

City of Philadelphia



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

(Resolution No. 050474)

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. 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76 & 77 also sometimes identified by house numbers and street addresses for Parcel No. 62 as 653 North Forty-fourth street, for Parcel No. 63 as 849 North Forty-sixth street, for Parcel No. 64 as 870 North Forty-sixth street, for Parcel No. 65 as 890 North Forty-sixth street, for Parcel No. 66 as 800 June street, for Parcel No. 67 as 801 June street, for Parcel No. 68 as 837 June street, for Parcel No. 69 as 841-843 June street, for Parcel No. 70 as 4519-4521 Laird street, for Parcel No. 71 as 800-802 Markoe street, for Parcel No. 72 as 829-831 Markoe street, for Parcel No. 73 as 830 Markoe street, for Parcel No. 74 as 4345 Reno street, for Parcel No. 75 as 4508-4512 Westminster avenue, for Parcel No. 76 as 4516 Westminster avenue and for Parcel No. 77 as 4636 Westminster avenue; 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 and Aspen Urban Renewal Area (hereinafter "44th & Aspen"), which said plan and proposal were approved by Ordinance of the Council on July 7, 2003, as amended; and,

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WHEREAS, The Redevelopment Authority has prepared a redevelopment contract which includes, *inter alia*, a portion of 44th & Aspen designated as Parcel Nos. 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76 & 77 also sometimes identified by house number and street address for Parcel Nos. 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76 & 77 also sometimes identified by house number and street address for Parcel No.62 as 653 North Forty-fourth street, for Parcel No. 63 as 849 North Forty-sixth street, for Parcel No. 64 as 870 North Forty-sixth street, for Parcel No. 65 as 890 North Forty-sixth street, for Parcel No. 66 as 800 June street, for Parcel No. 67 as 801 June street, for Parcel No. 68 as 837 June street, for Parcel No. 69 as 841-843 June street, for Parcel No. 70 as 4519-4521 Laird street, for Parcel No. 71 as 800-802 Markoe street, for Parcel No. 72 as 829-831 Markoe street, for Parcel No. 73 as 830 Markoe street, for Parcel No. 74 as 4345 Reno street, for Parcel No. 75 as 4508-4512 Westminster avenue, for Parcel No. 76 as 4516 Westminster avenue and for Parcel No. 77 as 4636 Westminster avenue; (the “Properties”). The areas of the Properties are bounded as follows:

Parcel No. 62 (653 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 thirty feet south from the southerly side of Fairmount

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avenue (sixty feet wide); Containing in front or breadth on the said Forty-fourth street thirty feet and extending of that width in length or depth between parallel lines at right angles to the said Forty-fourth street one hundred ten feet to a point.

Parcel No. 63 (849 North Forty-sixth 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-sixth street (sixty feet wide) at the distance of sixteen feet four inches south from the south side of Ogden street (thirty feet wide); Containing in front or breadth on the said side of Forty-sixth street sixteen feet four inches and extending of that width in length or depth between parallel lines at right angles to the said Forty-sixth street fifty eight feet six inches.

Parcel No. 64 (870 North Forty-sixth 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-sixth street (sixty feet wide) at the distance of two hundred seventy five feet five one-quarter inches south from the south side of Westminster avenue (sixty feet wide); Containing in front or breadth on the said

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Forty-sixth street sixteen feet one inch and extending of that width in length or depth between parallel lines at right angles to the said Forty-sixth street fifty five feet three inches.

Parcel No. 65 (890 North Forty-sixth 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-sixth street (sixty feet wide) at the distance of one hundred twenty three feet six and three-quarters inches south from the south side of Westminster avenue (sixty feet wide); Containing in front or breadth on the said Forty-sixth street sixteen feet and extending of that width in length or depth between parallel lines at right angles to the said Forty-sixth street fifty eight feet six inches to a point on the east side of a certain three feet wide alley that extends south and communicates with a certain four feet wide alley that extends into the said Forty-sixth street.

Parcel No. 66 (800 June street). All that certain

lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the west side of June street (thirty feet wide) and the north side

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of Brown street (eighty feet wide); Containing in front or breadth on the said June street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said June street forty feet to a point in the middle of a certain two feet six inches wide alley that extends southward into the said Brown street.

Parcel No. 67 (801 June street). All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the east side of June street (thirty feet wide) and the north side of Brown street (eighty feet wide); Containing in front or breadth on the said June street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said June street forty feet to a point in the middle of a certain two feet six inches wide alley that extends southward into the said Brown street.

Parcel No. 68 (837 June street). All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the east side of June street (thirty feet wide) at the distance of forty seven feet four inches south from the south side of Parrish street (sixty feet wide); Containing in front or breadth on the said June

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street fifteen feet four inches and extending of that width in length or depth eastward between parallel lines at right angles to the said June street forty feet to a point in the middle of a certain two feet six inches wide alley that extends northward into the said Parrish street.

Parcel No. 69 (841-843 June street).

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the east side of June street (thirty feet wide) and the south side of Parrish street (sixty feet wide); Containing in front or breadth on the said June street thirty feet and extending of that width in length or depth eastward between parallel lines at right angles to the said June street forty feet to a point in the middle of a certain two feet six inches wide alley that extends northward into the said Parrish street.

Parcel No. 70 (4519-4521 Laird street).

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the north side of Laird street (thirty feet wide) at the distance of sixty feet three inches east from the easterly side of Forty-sixth street (sixty feet wide); Containing in front or breadth

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on the said side of Laird street twenty-seven feet and extending of that width in length or depth northward between parallel lines at right angles to the said Laird street fifty four feet to a point.

Parcel No. 71 (800-802 North Markoe street).

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at the point of intersection of the west side of Markoe street (fifty feet wide) and the north side of Brown street (eighty feet wide); Containing in front or breadth on the said Markoe street thirty feet four inches and extending of that width in length or depth westward between parallel lines at right angles to the said Markoe street forty seven feet to a point on the east side of a certain four feet wide alley that extends southward into the said Brown street and northward communicating with a certain eight feet eight inches wide alley that extends westward into May street (thirty feet wide) and eastward into the said Markoe street.

Parcel No. 72 (829-831 North Markoe street).

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the east side of Markoe street (fifty feet wide) at the

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distance of ninety three feet four inches south from the south side of Parrish street (sixty feet wide); Containing in front or breadth on the said Markoe street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Markoe street fifty three feet six inches to a point in the middle of a certain two feet six inches wide alley that extends northward into the said Parrish street.

Parcel No. 73 (830 North Markoe street).

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning at a point on the west side of Markoe street (fifty feet wide) at the distance of ninety five feet south from the south side of Parrish street (sixty feet wide); Containing in front or breadth on the said Markoe street thirteen feet four and one-quarter inches and extending of that width in length or depth westward between parallel lines at right angles to the said Markoe street sixty eight feet six inches to a point.

Parcel No. 74 (4345 Reno 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 north side of Reno street (forty feet

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wide) and the east side of Forty-fourth street (sixty feet wide); Containing in front or breadth on the said Reno street sixteen feet four inches and extending of that width in length or depth between parallel lines at right angles to the said Reno street sixty three feet six inches to a point on the south side of a certain three feet wide alley that extends west into the said Forty-fourth street.

Parcel No. 75 (4508-4512 Westminster avenue).

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the south side of Westminster avenue (sixty feet wide) at the distance of sixty feet one and one-half inches west from the westerly side of Forty-fifth street (fifty feet wide); Thence extending south on a line at right angles to the said Westminster avenue seventy-three feet nine and three-quarters inches to a point; Thence extending west on a line parallel with the said Westminster avenue forty two feet to a point; Thence extending north on a line parallel with the said Forty-fifth street seventy two feet four and one-half inches to a point on the said side of Westminster avenue; Thence extending along said side of Westminster avenue

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forty two feet to the first mentioned point and place of beginning.

Parcel No. 76 (4516 Westminster avenue).

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the south side of Westminster avenue (sixty feet wide) at the distance of eighty five feet east from the easterly side of Forty-sixth street (sixty feet wide); Thence extending east along the said side of Westminster avenue fourteen feet to a point; Thence extending south on a line at right angles to the said Westminster avenue seventy one feet ten and seven-eighth inches to a point; Thence extending west on a line parallel with the said Westminster avenue fourteen feet to a point; Thence extending north seventy one feet five and one-quarter inches to a point on the said side of Westminster avenue being the first mentioned point and place of beginning.

Parcel No. 77 (4636 Westminster avenue).

All that certain lot or piece of ground situated in the Sixth Ward of the City of Philadelphia beginning on the south side of Westminster avenue (sixty feet wide) at the distance of seventy six feet west from the west side of

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Markoe street (fifty feet wide); Containing in front or breadth on the said side of Westminster avenue fourteen feet and extending of that width in length or depth between parallel lines at right angles to the said Westminster avenue ninety seven feet to a point on the north side of a certain three feet wide alley that extends east into the said Markoe street. The east line of property partially extends along the west side of another certain three feet wide alley that communicates with the aforementioned three feet wide alley.

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

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 44th & Aspen, as hereinabove more particularly described, is hereby approved.

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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 nineteenth of May, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell