

City of Philadelphia



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

(Resolution No. 030530)

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 Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel Nos. 24, 25, 26 & 27, also sometimes identified by respective house numbers and street addresses for Parcel No. 24 as 1636-1638 North Sydenham street, for Parcel No. 25 as 1520-1526 Cecil B. Moore avenue, for Parcel No. 26 as 1538 Cecil B. Moore avenue and for Parcel No. 27 as 1617-1621 North Sixteenth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Beech Interplex, 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 Cecil B. Moore Avenue Urban Renewal Area, (hereinafter "Cecil B. Moore"), which said plan and proposal were approved by Ordinance of the Council on December 22, 1987, as amended, and

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

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of the Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel Nos. 24, 25, 26 & 27, also sometimes identified by respective house numbers and street addresses for Parcel No. 24 as 1636-1638 North Sydenham street, for Parcel No. 25 as 1520-1526 Cecil B. Moore avenue, for Parcel No. 26 as 1538 Cecil B. Moore avenue and for Parcel No. 27 as 1617-1621 North Sixteenth street (the "Properties"). The areas of the Properties are bounded as follows:

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Parcel No. 24 (1636-1638 North Sydenham street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the west side of Sydenham street (fifty feet wide) at the distance of three hundred fifty two feet four inches north from the north side of Oxford street (fifty feet wide); Containing in front or breadth on the said Sydenham street thirty one feet eight inches and extending of that width in length or depth between parallel lines at right angles to said Sydenham street sixty five feet.

Parcel No. 25 (1520-1526 Cecil B. Moore avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the intersection of the south side of Cecil B. Moore avenue (sixty feet wide) and the west side of Sydenham street (fifty feet wide); Thence extending along the said side of Sydenham street south seventy seven feet to a point on the north side of a certain three feet wide alley; Thence extending along said alley west sixteen feet to a point; Thence extending along the head of said alley south three feet to a point; Thence extending west the distance of fifty two feet six inches to a point; Thence extending north eighty feet to a point on the said side of Cecil B. Moore avenue; Thence extending east along the said Cecil B. Moore avenue sixty eight feet six inches to the said side of Sydenham street being the first mentioned point and place of beginning.

Parcel No. 26 (1538 Cecil B. Moore avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at the intersection of the south side of Cecil B. Moore avenue (sixty feet wide) and the east side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said Cecil B. Moore avenue sixteen feet ten inches and extending of that width in length or depth between parallel lines at right angles to the said Cecil B. Moore avenue seventy seven feet.

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Parcel No. 27 (1617-21 North Sixteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the easterly side of Sixteenth street (fifty feet wide) at the distance of two hundred sixty two feet northward from the north side of Oxford street (fifty feet wide); Containing in front or breadth of the said Sixteenth street seventy two feet and extending of that width in length or depth between parallel lines at right angles to the said Sixteenth street one hundred seven feet ten inches.

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

WHEREAS, Beech Interplex, Inc. desires to enter into the said redevelopment contract for the Properties; and

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 the Cecil B. Moore Avenue Urban Renewal Area, 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 hereby approved redevelopment contract with Beech Interplex, 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 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 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