

City of Philadelphia



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

(Resolution No. 060561)

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 Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel Nos. 527, 528 and 529 also sometimes identified by respective house numbers and street addresses for Parcel No. 527 as 1508-1510 West Montgomery avenue, for Parcel No. 528 as 1736-1738 North Sydenham street and for Parcel No. 529 as 1746 North Sydenham street; authorizing the Redevelopment Authority to execute the redevelopment contract with Montgomery Ave. Commons, LP 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 (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Cecil B. Moore Avenue Urban Renewal Area, (hereinafter "Cecil B. Moore"), which said plan and proposal were approved by Ordinance of the Council on December 22, 1987 as amended, and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the redeveloper; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of the Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel Nos. 527, 528 and 529 also sometimes identified by respective houses number and

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street addresses for Parcel No. 527 as 1508-1510 West Montgomery avenue, for Parcel No. 528 as 1736-1738 North Sydenham street and for Parcel No. 529 as 1746 North Sydenham street (the “Properties”). The areas of the Properties are bounded as follows:

Parcel No. 527 (1508-1510 West Montgomery avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Montgomery avenue (fifty feet wide) and the westerly side of Sydenham street (forty feet wide); Containing in front or breadth on the said side of Montgomery avenue thirty feet four inches and extending of that width in length or depth southward between parallel lines at right angles to the said Montgomery avenue sixty seven feet four inches to a point on the northerly side of a certain three feet wide alley. Said alley extends eastward into the said Sydenham street and westward communicating with a certain four feet wide alley that extends northward into the said Montgomery avenue.

Parcel No. 528 (1736-1738 North Sydenham street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the westerly side of Sydenham

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street (forty feet wide) at the distance of one hundred forty feet eight inches south from the southerly side of Montgomery avenue (fifty feet wide); Containing in front or breadth on the said side of Sydenham street twenty eight feet and extending of that width in length or depth westward between parallel lines at right angles to the said Sydenham street seventy three feet ten inches to a point on the east side of a certain four feet wide alley. Said alley extends northward, first communicating with a certain three feet wide alley that extends eastward into the said Sydenham street, then extending further northward into the said Montgomery avenue.

Parcel No. 529 (1746 North Sydenham street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the westerly side of Sydenham street (forty feet wide) at the distance of eighty four feet eight inches south from the southerly side of Montgomery avenue (fifty feet wide); Containing in front or breadth on the said side of Sydenham street fourteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Sydenham

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street seventy three feet ten inches to a point on the east side of a certain four feet wide alley. Said alley extends northward, first communicating with a certain three feet wide alley that extends eastward into the said Sydenham street, then extending further northward into the said Montgomery avenue.

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

WHEREAS, Montgomery Ave. Commons, 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 Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Cecil B. Moore Avenue 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 Montgomery Ave. Commons, 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.

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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 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.

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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the eighth of June, 2006.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke