

City of Philadelphia



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

(Resolution No. 050307)

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. 44, 45, 46, 47, 52, 56, 57, 58 & 59 also sometimes identified by house number and street address for Parcel No. 44 as 809 Lex street including 815-833 Lex street, 4417-4419 Brown street and 810-812 Rear North Forty-fourth street, for Parcel No. 45 as 812-838 Lex street including 821-833 North Forty-fifth street, for Parcel No. 46 as 4406-4414 Parrish street, for Parcel No. 47 as 4416-4424 Parrish street, for Parcel No. 52 as 4641 Westminster avenue, for Parcel No. 56 as 848-854 North Forty-fourth street, for Parcel No. 57 as 862-864 North Forty-fourth street, for Parcel No. 58 as 801-817 North Forty-fifth street and for Parcel No. 59 as 848-854 North Forty-fourth street and a portion of the West Mill Creek Addition Urban Renewal Area designated as Parcel Nos. 3, 4, 5 & 6 also sometimes identified by house numbers and street addresses for Parcel No. 3 as 845-847 North Forty-eighth street, for Parcel No. 4 as 873-879 North Forty-eighth street, for Parcel No. 5 as 899 North Forty-eighth street and for Parcel No. 6 as 901 North Forty-eighth 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

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"), which said plan and proposal were approved by Ordinance of the Council on July 7, 2003, as amended; and,

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 West Philadelphia Redevelopment Area, West Mill Creek Addition Urban Renewal Area (hereinafter "West Mill Creek"), which said plan and proposal were approved by Ordinance of the Council on May 21, 1970; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract which includes, *inter alia*, a portion of Aspen designated as Parcel Nos. 44, 45, 46, 47, 52, 56, 57, 58 & 59 also sometimes identified by house number and street address for Parcel No. 44 as 809 Lex street including 815-833 Lex street, 4417-4419 Brown street and 810-812 Rear North Forty-fourth street, for Parcel No. 45 as 812-838 Lex street including 821-833 North Forty-fifth street, for Parcel No. 46 as 4406-4414 Parrish street, for Parcel No. 47 as 4416-4424 Parrish street, for Parcel No. 52 as 4641 Westminster avenue, for Parcel No. 56 as 848-854 North Forty-fourth street, for Parcel No. 57 as 862-864 North Forty-fourth street, for Parcel No. 58 as 801-817 North Forty-fifth street and for Parcel No. 59 as 848-854 North Forty-fourth street and a portion of the West Mill Creek Addition Urban Renewal Area designated as Parcel Nos. 3, 4, 5 & 6 also sometimes identified by house numbers and street addresses for Parcel No. 3 as 845-

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847 North Forty-eighth street, for Parcel No. 4 as 873-879 North Forty-eighth street, for Parcel No. 5 as 899 North Forty-eighth street and for Parcel No. 6 as 901 North Forty-eighth street (the “Properties”). The areas of the Properties are bounded as follows:

44TH AND ASPEN URBAN RENEWAL AREA

Parcel No. 44 (809 Lex street including 4417-4419

Brown street, 815-833 Lex street & 810-812 Rear North Forty-fourth street).

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at the point on intersection of the north side of Brown street (eighty feet wide) and the east side of Lex street (forty feet wide); Thence extending eastward along the said side of Brown street thirty feet to a point; Thence extending northward on a line at right angles to the said Brown street forty five feet to a point; Thence extending eastward on a line parallel to the said Brown street forty six feet six inches to a point; Thence extending northward on a line at right angles to the said Brown street thirty feet to a point; Thence extending eastward on a line parallel with the said Brown street thirteen feet six inches to a point; Thence extending northward on a line parallel with the said Lex street thirty feet to a point; Thence extending westward on

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a line at right angles with the said Lex street eleven feet to a point; Thence extending northward on a line parallel with the said Lex street thirty feet to a point; Thence extending westward on a line at right angles to the said Lex street ten feet to a point; Thence extending northward on a line parallel with the said Lex street thirty feet to a point; Thence extending westward on a line at right angles to the said Lex street two feet four inches to a point; Thence extending northward on a line parallel with the said Lex street thirty feet to a point; Thence extending eastward on a line at right angles to the said Lex street two feet four inches to a point; Thence extending northward on a line parallel with the said Lex street fifty eight feet to a point; Thence extending westward on a line parallel with the said Brown street seventy feet to a point on the said side of Lex street; Thence extending southward along the said side of Lex street two hundred thirty five feet to the first mentioned point and place of beginning.

Parcel No. 45 (812-38 Lex street including 821-33 North Forty-fifth street).

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at a point

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on the east side of Forty-fifth street (fifty feet wide) at the distance of seventy feet south from the southerly side of Parrish street (sixty feet wide) to a point on the south side of a certain three feet wide alley that extends westward into the said Forty-fifth street and eastward into Lex street (forty feet wide); Thence extending eastward along said side of said alley one hundred sixty feet to a point on the west side of the said Lex street; Thence extending southward along the said side of Lex street one hundred eighty eight feet to a point on the north side of a certain four feet wide alley that extends eastward into the said Lex street; Thence extending westward along said side of said alley eighty feet to a point on the east side of another certain four feet wide alley that extends southward into Brown street (eighty feet wide); Thence extending northward along said side of said alley eighty four feet to a point at the head of said alley; Thence extending westward crossing the head of said alley eighty feet to a point on the said side of Forty-fifth street; Thence extending northward along the said side of Forty-fifth street one hundred four feet to the first mentioned place and point of beginning.

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Parcel No. 46 (4406-4414 Parrish street).

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at the point on intersection of the south side of Parrish street (sixty feet wide) and the east side of Lex street (forty feet wide); Containing in front or breadth on the said side of Parrish street seventy feet and extending of that width in length or depth between parallel lines at right angles to the said Parrish street sixty eight feet to a point on the north side of a certain four feet wide alley that extends westward into the said Lex street.

Parcel No. 47 (4416-4424 Parrish street).

All that certain lot or piece of ground situated in the Forty-fourth Ward of the City of Philadelphia beginning at the point on intersection of the south side of Parrish street (sixty feet wide) and the west side of Lex street (forty feet wide); Containing in front or breadth along the said side of Parrish street seventy feet and extending of that width in length or depth between parallel lines at right angles to the said Parrish street sixty six feet to a point on the north side of a certain three feet wide alley that extends westward into

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Forty-fifth street (fifty feet wide) and eastward into the said Lex street.

Parcel No. 52 (4641 Westminster avenue).

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 Westminster avenue (sixty feet wide) and the east side of May street (twenty feet wide); Containing in front or breadth on the said Westminster avenue eighteen feet and extending of that width in length or depth between parallel lines at right angles to the said Westminster avenue seventy five feet six inches to a point on the south side of a certain four feet wide alley that extends west into the said May street and east into Markoe street (fifty feet wide).

Parcel No. 56 (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 extending of that width in length or depth between parallel

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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. 57 (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).

Parcel No. 58 (801-817 North Forty-fifth 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-fifth street (fifty feet wide) and the north side of Brown street (eighty feet wide); Containing in front or breadth on the said Forty-fifth street one hundred forty nine feet and extending of that width in length or depth between parallel lines at right angles to the

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said Forty-sixth street seventy six feet to a point on the west side of a certain four feet wide alley that extends south into the said Brown street.

Parcel No. 59 (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 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 ADDITION URBAN RENEWAL AREA

Parcel No. 3 (845-847 North Forty-eighth 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 easterly side of Forty-eighth street (eighty feet wide) and the northerly side of Parrish street (sixty feet wide); Containing in front or breadth on the said side of Forty-eighth street thirty four feet two and one-

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quarter inches and extending of that width in length or depth between parallel lines at right angles to the said Forty-eighth street ninety feet to a point on the westerly side of a certain four feet wide alley leading southward into the said Parrish street and northward into Hoopes street (thirty feet wide).

Parcel No. 4 (875-879 North Forty-eighth 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 easterly side of Forty-eighth street (eighty feet wide) and the southerly side of Hoopes street (thirty feet wide); Thence extending eastward along the said side of Hoopes street ninety feet five-eighths inches to a point on the westerly side of a certain four feet wide alley that extends northward into the said Hoopes street and southward into Parrish street (sixty feet wide); Thence extending along said side of said alley sixty six feet five and one-half inches to a point; Thence extending westward ninety feet to a point on the said side of Forty-eighth street; Thence extending northward along the said side of Forty-eighth street forty eight feet five one-quarter inches being the first mentioned point and place of beginning.

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Parcel No. 5 (899 North Forty-eighth 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 easterly side of Forty-eighth street (eighty feet wide) and the southerly side of Westminster avenue (sixty feet wide); Thence extending eastward along the said side of Westminster avenue seventy two feet three three-quarters inches to a point, Thence extending southeastward twenty six feet six one-quarter inches to a point; Thence extending westward seventy four feet four seven-eighths inches to a point on the said side of Forty-eighth street; Thence extending northward along the said side of Forty-eighth street twenty four feet to the first mentioned point and place of beginning.

Parcel No. 6 (901 North Forty-eighth 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 easterly side of Forty-eighth street (eighty feet wide) and the northerly side of Westminster avenue (sixty feet wide); Thence extending eastward along the said side of Westminster avenue one hundred seventeen feet to a point on the westerly side of Moss street (forty feet

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wide); Thence extending northward along the said side of Moss street sixteen feet one inch to a point; Thence extending westward one hundred seventeen feet three-quarters inches to a point on the said side of Forty-eighth street; Thence extending southward along the said side of Forty-eighth street twenty feet to 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

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

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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 twenty-first of April, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell