

City of Philadelphia



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

(Resolution No. 020210)

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. 303 & 304 also sometimes identified by house numbers and street addresses for Parcel No. 303 as 967-975 North Second street and for Parcel No. 304 as 1016-1020 New Market street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Northern Liberties Development, L.P. 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 urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area, (hereinafter "Model Cities"), 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. 303 & 304 also sometimes identified by house numbers and street addresses for Parcel No. 303 as 967-975 North Second street and for Parcel No. 304 as 1016-1020 New Market street (the "Properties"). The areas of said Properties are bounded as follows:

Parcel No. 303 (967-975 North Second street).

ALL THAT CERTAIN lot or piece of ground located in the Fifth Ward of the City of Philadelphia with the buildings and improvements thereon erected being bounded beginning at a point on the easterly side of North Second street at the distance of one hundred ninety five feet six and three-quarters inches northward from the northerly side of Laurel street; Thence extending northward along the easterly side of Second street ninety six feet to a point;

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Thence extending eastward at right angles to Second street a distance of two hundred sixty four feet seven and three-eighths inches to a point on the northwesterly side of Hancock street; Thence extending southwestward along the northwesterly side of Hancock street the distance of one hundred seventy two feet one-half inch to an angle point, a bend in the street; Thence extending further southwestward along the said northwesterly side of said Hancock street a distance of twenty six feet six and three-quarters inches to a point; Thence extending westward at right angles to Second street seventy one feet ten and three-quarters inches to a point; Thence extending street one hundred feet to a point; Thence extending westward at right angles to Second street forty seven feet to a point; Thence extending southward along a line parallel with Second street sixteen feet to a point; Thence extending westward at right angles to Second street a distance of seventy three feet to the first mentioned point and place of beginning.

Parcel No. 304 (1016-1020 New Market street).

ALL THAT CERTAIN lot or piece of ground located in the Fifth Ward of the City of Philadelphia with the buildings northward along a line parallel with Second and improvements thereon erected beginning at a point of intersection of the northwesterly side of New Market street and the northerly side of Pollard street; Thence extending southwestward along the northerly side of said Pollard street one hundred eighty seven feet ten and one-half inches to a point of intersection with the southeasterly side of North Hancock street; Thence extending northeastward along the southeasterly side of Hancock street the distance of one hundred three feet two and one-eighth inches to a point; Thence extending southeastward along a line at right angles to New Market street one hundred fifty nine feet one and one-quarter inches to a point on the northwesterly side of said New Market street; Thence extending southwestward along the northwesterly side of New Market street a distance of sixty feet to the point of beginning.

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

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WHEREAS, Northern Liberties Development, L.P. desires to enter into the said redevelopment contract for the Property; and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing inter alia for development controls and regulations imposed upon the Property.

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 approved redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Northern Liberties Development, 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 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 fourth of April, 2002.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Marie B. Hauser
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember DiCicco

Sponsored by: Councilmember DiCicco