

# City of Philadelphia



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

(Resolution No. 050637)

## 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 Model Cities Urban Renewal Area, designated as Parcel Nos. 507, 508, 509, 510, 511, 512, 513 & 514 also sometimes identified by respective house numbers and street addresses for Parcel No. 507 as 1852 North Twenty-third street, for Parcel No. 508 as 1916 North Twenty-third street, for Parcel No. 509 as 1917 North Twenty-third street, for Parcel No. 510 as 1931-1935 North Twenty-third street, for Parcel No. 511 as 1934-1938 North Twenty-third street, for Parcel No. 512 as 1939 North Twenty-third street, for Parcel No. 513 as 1942 North Twenty-third street and for Parcel No. 514 as 1943 North Twenty-third street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Project HOME Community Development Corporation 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", for has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area, as hereinafter "Model Cities", for which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

**WHEREAS**, The Redevelopment Authority has prepared a redevelopment contract for a portion of Model Cities, designated as Parcel Nos. 507, 508, 509, 510, 511, 512, 513 & 514 also sometimes identified by respective house numbers and street addresses for Parcel No. 507 as 1852 North Twenty-third street, for Parcel No. 508 as 1916 North Twenty-third street, for Parcel No. 509 as 1917 North Twenty-third street, for Parcel No. 510 as 1931-1935 North Twenty-third street, for Parcel No. 511 as 1934-1938 North Twenty-third street, for Parcel No. 512 as 1939 North Twenty-third street, for Parcel No. 513 as 1942 North Twenty-third street and for Parcel No. 514 as 1943 North Twenty-third street (hereinafter "Properties"). The areas of the Properties are bounded as follows:

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**Parcel No. 507 (1852 North Twenty-third street).**

All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the westerly side of North Twenty-third street (fifty feet wide) at the distance of seventy seven feet eleven southward from the southerly side of West Berks street (fifty feet wide); Containing in front or breadth on the said Twenty-third street fifteen feet seven inches and extending of that width in length or depth westward between parallel lines at right angles to said Twenty-third street seventy feet three inches.

**Parcel No. 508 (1916 North Twenty-third street).**

All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the westerly side of North Twenty-third street (fifty feet wide) at the distance of one hundred fifty one feet eleven inches northward from the northerly side of West Berks street (fifty feet wide); Containing in front or breadth on the said Twenty-third street nineteen feet five inches and extending of that width in length or depth westward between parallel lines at right angles to said Twenty-third street eighty seven feet nine inches.

**Parcel No. 509 (1917 North Twenty-third street).**

All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the west side of North Twenty-third street (fifty feet wide) at the distance of one hundred forty three feet six inches northward from the north side of Berks street (fifty feet wide); Containing in front or breadth on the said Twenty-third street fifteen feet six inches and extending of that width in length or depth eastward between parallel lines at right angles to said Twenty-third

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street seventy five feet to the westerly side of Hemberger street (thirty feet wide).

## **Parcel No. 510 (1931-1935 North Twenty-third street)**

All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the easterly side of North Twenty-third street (fifty feet wide) at the distance of one hundred ninety eight feet nine inches southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Twenty-third street fifty feet nine inches and extending of that width in length or depth eastward between parallel lines at right angles to said Twenty-third street seventy five feet to the westerly side of Hemberger street (thirty feet wide).

## **Parcel No. 511 (Parcel No. 1934-1938 North Twenty-third street).**

All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the westerly side of North Twenty-third street (fifty feet wide) at the distance of one hundred fourteen feet one inch southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Twenty-third street fifty eight feet three inches and extending of that width in length or depth westward between parallel lines at right angles to said Twenty-third street eighty seven feet nine inches.

## **Parcel No. 512 (1939 North Twenty-third street).**

All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the easterly side of North Twenty-third street (fifty feet wide) at the distance of one hundred sixty three feet three inches southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Twenty-third street seventeen feet nine inches and extending of that width in length or depth eastward between parallel lines at right angles to said Twenty-third street seventy five feet to the westerly side of Hemberger street (thirty feet wide).

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**Parcel No. 513 (1942 North Twenty-third street).**

All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the westerly side of North Twenty-third street (fifty feet wide) at the distance of seventy five feet three inches southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Twenty-third street nineteen feet five inches and extending of that width in length or depth westward between parallel lines at right angles to said Twenty-third street eighty seven feet nine inches.

**Parcel No. 514 (1943 North Twenty-third street).**

All that certain lot or piece of ground situated in the Thirty-second Ward of the City of Philadelphia beginning at a point on the easterly side of North Twenty-third street (fifty feet wide) at the distance of one hundred thirty feet eleven inches southward from the south side of Norris street (fifty feet wide); Containing in front or breadth on the said Twenty-third street sixteen feet two inches and extending of that width in length or depth eastward between parallel lines at right angles to said Twenty-third street seventy five feet to the westerly side of Hemberger street.

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

**WHEREAS,** Project HOME Community Development Corporation desires to enter into the said redevelopment contract for Properties; and

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

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approved redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Project HOME Community Development Corporation 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.

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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 ninth of June, 2005.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke