

# City of Philadelphia



Council of the City of Philadelphia  
Office of the Chief Clerk  
Room 402, City Hall  
Philadelphia

(Resolution No. 100513)

## RESOLUTION

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 Tioga Urban Renewal Area, designated as Parcel Nos. 83, 84, 85, 86, 87, 88 & 89 also sometimes identified by house numbers and street addresses for Parcel No. 83 as 2829 North Bailey street, for Parcel No. 84 as 2837 North Bailey street, for Parcel No. 85 as 2920 North Bailey street, for Parcel No. 86 as 3004 North Ringgold street, for Parcel No. 87 as 3149 North Taylor street, for Parcel No. 88 as 2903 North Twenty-fourth street and for Parcel No. 89 as 3144 North Twenty-seventh street; authorizing the Redevelopment Authority to execute the redevelopment contract with The Allegheny West Foundation 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 as (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Tioga Urban Renewal Area (hereinafter "Tioga") which said plan and proposal were approved by Ordinance of the Council on July 7, 2003, as amended; and

**WHEREAS,** The Redevelopment Authority has prepared a redevelopment contract for a portion of Tioga, designated as Parcel Nos. 83, 84, 85, 86, 87, 88 & 89 also sometimes identified by respective house numbers and street addresses for Parcel No. 83 as 2829 North Bailey street, for Parcel No. 84 as 2837 North Bailey street, for Parcel No. 85 as 2920 North Bailey street, for Parcel No. 86 as 3004 North Ringgold street, for

# City of Philadelphia

*RESOLUTION NO. 100513 continued*

Parcel No. 87 as 3149 North Taylor street, for Parcel No. 88 as 2903 North Twenty-fourth street and for Parcel No. 89 as 3144 North Twenty-seventh street; (hereinafter “Properties”). The areas of the Properties are bounded as follows:

**Parcel No. 83 (2829 North Bailey street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning at a point on the east side of Bailey street (forty feet wide) at the distance of two hundred thirteen feet four inches north from the north side of Somerset street (fifty feet wide); Containing in front or breadth on the said Bailey street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Bailey street forty seven feet to a point on the west side of a certain three feet wide alley that extends southward communicating with a certain other three feet wide alley that extends westward into the said Bailey street and southward into Twenty-sixth street (fifty feet wide).

**Parcel No. 84 (2837 North Bailey street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning at a point on the east side of Bailey street (forty feet wide) at the distance of two hundred seventy seven feet

# City of Philadelphia

RESOLUTION NO. 100513 continued

four inches north from the north side of Somerset street (fifty feet wide); Containing in front or breadth on the said Bailey street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Bailey street forty seven feet to a point on the west side of a certain three feet wide alley that extends southward communicating with a certain other three feet wide alley that extends westward into the said Bailey street and southward into Twenty-sixth street (fifty feet wide).

**Parcel No. 85 (2920 North Bailey street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning at a point on the west side of Bailey street (forty feet wide) at the distance of one hundred fifty feet north from the north side of Cambria street (fifty feet wide); Containing in front or breadth on the said Bailey street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Bailey street forty eight feet to a point on the east side of a certain three feet wide alley that extends southward into the said Cambria street including the soil of a certain two feet

# City of Philadelphia

RESOLUTION NO. 100513 continued

wide alley that also extends southward into the said Cambria street.

**Parcel No. 86 (3004 North Ringgold street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the westerly side of Ringgold street (forty feet wide) at the distance of thirty feet five inches north from the northerly side of Indiana avenue (sixty feet wide); Containing in front or breadth on the said Ringgold street fifteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Ringgold street fifty feet one-quarter inches to a point on the east side of a certain three feet wide alley that extends southward into the said Indiana avenue.

**Parcel No. 87 (3149 North Taylor street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-seventh Ward of the City of Philadelphia beginning at a point on the easterly side of Taylor street (forty feet wide) at the distance of three hundred sixty feet north from the northerly side of Clearfield street (sixty feet wide); Containing in front or breadth on the said Taylor street fifteen feet and extending of that width in length or

# City of Philadelphia

RESOLUTION NO. 100513 continued

depth eastward between parallel lines at right angles to the said Taylor street ninety feet to a point on the west side of a certain three feet wide alley that extends southward into the said Clearfield street.

**Parcel No. 88 (2903 North Twenty-fourth street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning at a point on the east side of Twenty-fourth street (fifty feet wide) at the distance of eighteen feet four inches northward from the north side of Cambria street (fifty feet wide); Containing in front or breadth on the said Twenty-fourth street eighteen feet four inches and extending of that width in length or depth eastward fifty nine feet three inches to a point on the west side of a certain three feet wide alley that extends southward into the said Cambria street.

**Parcel No. 89 (3144 North Twenty-seventh street).**

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning at a point on the west side of Twenty-seventh street (seventy feet wide) at the distance of one hundred sixty one feet southward from the south side of Allegheny

# City of Philadelphia

RESOLUTION NO. 100513 continued

avenue (one hundred twenty feet wide); Containing in front or breadth on the said Twenty-seventh street fourteen feet six inches and extending of that width in length or depth westward forty two feet two inches to a point on the east side of a certain three feet wide alley that extends northward communicating with a certain other three feet wide alley that extends eastward into the said Twenty-seventh street and westward into Marston street (forty feet wide).

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

**WHEREAS,** The Allegheny West Foundation 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 Tioga, 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

# City of Philadelphia

*RESOLUTION NO. 100513 continued*

disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with The Allegheny West Foundation (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.

# City of Philadelphia

*RESOLUTION NO. 100513 continued*

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the seventeenth of June, 2010.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Michael A. Decker  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Jones

Sponsored by: Councilmember Jones