

City of Philadelphia



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

(Resolution No. 030833)

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 Tioga Urban Renewal Area, designated as Parcel Nos. 1, 2, 3, 4, 5, 6 & 7 also sometimes identified by respective house numbers and street addresses for Parcel No. 1 as 2810 North Garnet street, for Parcel No. 2 as 2828 North Garnet street, for Parcel No. 3 as 2839-2841 North Garnet street, for Parcel No. 4 as 2859 North Garnet street, for Parcel No. 5 as 2860-2862 North Garnet street, for Parcel No. 6 as 1916-1918 West Somerset street and for Parcel No. 7 as 2830 North Nineteenth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Allegheny West Foundation 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", for has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Tioga Urban Renewal Area, as hereinafter "Tioga", for which said plan and proposal were approved by Ordinance of the Council on July 7, 2003; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Tioga, designated as Parcel Nos. 1, 2, 3, 4, 5, 6 & 7 also sometimes identified by respective house numbers and street addresses for Parcel No. 1 as 2810 North Garnet street, for Parcel No. 2 as 2828 North Garnet street, for Parcel No. 3 as 2839-2841 North Garnet street, for Parcel No. 4 as 2859 North Garnet street, for Parcel No. 5 as 2860-2862 North Garnet street, for Parcel No. 6 as 1916-1918 West Somerset street and for Parcel No. 7 as 2830 North Nineteenth street (hereinafter "Properties"). The areas of the Properties are bounded as follows:

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Parcel No. 1 (2810 North Garnet street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning on the west side of Garnet street (forty feet wide) at the distance of seventy four feet north from the north side of Somerset street (fifty feet wide); Containing in front or breadth on the said Garnet street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Garnet street forty five feet to a point on the east side of a certain three feet wide alley that extends north and communicates with a certain other three feet wide alley (said alley extends along the south line of property) that extends east into the said Garnet street and west into Opal street (thirty feet wide).

Parcel No. 2 (2828 North Garnet street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning on the west side of Garnet street (forty feet wide) at the distance of two hundred ten feet north from the north side of Somerset street (fifty feet wide); Containing in front or breadth on the said Garnet street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Garnet street forty five feet to a point on the east side of a certain three feet wide alley that extends south and communicates with a certain other three feet wide alley that extends east into the said Garnet street and west into Opal street (thirty feet wide).

Parcel No. 3 (2839-2841 North Garnet street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning on the east side of Garnet street (forty feet wide) at the distance of two hundred eighty five feet north from the north side of Somerset street (fifty feet wide); Containing in front or breadth on the said Garnet street thirty feet and extending of that width in length or depth between parallel lines at right angles to the said Garnet street forty five feet to a point on the west side of a certain three feet wide alley that extends south and communicates

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with a certain other three feet wide alley that extends west into the said Garnet street.

Parcel No. 4 (2859 North Garnet street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning on the east side of Garnet street (forty feet wide) at the distance of forty six feet south from the south side of Cambria street (sixty feet wide); Containing in front or breadth on the said Garnet street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Garnet street forty five feet to a point on the west side of a certain three feet wide alley that extends north into the said Cambria street.

Parcel No. 5 (2860-2862 North Garnet street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning on the west side of Garnet street (forty feet wide) at the distance of sixteen feet south from the south side of Cambria street (sixty feet wide); Containing in front or breadth on the said Garnet street thirty feet and extending of that width in length or depth between parallel lines at right angles to the said Garnet street forty five feet to a point on the east side of a certain three feet wide alley that extends north into the said Cambria street.

Parcel No. 6 (1916-1918 West Somerset street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning on the south side of Somerset street (fifty feet wide) at the distance of sixty one feet six inches east from the east side of Opal street (thirty feet wide); Containing in front or breadth on the said Somerset street thirty feet six inches and extending of that width in length or depth between parallel lines at right angles to the said Somerset street seventy one feet to a point on the north side of a certain three feet wide alley that extends west into the said Opal street and east into Garnet street (thirty feet wide).

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Parcel No. 7 (2830 North Nineteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning on the west side of Nineteenth street (60 feet wide) at the distance of two hundred twenty four feet north from the northerly side of Somerset street (fifty feet wide); Containing in front or breadth on the said Nineteenth street fifteen feet and extending of that width in length or depth between parallel lines at right angles to the said Nineteenth street sixty feet eight inches to a point on the easterly side of a certain three feet wide alley that extends south and communicates with another certain three feet wide alley that extends west into Garnet street (forty feet wide).

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

WHEREAS, Allegheny West Foundation desires to enter into the said redevelopment contract for Properties; and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon 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 Tioga, 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 Allegheny West Foundation (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.

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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 December, 2003.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Miller

Sponsored by: Councilmember Miller