side of Warnock street (fifty feet wide), Thence extending northward along the said side of Warnock street the distance of three hundred fifty-four feet to the point of intersection with the said southerly side of Courtland street, Thence extending eastward along the said side of Courtland street the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the said northwesterly side of Tenth street being the first mentioned point and place of beginning.

4601-4655 North Eleventh street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Wyoming avenue (eighty feet wide) and the southeasterly side of Eleventh street (sixty feet wide), Thence extending southward along the said side of Eleventh street the distance of five hundred fifteen feet to the point of intersection with the northerly side of Courtland street (sixty feet wide), Thence extending eastward along the said side of Courtland street the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the northwesterly side of Warnock street (fifty feet wide), Thence extending northward along the said side of Warnock street the distance of five hundred fifteen feet to the point of intersection with the said southerly side of Wyoming avenue; Thence extending westward along the said side of Wyoming avenue the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the said southeasterly side of Eleventh street being the first mentioned point and place of beginning.

4600-4654 North Tenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Wyoming avenue (eighty feet wide) and the northwesterly side of Tenth street (sixty feet wide), Thence extending southward along the said side of Tenth street the distance of five fifteen feet to the point of intersection with the northerly side of Courtland street (sixty feet wide), Thence extending westward along the said

side of Courtland street the distance of one hundred sixty-eight feet and three-eighths inches the point of intersection with the southeasterly side of Warnock street (fifty feet wide), Thence extending northward along the said side of Warnock street the distance of five hundred fifteen feet to the point of intersection with the said southerly side of Wyoming avenue, Thence extending eastward along the said side of Wyoming avenue the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the said northwesterly side of Tenth street being the first mentioned point and place of beginning.

4711-4761 North Eleventh street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Wyoming avenue (eighty feet wide) and the southeasterly side of Eleventh street (sixty feet wide), Thence extending northward along the said side of Eleventh street the distance of five hundred fifteen feet to the point of intersection with the southerly side of Loudon street (sixty feet wide), Thence extending eastward along the said side of Loudon street the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the northwesterly side of Warnock street (fifty feet wide), Thence extending southward along the said side of Warnock street the distance of five hundred fifteen feet to the point of intersection with the said northerly side of Wyoming avenue, Thence extending westward along the said side of Wyoming avenue the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the said southeasterly side of Eleventh street being the first mentioned point and place of beginning.

4712-4764 North Tenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Forty-ninth Ward of the City of Philadelphia beginning at the point of intersection of the northerly side of Wyoming avenue (eighty feet wide) and the northwesterly side of Tenth street (sixty feet wide), Thence extending northward along the said side of Tenth street the distance of five hundred fifteen feet to the point of intersection with the southerly side of Loudon street (sixty feet wide), Thence extending westward along the said side of Loudon street the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the southeasterly side of Warnock street (fifty feet wide), Thence extending southward along the said side of Warnock street the distance of five hundred fifteen feet to the point of intersection with the said northerly side of Wyoming avenue, Thence extending eastward along the said side of Wyoming avenue the distance of one hundred sixty-eight feet and three-eighths inches to the point of intersection with the said northwesterly side of Tenth street being the first mentioned point and place of beginning.

WHEREAS, Logan West Associates, L.P. (hereinafter "Redeveloper") 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 Logan Redevelopment 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 Logan West Associates, L.P. (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.