

# City of Philadelphia



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

(Resolution No. 020455)

## RESOLUTION

Approving the redevelopment contract of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Southwest Temple Urban Renewal Area, designated as Parcel No. 20A also sometimes identified by house address and street address as 1221-1231 North Hutchinson street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Heritage Ventures II, Inc. 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 Southwest Temple Urban Renewal Area, (hereinafter "Southwest Temple"), which said plan and proposal were approved by Ordinance of the Council on February 27, 1961, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of the Southwest Temple Urban Renewal Area , designated as Parcel No. 20A also sometimes identified by house address and street address as 1221-1231 North Hutchinson street; (hereinafter the "Parcel"). The area of the Parcel is bounded as follows:

### **Parcel No. 20A (1221-31 North Hutchinson street).**

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the easterly side of Hutchinson street (forty feet wide) at the distance of one hundred ninety five feet four and three-quarters inches southward from the southerly side of Thompson street (fifty feet wide); Thence extending eastward along a line at right angles to said Hutchinson street a distance of ninety two feet to a point on the centerline of former Percy street (twenty feet wide, stricken and vacated); Thence extending southward along the centerline of said

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former Percy street a distance of one hundred twenty four feet to a point on the centerline of former Stiles street (twenty feet wide, stricken and vacated); Thence extending westward along the centerline of said former Stiles street ninety two feet to a point on the easterly side of Hutchinson street; Thence extending northward along the easterly side of said Hutchinson street a distance of one hundred twenty four feet to the first mentioned point and place 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.

WHEREAS, Heritage Ventures II, Inc. desire to enter into the said redevelopment contract for the Parcel; 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 Southwest Temple, 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 Heritage Ventures II, Inc., (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 thirteenth of June, 2002.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Marie B. Hauser  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke