

## Legislation Text

---

**File #:** 200440, **Version:** 0

---

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Point Breeze Urban Renewal Area, identified by house numbers and street addresses as 1308-1314 South Capitol street, 1318 South Capitol street, 1336-1344 South Capitol street, 2025-2029 Reed street, 2031 Reed street, 2033-2035 Reed street, 2038 Reed street, 1400 South Taylor street, 1402 South Taylor street, 1410 South Taylor street, 1413 South Taylor street, 1415 South Taylor street, 1419 South Taylor street, 1421 South Taylor street, 1426 South Taylor street, 1428 South Taylor street, 1430 South Taylor street, 1440 South Taylor street and 2024 Wharton street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Community Justice Land 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 Point Breeze Urban Renewal Area (hereinafter “Point Breeze”), which said plan and proposal were approved by Ordinance of the Council on December 31, 1971, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Point Breeze, identified by house numbers and street addresses as 1308-1314 South Capitol street, 1318 South Capitol street, 1336-1344 South Capitol street, 2025-2029 Reed street, 2031 Reed street, 2033-2035 Reed street, 2038 Reed street, 1400 South Taylor street, 1402 South Taylor street, 1410 South Taylor street, 1413 South Taylor street, 1415 South Taylor street, 1419 South Taylor street, 1421 South Taylor street, 1426 South Taylor street, 1428 South Taylor street, 1430 South Taylor street, 1440 South Taylor street and 2024 Wharton street (collectively, the “Properties”). The area of the Properties is bounded as follows:

1308-1314 South Captiol street. All that certain lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia and beginning at a point on the westerly side of Capitol street (thirty feet wide) at the distance of sixty-seven feet southward from the south side of Wharton street (fifty feet wide); Thence extending southward along the said side of Capitol street fifty-six feet to a point; Thence extending westward on a line at right angles to the said Capitol street eighty-one feet two one-quarter inches to a point on the easterly side of a certain four feet wide alley that extends westwardly into Lambert street (thirty feet wide); Thence extending northeastward along said alley sixty-three feet four one-half inches to a point; Thence extending eastwardly partially along the southerly side of another certain four feet wide alley that extends eastwardly into the said Capitol street at the distance of fifty-one feet seven one-quarter inches to a point on the said Capitol street being the first mentioned point and place of beginning.

1318 South Capitol street. All that certain lot or piece of ground in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the westerly side of Capitol street (thirty feet wide) at the distance of one hundred thirty-seven feet southward from the south side of Wharton street (fifty feet wide). Thence extending southward along the said side of Capitol street fourteen feet to a point. Thence extending westward on a line at right angles to the said Capitol street ninety-six feet to a point on the easterly side of a certain four feet wide alley that extends westwardly into Lambert street (thirty feet

wide). Thence extending northeastward along said alley fifteen feet ten and one-eighth inches to a point. Thence extending eastwardly the distance of eighty-eight feet seven one-quarter inches to a point on the said side Capitol street being the first mentioned point and place of beginning.

1336-1344 South Capitol street. All that certain lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the westerly side of Capitol street (thirty feet wide) at the distance of sixty-seven feet northward from the north side of Reed street (fifty feet wide); Containing in front or breadth along the said side of Capitol street seventy feet and extending of that width in length or depth westward between parallel lines at right angles to the said Capitol street forty-six feet to a point on the easterly side of a certain four feet wide alley that extends southward communicating with a certain other four feet wide alley that extends westward into Lambert street and eastward into the said Capitol street.

2025-2029 Reed street. All that certain lot or piece of ground situated in the Thirty-six Ward of the City of Philadelphia beginning at the point of intersection of the north side of Reed street (fifty feet wide) and the west side of Capitol street (thirty feet wide); Containing in front or breadth on the said side of Reed street forty-eight feet and extending of that width in length or depth northward between parallel lines at right angles to the said Reed street sixty-three feet to a point on the south side of a certain four feet wide alley that extends westward into Lambert street (thirty feet wide) and eastward into said Capitol street.

2031 Reed street. All that certain lot or piece of ground with buildings and appurtenances thereto, if any. Situate in the Thirty-sixth Ward of the City of Philadelphia on the north side of Reed street at the distance of thirty-two feet eastward from the east side of Lambert street; Containing in front or breadth on the said Reed street sixteen feet and extending of that width in length or depth north sixty-three feet to a certain four feet wide alley which extends eastward and westward from the said Lambert street to Capitol street. Bounded northward by the above described four feet wide alley, eastward by the premises next hereinafter described, southward by the said Reed street, and westward by ground now or late of William Forbes.

2033-2035 Reed street. All that certain lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at the point of intersection of the north side of Reed street (fifty feet wide) and the east side of Lambert street (thirty feet wide); Containing in front or breadth on the said side of Reed street thirty-two feet and extending of that width in length or depth northward between parallel lines at right angles to the said Reed street sixty-three feet to a point on the south side of a certain four feet wide alley that extends westward into the said Lambert street and eastward into Capitol street (thirty feet wide).

2038 Reed street. All that certain lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the south side of Reed street (fifty feet wide) at the distance of one hundred seventy-three feet eastward from the east side of Twenty-first street (fifty feet wide); Containing in front or breadth along the said side of Reed street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Reed street sixty feet to a point on the north side of a certain four feet wide alley that extends westward communicating with a certain three feet wide alley that extends northward into the said Reed street and southward into Gerritt street (thirty feet wide).

1400 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances

thereto, if any. Situate on the southwest corner of Reed street and Taylor street in the Thirty-sixth Ward of the City of Philadelphia. Containing in front or breadth on the said Taylor street fourteen feet, nine inches and extending of that width in length or depth westward between parallel lines with and along the south side of said Reed street forty-seven feet, nine and five-eighths inches to a certain three feet wide alley extending from the said Reed street to Dickinson street.

1402 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any. Situate on the west side of Taylor street at the distance of fourteen feet nine inches southward from the south side of Reed street in the Thirty-sixth Ward of the City of Philadelphia. Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth westward between parallel lines at right angles to the said Taylor street forty-seven feet nine and five-eighths inches to a certain three feet wide alley extending from said Reed street to Dickinson street.

1410 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any. Situate on west side of Taylor street at the distance of seventy-one feet nine inches south of Reed street in the Thirty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth westward between parallel lines at right angles to the said Taylor street forty-seven feet nine and five-eighths inches to a certain three feet wide alley running from Reed street to Dickinson street.

1413 South Taylor street. All that certain lot of ground with the buildings and appurtenances thereto, if any. Situate on the east side of Taylor street at the distance of eighty-six feet southward from the south side of Reed street in the Thirty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Taylor street, fourteen feet three inches and extending of that width in length or depth eastward fifty-four feet to a four feet wide alley leading from Dickinson street to Reed street.

1415 South Taylor street. All that certain lot or piece of ground with buildings and appurtenances thereto, if any. Situate on the east side of Taylor street at the distance of one hundred feet three inches southward from the south side of Reed street in the Thirty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth eastward between parallel lines at right angles with the said Taylor street fifty-four feet to a certain four feet wide alley extending southward from the said Reed street to Dickinson street.

1419 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any. Situate on the east side of Taylor street at the distance of one hundred twenty-eight feet nine inches southward from the south side of Reed street in the Thirty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth eastward between parallel lines parallel with the said Reed street fifty-four feet to a certain four feet wide alley.

1421 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any. Situate on the east side of Taylor street at the distance of one hundred forty-three feet southward from the south side of Reed street in the Thirty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth eastward between parallel lines at right angles with the said Taylor street fifty-four feet to a certain four feet wide alley extending southward from the said Reed street to Dickinson

street.

1426 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any. Situate on the west side of Taylor street at the distance of one hundred eighty-five feet nine inches southward from the south side of Reed street situate in the City of Philadelphia, County of Philadelphia and State of Pennsylvania; Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth westward forty-seven feet nine and five-eighths inches to a certain three feet wide alley which extends northward and southward from Reed street to Dickson street.

1428 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any. Situate on the west side of Taylor street at the distance of two hundred feet southward from the south side of Reed street in the Thirty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth westward forty-seven feet nine and five-eighths inches to a certain three feet wide alley which leads northward and southward from Reed street to Dickinson street.

1430 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any. Situate on the west side of Taylor street at the distance of two hundred fourteen feet three inches southward from the south side of Reed street in the Thirty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth westward forty-seven feet nine and three-eighths inches to a certain three feet wide alley leading northward into said Reed street and southward into Dickinson street.

1440 South Taylor street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any. Situate on the west side of Taylor street at the distance of two hundred eighty-five feet six inches southward from the south side of Reed street in the Thirty-sixth Ward of the City of Philadelphia; Containing in front or breadth on the said Taylor street fourteen feet three inches and extending of that width in length or depth along parallel lines at right angles to said Taylor street forty-seven feet nine and five-eighths inches to a certain three feet wide alley which extends southward from Reed street to Dickinson street.

2024 Wharton street. All that certain lot or piece of ground with the buildings and appurtenances thereto, if any, beginning at the point of the intersection of the south side of Wharton street (fifty feet wide) and the west side of Capitol street (thirty feet wide); Containing in front or breadth on the said side of Wharton street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Wharton street sixty-three feet to a point on the north side of a certain four feet wide alley that extends eastward into the said Capitol street.

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

WHEREAS, Community Justice Land 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 Point Breeze 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 Community Justice Land 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.