

City of Philadelphia



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

(Resolution No. 050872)

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 Point Breeze East Urban Renewal Area, designated as Parcel Nos. 73, 74, 75, 76, 77, 78, 79 & 80 and also sometimes identified by house addresses and street addresses for Parcel No. 73 as 2300 Cross street, for Parcel No. 74 as 2301-2305 Cross street, for Parcel No. 75 as 2308-2316 Cross street, for Parcel No. 76 as 2341 Cross street, for Parcel No. 77 as 2344 Cross street, for Parcel No. 78 as 2345-2349 Cross street, for Parcel No. 79 as 2300 Greenwich street and for Parcel No. 80 as 2327-2331 Greenwich street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Universal Community Homes 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 Point Breeze East Urban Renewal Area, (hereinafter "Point Breeze"), which said plan and proposal were approved by Ordinance of the Council on June 11, 1998, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Point Breeze, designated as Parcel Nos. 73, 74, 75, 76, 77, 78, 79 & 80 and also sometimes identified by house addresses and street addresses for Parcel No. 73 as 2300 Cross street, for Parcel No. 74 as 2301-2305 Cross street, for Parcel No. 75 as 2308-2316 Cross street, for Parcel No. 76 as 2341 Cross street, for Parcel No. 77 as 2344 Cross street, for Parcel No. 78 as 2345-2349 Cross street, for Parcel No. 79 as 2300 Greenwich street and for Parcel No. 80 as 2327-2331 Greenwich street (hereinafter "Parcels"). The area of the Parcels are bounded as follows:

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Parcel No. 73 (2300 Cross street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at the intersection of the south side of Cross street thirty feet wide and the west side of Twenty-third street (fifty feet wide); Containing in front or breadth on the said side of Cross street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Cross street forty-nine feet to a point on the south side of a certain four feet wide alley that extends eastward into the said Twenty-third street.

Parcel No. 74 (2301-2305 Cross street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty Sixth Ward of the City of Philadelphia beginning at the intersection of the north side of Cross street (thirty feet wide) and the west side of Twenty-third street (fifty feet wide); Containing in front or breadth on the said side of Cross street forty four feet and extending of that width in length or depth northward between parallel lines at right angles to the said Cross street forty nine feet to a point on the south side of a certain four feet wide alley that extends eastward into the said Twenty-third street.

Parcel No. 75 (2308-2316 Cross street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty Sixth Ward of the City of Philadelphia beginning at a point on the south side of Cross street (thirty feet wide) at the distance of fifty eight feet west from the west side of Twenty-third street (fifty feet wide); Containing in front or breadth on the said side of Cross street seventy feet and extending of that width in length or depth southward between parallel lines at right angles to the said Cross street forty nine feet to a point on the north side of a certain four feet wide alley that extends eastward into the said Twenty-third street.

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Parcel No. 76 (2341-2349 Cross street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty Sixth Ward of the City of Philadelphia beginning at a point on the north side of Cross street (thirty feet wide) at the distance of sixty three feet east from the east side of Twenty-fourth street (fifty feet wide); Containing in front or breadth on the said side of Cross street seventy feet and extending of that width in length or depth southward between parallel lines at right angles to the said Cross street forty nine feet to a point on the south side of a certain four feet wide alley that extends westward and communicates with a certain three feet wide alley that extends northward into Greenwich street (thirty feet wide) and southward into the said Cross street.

Parcel No. 77 (2344 Cross street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty Sixth Ward of the City of Philadelphia beginning at a point on the south side of Cross street (thirty feet wide) at the distance of ninety one feet east from the east side of Twenty-fourth street (fifty feet wide); Containing in front or breadth on the said side of Cross street fourteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Cross street forty nine feet to a point on the north side of a certain four feet wide alley that extends westward and communicates with a certain three feet wide alley that extends northward into the said Cross street and southward into Tasker street (fifty feet wide).

Parcel No. 79 (2300 Greenwich street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty Sixth Ward of the City of Philadelphia beginning at the intersection of the south side of Greenwich street (thirty feet wide) and the west side of Twenty-third street (fifty feet wide); Containing in front or breadth on the said side of Greenwich street sixteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Cross street forty nine feet to a point on the north side of a certain four feet wide alley that extends eastward into the said Twenty-third street.

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Parcel No. 80 (2327-2331 Greenwich street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty Sixth Ward of the City of Philadelphia beginning at a point on the north side of Greenwich street (thirty feet wide) at the distance of one hundred eighty nine feet east from the east side of Twenty-fourth street (fifty feet wide); Containing in front or breadth on the said side of Greenwich street forty two feet and extending of that width in length or depth northward between parallel lines at right angles to the said Greenwich street forty nine feet to a point on the south side of a certain four feet wide alley that extends westward into the said Twenty-fourth street and communicating with a certain three feet wide alley that extends northward into Dickinson street (fifty feet wide) and southward into the said Greenwich 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, Universal Community Homes desires to enter into the said redevelopment contract for the Parcels; 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 and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Point Breeze, 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 Universal Community Homes 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

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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 twentieth of October, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell for Council President Verna

Sponsored by: Council President Verna