

City of Philadelphia



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

(Resolution No. 080260)

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. 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65 & 66 also sometimes identified by house numbers and street addresses for Parcel No. 52 as 1600-1602 West Erie avenue; for Parcel No. 53 as 1628-1630 West Erie avenue; for Parcel No. 54 as 1640-1642 West Erie avenue; for Parcel No. 55 as 1620 West Ontario street; for Parcel No. 56 as 1622 West Ontario street; for Parcel No. 57 as 1702-1704 West Ontario street; for Parcel No. 58 as 1501-1503 West Tioga street; for Parcel No. 59 as 1614 West Tioga street; for Parcel No. 60 as 3316-3332 North Fifteenth street; for Parcel No. 61 as 3336-3342 North Fifteenth street; for Parcel No. 62 as 3346 North Fifteenth street; for Parcel No. 63 as 3516-3520 North Fifteenth street; for Parcel No. 64 as 3627-3631 North Fifteenth street; for Parcel No. 65 as 3635 North Fifteenth street and for Parcel No. 66 as 3639 North Fifteenth street; authorizing the Redevelopment Authority to execute the amended redevelopment contract with New Life Affordable Housing Phase, II, L.P. and to take such action as may be necessary to effectuate the amended redevelopment contract.

WHEREAS, The Redevelopment Authority of the City of Philadelphia as hereinafter "Redevelopment Authority", for has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Tioga Urban Renewal Area, as hereinafter "Tioga", for 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. 52, 53, 54, 55, 56, 57, 58, 59,

City of Philadelphia

RESOLUTION NO. 080260 continued

60, 61, 62, 63, 64, 65 & 66 also sometimes identified by respective house numbers and street addresses for Parcel No. Parcel No. 52 as 1600-1602 West Erie avenue; for Parcel No. 53 as 1628-1630 West Erie avenue; for Parcel No. 54 as 1640-1642 West Erie avenue; for Parcel No. 55 as 1620 West Ontario street; for Parcel No. 56 as 1622 West Ontario street; for Parcel No. 57 as 1702-1704 West Ontario street; for Parcel No. 58 as 1501-1503 West Tioga street; for Parcel No. 59 as 1614 West Tioga street; for Parcel No. 60 as 3316-3332 North Fifteenth street; for Parcel No. 61 as 3336-3342 North Fifteenth street; for Parcel No. 62 as 3346 North Fifteenth street; for Parcel No. 63 as 3516-3520 North Fifteenth street; for Parcel No. 64 as 3627-3631 North Fifteenth street; for Parcel No. 65 as 3635 North Fifteenth street and for Parcel No. 66 as 3639 North Fifteenth street (hereinafter “Properties”). The areas of the Properties are bounded as follows:

Parcel No. 52 (1600-1602 West Erie avenue).

All that certain lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Erie avenue (one hundred twenty feet wide) and the west side of Sixteenth street (fifty feet wide); Thence extending southward along the said side of Sixteenth street the distance of one hundred feet to a point; Thence extending westward on a line at right angles to the said Sixteenth street the distance of twenty eight feet two inches to a point on the south side of a certain three feet wide alley that

City of Philadelphia

RESOLUTION NO. 080260 continued

extends westward into Smedley street (fifty feet); Thence extending northward along the head of said alley three feet to a point on the north side of said alley; Thence extending westward along said side of said alley the distance three feet three inches to a point; Thence extending northward on a line parallel to the said Sixteenth street the distance of ninety seven feet to a point on the said south side of the said Erie avenue; Thence extending eastward along the said side of Erie avenue the distance of thirty one feet five inches to the point of intersection with the said west side of Sixteenth street being the first mentioned point and place of beginning.

Parcel No. 53 (1628-1630 West Erie avenue).

All that certain lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at a point on the south side of Erie avenue (one twenty feet wide) at the distance of ninety three feet one inch eastward from the east side of Seventeenth street (fifty feet wide); Containing in front or breadth on the said side of Erie avenue thirty feet ten inches and extending of that width in length or depth southward between parallel lines at right angles to the said Erie avenue the distance of eighty eight

City of Philadelphia

RESOLUTION NO. 080260 continued

feet six inches to a point on the north side of a certain three feet wide alley that extends eastward into Smedley street (fifty feet wide).

Parcel No. 54 (1640-1642 West Erie avenue).

All that certain lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at the point of intersection of the south side of Erie avenue (one hundred twenty feet wide) and the east side of Seventeenth street (fifty feet wide); Containing in front or breadth on the said south side of Erie avenue thirty one feet five inches and extending of that width in length or depth southward between parallel lines at right angles to the said Erie avenue the distance of ninety one feet six inches. The westerly line of the property extends along the said east side of the said Seventeenth street and the easterly line of the property crosses the head of a certain three feet wide alley that extends eastwardly into Smedley street (fifty feet wide).

Parcel No. 55 (1620 West Ontario street). All

that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at the point of intersection of the south side of Ontario street (fifty feet

City of Philadelphia

RESOLUTION NO. 080260 continued

wide) and the east side of Smedley street (fifty feet wide); Containing in front or breadth on the said side of Ontario street fifteen feet four inches and extending of that width in length or depth southward between parallel lines at right angles to the said Ontario street the distance of eighty feet to a point on the north side of a certain five feet wide alley that extends westward into the said Smedley street and communicates with a certain four feet wide alley that extends southward.

Parcel No. 56 (1622 West Ontario street).

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at the point of intersection of the south side of Ontario street (fifty feet wide) and the west side of Smedley street (fifty feet wide); Containing in front or breadth on the said side of Ontario street fifteen feet four inches and extending of that width in length or depth southward between parallel lines at right angles to the said Ontario street the distance of eighty feet to a point on the north side of a certain five feet wide alley that extends eastward into the said Smedley street and communicates with a certain three feet wide alley that extends southward.

City of Philadelphia

RESOLUTION NO. 080260 continued

Parcel No. 57 (1702-1704 West Ontario street).

All that certain lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at a point on the south side of Ontario street (fifty feet wide) at the distance of ninety feet four inches westward from the west side of Seventeenth street (fifty feet wide); Thence extending southward on a line at right angles to the said Ontario street the distance of one hundred feet to a point; Thence extending westward on a line parallel with the said Ontario street the distance of fourteen feet eight inches to a point in the head of a certain four feet wide alley leading westward into Bouvier street (forty feet wide); Thence extending northward on a line at right angles to the said Ontario street the distance of two feet eight inches to a point; Thence extending westward on a line parallel with the said Ontario street and partially along the north side of the said four feet wide alley the distance of nineteen feet four inches to a point; Thence extending northward on a line parallel with the said Seventeenth street the distance of ninety seven feet four inches to a point on the said south side of Ontario street; Thence extending eastward along the said south side of Ontario street the distance of thirty

City of Philadelphia

RESOLUTION NO. 080260 continued

four feet to the first mentioned point and place of beginning.

Parcel No. 58 (1501-1503 West Tioga street).

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at the point of intersection of the north side of Tioga street (fifty feet wide) and the west side of Fifteenth street (fifty feet wide); Containing in front or breadth on the said side of Tioga street thirty three feet and extending of that width in length or depth northward between parallel lines at right angles to the said Tioga street the distance of one hundred feet to a point.

Parcel No. 59 (1614 West Tioga street).

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at the point of intersection of the south side of Tioga street (fifty feet wide) and the east side of Smedley street (fifty feet wide); Containing in front or breadth on the said side of Tioga street twenty five feet two inches and extending of that width in length or depth southward between parallel lines at right angles to the said Tioga street the distance of one hundred feet to a point.

City of Philadelphia

RESOLUTION NO. 080260 continued

Parcel No. 60 (3316-3332 North Fifteenth street).

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the west side of Fifteenth street (fifty feet wide) at the distance of one hundred fifty three feet four inches north from the north side of Westmoreland street (fifty feet wide); Containing in front or breadth on the said side of Fifteenth street one hundred seventy four feet and extending of that width in length or depth westward between parallel lines at right angles to the said Fifteenth street the distance of one hundred ten feet to a point on the east side of a certain four feet wide alley that extends southward, communicating with two certain other four feet wide alley that extend westward into Sydenham street (forty feet wide).

Parcel No. 61 (3336-3342 North Fifteenth street).

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the west side of Fifteenth street (fifty feet wide) at the distance of seventy six feet south from the south side of Ontario street (fifty feet wide); Thence extending westward on a line at right angles to the said Fifteenth

City of Philadelphia

RESOLUTION NO. 080260 continued

street the distance of one hundred nine feet eleven inches to a point; Thence extending southward on a line parallel with the said Fifteenth street the distance of eight feet nine inches to a point; Thence extending westward on a line parallel with the said Ontario street one inch to a point on the east side of a certain four feet wide alley that extends southward and northward, communicating with two certain other four feet wide alleys that extend westward into Sydenham street (forty feet wide); Thence extending southward along the said side of the aforesaid alley the distance of sixty eight feet seven inches to a point; Thence extending eastward on a line parallel with the said Ontario street one hundred feet to a point on the said side of Fifteenth street; Thence extending northward along the said side of Fifteenth street the distance of seventy seven feet four inches to the first mentioned point and place of beginning.

Parcel No. 62 (3346 North Fifteenth street).

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the west side of North Fifteenth street (fifty feet wide) at the distance of thirty seven feet four inches south

City of Philadelphia

RESOLUTION NO. 080260 continued

from the south side of Ontario street (fifty feet wide);
Containing in front or breadth on the said side of Fifteenth street nineteen feet four inches and extending of that width in length or depth westward between parallel lines at right angles to the said Fifteenth street one hundred nine feet eleven inches to a point.

Parcel No. 63 (3516-3520 North Fifteenth street).

All that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the west side of North Fifteenth street (fifty feet wide) at the distance of one hundred seventy five feet north from the north side of Tioga street (fifty feet wide);
Containing in front or breadth on the said side of Fifteenth street fifty feet and extending of that width in length or depth westward between parallel lines at right angles to the said Fifteenth street one hundred feet to a point.

Parcel No. 64 (3627-3631 North Fifteenth street).

All that certain lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning at the point of intersection of the east side of North Fifteenth street (fifty feet wide) and the north side of Lenox avenue (thirty feet wide); Containing in front or breadth on the said

City of Philadelphia

RESOLUTION NO. 080260 continued

side of Fifteenth street forty four feet ten and one-half inches and extending of that width in length or depth eastward between parallel lines at right angles to the said Fifteenth street the distance of seventy six feet to a point on the west side of a certain three feet wide alley that extends southward into the said Lenox avenue and communicating with two certain other three feet wide alleys, one of which extends northward into Pacific street (thirty feet wide).

Parcel No. 65 (3635 North Fifteenth 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 North Fifteenth street (fifty feet wide) at the distance of fifty eight feet eleven inches north from the north side of Lenox avenue (thirty feet wide); Containing in front or breadth on the said side of Fifteenth street fifteen feet one inch and extending of that width in length or depth eastward between parallel lines at right angles to the said Fifteenth the distance of seventy six feet to a point on the west side of a certain three feet wide alley that extends southward into the said Lenox avenue and communicating with two certain other three feet wide

City of Philadelphia

RESOLUTION NO. 080260 continued

alleys, one which extends northward into Pacific street (thirty feet wide).

Parcel No. 66 (3639 North Fifteenth 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 North Fifteenth street (fifty feet wide) at the distance of seventeen feet south from the south side of Pacific street (thirty feet wide); Containing in front or breadth on the said side of Fifteenth street seventeen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Fifteen the distance of ninety four feet to a point on the west side of a certain three feet wide alley that extends northward into the said Pacific street and communicating with two certain other three feet wide alleys, one of which extends southward into Lenox avenue (thirty 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, New Life Affordable Housing Phase II, L.P. desires to enter into the said redevelopment contract for the Properties; and

City of Philadelphia

RESOLUTION NO. 080260 continued

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 disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with New Life Affordable Housing Phase II, 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 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

City of Philadelphia

RESOLUTION NO. 080260 continued

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. 080260 continued

City of Philadelphia

RESOLUTION NO. 080260 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the sixth of March, 2008.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Miller

Sponsored by: Councilmember Miller