

City of Philadelphia



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

(Resolution No. 040879)

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 44th and Aspen Urban Renewal Area designated as Parcel Nos. 18, 19, 20, 21, 22, 23 & 24 also sometimes identified by house numbers and street addresses for Parcel No. 18 as 601 North Forty-fourth street, for Parcel No. 19 as 629-635 North Forty-fourth street, for Parcel No. 20 as 639-649 North Forty-fourth street, for Parcel No. 21 as 711-717 North Forty-fourth street, for Parcel No. 22 as 757-759 North Forty-fourth street, for Parcel No. 23 as 848-854 North Forty-fourth street and for Parcel No. 24 as 862-864 North Forty-fourth street and a portion of the West Mill Creek Urban Renewal Area designated as Parcel No. 80, sometimes identified by house number and street address as 700-726 North Forty-fourth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Philadelphia Housing Authority 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 amended urban renewal plan and an amended redevelopment proposal for the redevelopment of the 44th and Aspen Redevelopment Area, 44th & Aspen Urban Renewal Area (hereinafter "Aspen"), 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 and submitted an amended urban renewal plan and an amended redevelopment proposal for the redevelopment of the West Philadelphia Redevelopment Area, West Mill Creek Urban Renewal Area (hereinafter "West Mill Creek"), which said plan and proposal were approved by Ordinance of the Council on May 15, 1964, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract which includes, *inter alia*, a portion of Aspen designated as Parcel Nos. 18, 19, 20, 21, 22, 23 & 24 also sometimes identified by house numbers and street

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addresses for Parcel No. 18 as 601 North Forty-fourth street, for Parcel No. 19 as 629-635 North Forty-fourth street, for Parcel No. 20 as 639-649 North Forty-fourth street, for Parcel No. 21 as 711-717 North Forty-fourth street, for Parcel No. 22 as 757-759 North Forty-fourth street, for Parcel No. 23 as 848-854 North Forty-fourth street and for Parcel No. 24 as 862-864 North Forty-fourth street and a portion of West Mill Creek designated as Parcel No. 80, sometimes identified by house number and street address as 700-726 North Forty-fourth street (the "Properties"). The areas of the Properties are bounded as follows:

44TH AND ASPEN URBAN RENEWAL AREA

Parcel No. 18 (601 North Forty-fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the intersection of the east side of Forty-fourth street (sixty feet wide) and the north side of Haverford avenue (eighty feet wide); Thence extending north along the said side of Forty-fourth street sixteen feet; Thence extending east on a line at right angles to the said Forty-fourth street seventy seven feet to a point on the west side of a certain three feet wide alley that extends south into the said Haverford avenue and north communicating with a certain other three feet wide alley that extends east into Pallas street (forty feet wide) as well as a certain two feet six inches wide alley that also extends into the said Pallas street; Thence extending southwardly along aforementioned alley forty feet to a point on the said side of Haverford avenue; Thence extending west along the said side of Haverford avenue sixty seven feet ten and five-eighths inches to the first mentioned point and place of beginning.

Parcel No. 19 (629-635 North Forty-fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the east side of Forty-fourth street (sixty feet wide) at the distance of two hundred forty five feet four inches south from the southerly side of Fairmount avenue (sixty feet wide); Containing in front or breadth on the said Forty-fourth street sixty five feet four inches and extending of that width in length or depth between parallel lines at right angles to the said Forty-fourth street eighty feet to a point on the west side of a certain four feet wide alley that extends south into Wallace street.

Parcel No. 20 (639-649 North Forty-fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the east side of Forty-fourth street

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(sixty feet wide) at the distance of ninety feet south from the southerly side of Fairmount avenue (sixty feet wide); Thence extending east on a line at right angles to the said Forty-fourth street one hundred ten feet to a point; Thence extending south on a line parallel with said Forty-fourth street thirty feet to a point; Thence extending east crossing the bed of a certain four feet wide alley, forty feet to a point; Thence extending south on a line parallel with the said Forty-fourth street sixty feet to a point; Thence extending west on a line parallel with the said Fairmount avenue, crossing the head of a certain other four feet wide alley seventy feet to a point on the west side of said alley which extends south into Wallace street (fifty feet wide); Thence extending south along said side of said alley forty nine feet to a point; Thence extending west eighty feet to a point on the said side of Forty-fourth street; Thence extending north along the said side of Forty-fourth street one hundred thirty nine feet to the first mentioned point and place of beginning.

Parcel No. 21 (711-717 North Forty-fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the east side of Forty-fourth street (sixty feet wide) at the distance of eighty feet north from the north side of Fairmount avenue (fifty feet wide); Containing in front or breadth on the said Forty-fourth street sixty three feet four inches and extending of that width in length or depth between parallel lines at right angles to the said Forty-fourth street eighty two feet to a point.

Parcel No. 22 (757-759 North Forty-fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the east side of Forty-fourth street (sixty feet wide) at the distance of ninety eight feet north from the north side of Aspen street (sixty feet wide); Containing in front or breadth on the said Forty-fourth street thirty two feet and extending of that width in length or depth between parallel lines at right angles to the said Forty-fourth street sixty eight feet six inches to a point on the east side of Pallas street (thirty feet wide).

Parcel No. 23 (848-854 North Forty-fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the west side of Forty-fourth street (sixty feet wide) at the distance of seventeen feet ten inches north from the northerly side of Parrish street (sixty feet wide); Containing in front or breadth on the said Forty-fourth street sixty four feet and

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extending of that width in length or depth between parallel lines at right angles to the said Forty-fourth street eighty five feet to a point on the east side of Mica street (twenty feet wide).

Parcel No. 24 (862-864 North Forty-fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the west side of Forty-fourth street (sixty feet wide) at the distance of one hundred twenty nine feet ten inches north from the northerly side of Parrish street (sixty feet wide); Containing in front or breadth on the said Forty-fourth street thirty two feet and extending of that width in length or depth between parallel lines at right angles to the said Forty-fourth street eighty five feet to a point on the east side of Mica street (twenty feet wide).

WEST MILL CREEK URBAN RENEWAL AREA

Parcel No. 80 (700-726 North Forty-fourth street).

ALL THAT CERTAIN lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the intersection of the west side of Forty-fourth street (sixty feet wide) and the north side of Fairmount avenue (sixty feet wide); Thence extending west along the said side of Fairmount avenue one hundred seven feet to a point on the east side of a certain three feet wide alley that extends southward into the said Fairmount avenue; Thence extending northward along said side of alley one hundred forty five feet to a point; Thence extending westward along the head of the said alley three feet to a point on the east side of another certain three feet wide alley; Thence extending northward along said alley one hundred eighty five feet to a point; Thence extending eastward on a line parallel to the said Fairmount avenue twenty four feet nine and one-quarter inches to a point; Thence extending northward twenty feet to a point on the south side of Aspen street; Thence extending eastward along the said side of Aspen street eighty five feet two and three-quarters inches to a point on the said side of Forty-fourth street; Thence extending southward along the said Forty-fourth street three hundred fifty feet to the point of intersection with the said Fairmount avenue being the first mentioned point and place of beginning.

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

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WHEREAS, Philadelphia Housing Authority (hereinafter “Redeveloper”) 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 Redeveloper.

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 Greenway, Mantua and West Philadelphia, 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 Philadelphia Housing Authority (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 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 seventh of October, 2004.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell