

City of Philadelphia



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

(Resolution No. 030528)

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. 291, 292, 293, 294, 295, 296, 297, 298 & 299 also sometimes identified by respective house number and street address for Parcel No. 291 as 1529-1533 North Eighth street, for Parcel No. 292 as 1539-1541 North Eighth street including 728-732 West Oxford street, for Parcel No. 293 as 1548-1550 North Franklin street including 726 West Oxford street, for Parcel No. 294 as 1544 North Franklin street, for Parcel No. 295 as 1510-1512 North Franklin street including 1505-1507 Perth street, for Parcel No. 296 as 1502-1504 North Franklin street including 723-727 Jefferson street, for Parcel No. 297 as 1503-1509 North Eighth street including 1504-1506 & 1510 Perth street, for Parcel No. 298 as 1515-19 North Eighth street including 1518 Perth street and for Parcel No. 299 as 1514-1540 North Franklin street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Ludlow Village Local 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", 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. 291, 292, 293, 294, 295, 296, 297, 298 & 299 also sometimes identified by respective house number and street address for Parcel No. 291 as 1529-1533 North Eighth street, for Parcel No. 292 as 1539-1541 North Eighth street including 728-732 West Oxford street, for Parcel No. 293 as 1548-1550 North Franklin street including 726 West Oxford street, for Parcel No. 294 as 1544 North Franklin street, for Parcel No. 295 as 1510-1512 North Franklin street including 1505-1507 Perth street, for Parcel No. 296 as 1502-1504 North Franklin street

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including 723-727 Jefferson street, for Parcel No. 297 as 1503-1509 North Eighth street including 1504-1506 & 1510 Perth street, for Parcel No. 298 as 1515-19 North Eighth street including 1518 Perth street and for Parcel No. 299 as 1514-1540 North Franklin street (hereinafter the "Properties"). The areas of the Properties are bounded as follows:

Parcel No. 291 (1529-1533 North Eighth street).

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the easterly side of Eighth street (fifty feet wide) at the distance of ninety seven feet two and three-quarters inches southward from the southerly side of Oxford street (fifty feet wide); Containing in front or breadth on Eighth street eighty five feet and extending of that width in length or depth eastward between parallel lines at right angles to Eighth street a distance of one hundred feet to the westerly side of Perth street.

Parcel No. 292 (1539-1541 North Eighth street including 728-732 West Oxford street).

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the southerly side of Oxford street (fifty feet wide) and the easterly side of North Eighth street (fifty feet wide); Containing in front or breadth on said Eighth street thirty seven feet nine and three-eighths inches and extending of that width in length or depth eastward between parallel lines at right angles to Eighth street, the northerly line thereof along the southerly side of aforesaid Oxford street, the distance of one hundred feet to the easterly side of Perth street.

Parcel No. 293 (1548-1550 North Franklin street including 726 West Oxford street).

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point of intersection of the southerly side of Oxford street (fifty feet wide) and the westerly side of Franklin street (fifty feet wide); Containing in front or breadth on said

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Franklin street thirty four feet and extending of that width in length or depth westward between parallel lines at right angles to said Franklin street, the northerly line thereof along the southerly side of aforesaid Oxford street, the distance of one hundred feet to the easterly side of Perth street.

Parcel No. 294 (1544 North Franklin street).

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Franklin street (fifty feet wide) at a distance of fifty one feet southward from the southerly side of Oxford street (fifty feet wide); Containing in front or breadth on Eighth street twenty seven feet six and three-quarters inches and extending of that width in length or depth westward between parallel lines at right angles to Franklin street a distance of one hundred feet to the easterly side of Perth street.

Parcel No. 295 (1510-1512 North Franklin street including 1505-1507 Perth street).

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the westerly side of Franklin street (fifty feet wide) at the distance of seventy four feet two and three-eighths inches northward from the northerly side of Jefferson street (fifty feet wide); Thence extending northward along the westerly side of Franklin street thirty six feet to a point; Thence extending westward at right angles to Franklin street a distance of one hundred feet to the easterly side of Perth street; Thence extending southward along the easterly side of Perth street sixty feet three and three-eighths inches to a point; Thence extending eastward at right angles to said Perth street, along the northerly side of a three feet wide alley, thirty eight feet to a point of intersection with the westerly side of a two feet wide alley; Thence extending northward along the westerly side of last mentioned alley a distance of sixteen feet to a point on the head of said alley; Thence extending eastward, crossing the head of said alley, a distance of two feet to a point;

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Thence extending northward along a line parallel with Perth street nine feet eight and one-eighth inches to a point; Thence extending eastward at right angles to Franklin street a distance of sixty feet to the first mentioned point and place of beginning.

Parcel No. 296 (1502-1504 North Franklin street including 723-727 Jefferson street).

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point on the westerly side of Franklin street (fifty feet wide) at the distance of sixteen feet northward from the northerly side of Jefferson street (fifty feet wide); Thence extending northward along the westerly side of Franklin street thirty feet to a point; Thence extending westward at right angles to Franklin street, partly along the southerly side of a three feet wide alley, a distance of one hundred feet to the easterly side of Perth street (twenty seven and nine tenths feet wide); Thence extending southward along the easterly side of Perth street a distance of forty six feet to a point of intersection with the northerly side of Jefferson street; Thence extending eastward along the northerly side of Jefferson street forty four feet to a point; Thence extending northward at right angles to Jefferson street sixteen feet to a point; Thence extending eastward along a line parallel with said Jefferson street the distance of fifty six feet to the first mentioned point and place of beginning.

Parcel No. 297 (1503 - 1509 North Eighth Street including 1504-1506 and 1510 Perth Street).

ALL THAT CERTAIN lot or piece of ground situated in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning on the West side of North Eighth Street at the distance of eighteen feet Northward from the North side of Jefferson Street; Thence extending Northward along a line parallel with North Eighth Street a distance of sixty four feet to a point; Thence extending Eastward along a line parallel with Jefferson Street a distance of seventy four feet seven inches to a point; Thence extending Northward along a line parallel with North Eighth Street a distance of Twenty

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seven feet to a point; Thence extending Eastward along a line parallel with Jefferson Street a distance of twenty five feet five inches to a point on the Westerly side of Perth Street; Thence extending Southward along the Westerly side of Perth Street a distance of seventy five feet to a point; Thence extending Westward along a line parallel with Jefferson Street and partly through the center of a certain two feet wide alley a distance of thirty seven feet ten inches to a point; Thence extending Southward on a line parallel with North Eighth Street a distance of twelve feet three inches to a point; Thence extending Eastward along a line parallel with Jefferson Street a distance of two feet seven and one-half inches to a point; Thence extending Southward along a line parallel with North Eighth Street a distance of three feet nine inches to a point; Thence extending Westward along a line parallel with Jefferson Street a distance of sixty four feet nine and one-half inches to the first mentioned point and place of beginning.

Parcel No. 298 (1515-1519 North Eighth street including 1518 Perth street).

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the easterly side of North Eighth street (fifty feet wide) at the distance of one hundred thirty five feet nine and one-quarter inches northward from the northerly side of Jefferson street (fifty feet wide); Containing in front or breadth on Eighth street sixty two feet and extending of that width in length or depth eastward between parallel lines at right angles to Eighth street a distance of one hundred feet to the westerly side of Perth street.

Parcel No. 299 (1514-1540 North Franklin street).

ALL THAT CERTAIN lot or piece of ground located in the Twentieth Ward of the City of Philadelphia with the buildings and improvements thereon erected situated on the westerly side of Franklin street (fifty feet wide) at the distance of one hundred ten feet two and three-eighths inches northward from the northerly side of Jefferson street (fifty feet wide); Containing in front or breadth on Franklin

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street two hundred fifty eight feet eight and one-half inches and extending of that width in length or depth westward between parallel lines at right angles to Franklin street a distance of one hundred feet to the easterly side of Perth 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, Ludlow Village Local Development Corporation 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 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 approved redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Ludlow Village Local 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 twelfth of June, 2003.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke