

**Request for Proposals for a
Development Opportunity in Upper Roxborough**

The 24-Acre Boy Scout Tract

OPA# 77-5773512
575 Port Royal Avenue
Philadelphia, PA 19128



8480 Hagy's Mill Road
Philadelphia, PA 19128

The Opportunity

The Schuylkill Center for Environmental Education (“Schuylkill Center”) offers a unique and exciting opportunity: we are seeking proposals from conservation-minded developers and/or private individuals for a twenty-four (24) acre, unimproved property (the “Tract”) in Upper Roxborough located at 575 Port Royal Avenue at the intersection of Port Royal Avenue and Eva Street. The Tract is locally called the Boy Scout Tract, as Scouts camped there in the 1960s and 70s.

Located in the sought-after Roxborough section of Philadelphia, the site boasts many opportunities:

- There are numerous commercial uses and retail opportunities on nearby Ridge Avenue. The Andorra Shopping Center, only one-half mile away, includes many shopping establishments, including groceries, restaurants, a library, and more.
- The Tract is only eight miles northwest of Center City, and the Schuylkill Expressway’s Green Lane entrance/exit is only two miles away.
- The Tract is only two miles from Manayunk’s town center.
- The Tract is within the Philadelphia School District. Shawmont Elementary School (two blocks away) and Lankenau High School (a half-mile away) are both easily walkable, the Green Woods Charter School is only a mile away, and several private schools are only minutes away by car.
- Numerous unique recreational opportunities are located nearby, including the Schuylkill Center’s forest literally across the street, the Schuylkill River Trail just below the Tract, and Wissahickon Valley Park, with an entrance only a half-mile away.

The Schuylkill Center

The Tract has been owned by the Schuylkill Center for more than 40 years. Founded in 1965, the Schuylkill Center, with headquarters nearby off of Hagy’s Mill Road, runs educational programming on a 340-acre forested campus across Port Royal Avenue from the Tract. The Schuylkill Center also operates the Wildlife Clinic, the City’s only wildlife rehabilitation center, located down Port Royal Avenue from the Tract.

With a mission of connecting people with nature, the Schuylkill Center’s campus is protected by a perpetual conservation easement held by Natural Lands, the largest such easement held by the organization within the City of Philadelphia.

Given its mission of protecting and interpreting the natural environment, the Schuylkill Center is committed to a conservation-minded outcome for any proposal it accepts.

The Site

The Tract is a 24-acre unimproved and forested tract fronting on the southeast side of Port Royal Avenue and the southwest side of Eva Street in Upper Roxborough. It is zoned RSD-3, Residential Single Family Detached District, and is located within the Upper Roxborough National Register Historic District.

Its City of Philadelphia tax identification number is OPA #77-5773512.

The northern half of the Tract is a level to gently sloping plateau composed of fairly even-aged, mid- to late-successional, healthy native tree species, including mature tulip trees, oaks, and beeches. The southern half of the Tract is a steeply sloping valley, and contains land unsuitable for development, as almost all of the land is entirely over 25% in slope. These slopes surround several springs that form the headwaters of Green Tree Run, a stream that runs alongside Shawmont Avenue and drains into the Schuylkill River.

The Tract is located in a secluded and quiet section of Roxborough. Port Royal Avenue is a relatively intact rural enclave of 19th-century homes, and the Tract sits in an oasis of green space, as the Schuylkill Center's preserved forest is immediately across Port Royal Avenue and the City's Upper Roxborough Reservoir Preserve is located across Eva Street. The site's only next-door neighbors are a 19th-century home to the southwest and a church to the northeast.

The high point of the Tract, at +/- 365 feet above mean sea level, is located near the adjoining church property. Its lowest elevation, at 205 feet, is at the valley bottom where Green Tree Run exits the Tract at its southwest corner.

The nonprofit Natural Lands conducted an inventory of the plant species on the Tract and found that the site supports a variety of vegetation typically associated with an upland late successional woodland. Natural Lands' report stated that "while the understory contains much of the non-native vegetation associated with once-farmed land... the tree canopy is remarkably healthy and comprised almost entirely of native species."

The Tract's dominant soil type is manor loam, covering all but the riparian areas around Green Tree Run. These are well-drained brown or yellowish-brown channery soils formed from weathered schist and gneiss and found on gently sloping (3-8%) to steeply sloping (15-25%) ridges. The soils are rapidly permeable with low available moisture capacity and medium to

rapid runoff. The hazard of erosion is moderate to high. Manor loam on 16% slopes and greater is highly prone to erosion and should remain vegetated and preferably forested.

Hatboro silt loam, the soil alongside Green Tree Run, consists of very deep and poorly drained soils formed in alluvium derived from metamorphic and crystalline rock. These soils are found on floodplains and on slopes that range from 0 to 3% percent, and are subject to periodic stream overflows, which usually occurs during the winter and spring months.

There are no City water, sewer, or stormwater drainage lines located on Port Royal Avenue between the Tract and the Schuylkill River. The homes in this area rely on septic tanks and well water. In addition, stormwater runoff on Green Tree Run has caused problematic flooding for the homes fronting Shawmont Avenue below the Tract; stormwater collects on Port Royal Avenue and washes into the Schuylkill Center's property downhill, eroding a channel and the resulting sediment filling in its Wind Dance Pond.

Conditions and Restrictions

The Tract is offered for sale under a number of conditions. If the proposal includes development of the site, the following must occur:

- 1) The proposed development should be clearly described with details regarding the number of units, size of parcels and parcel layout, size of proposed structures, and any ancillary structures planned for the development. These details will be included as recorded deed restrictions as part of the conveyance of title.
- 2) The proposed development must be allowed by right under the Philadelphia Zoning Code, without the need for any special exception or variance relief.
- 3) If connected to City water or sewer services, such services must come in exclusively from Eva Street, not Port Royal Avenue. To protect the neighbors down the street, Port Royal Avenue must remain in its current condition, disconnected from all such City-provided services.
- 4) The proposed development should demonstrate its sensitivity to the character of the existing Port Royal neighborhood.
- 5) The proposed development must demonstrate that it achieves a higher level of stormwater management than required by the City's Stormwater Regulations, particularly in the areas

of erosion, channel protection, and flood control, to protect Green Tree Run from degradation and Port Royal Avenue and the Shawmont Valley from flooding.

- 6) Undeveloped land must be protected by a perpetual conservation easement or similar mechanism between the proposed buyer and a conservancy acceptable to, and approved in writing by, the Schuylkill Center, as determined in its sole discretion. This easement must be established at the time of conveyance of title.
- 7) American toads hibernating on the property and migrating into the Upper Roxborough Reservoir Preserve in the spring will be guaranteed a forested corridor to Eva Street through the conservation easement.
- 8) Any and all proposals may be discussed with the Schuylkill Center's internal and external stakeholders as part of its review. Pricing and other transaction terms will be kept confidential.
- 9) The Schuylkill Center reserves the right to reject any and all proposals and/or to withdraw this Request for Proposals at any time.
- 10) All proposals must be accompanied by a refundable earnest money deposit of \$25,000.00. All deposits shall be made by certified check made out to "Schuylkill Center for Environmental Education." For the selected proposal, such deposit will be credited against the purchase price. All other deposits shall be returned.

Deadline

Proposals must be mailed to the Schuylkill Center at the address below and must be received by close of business on Friday, September 23, 2022.

Submission Process

Interested parties must submit to the Schuylkill Center seven (7) bound copies of proposals by the deadline. The successful proposal will contain conceptual subdivision plans, roadway and driveway locations, building footprints, elevation plans, sketches of proposed structures, and concept plans for the easement. All such materials must be presented in a format that would be ready for immediate internal or public discussion. The materials must clearly identify (i) the portion of the Tract to be developed, (ii) the portion of the Tract to be conserved and (iii) the proposed conservancy with which the developer would partner with for the conservation easement.

Proposals must be mailed to the Schuylkill Center at the address below:

Mike Weilbacher, Executive Director
Schuylkill Center for Environmental Education
8480 Hagy's Mill Road
Philadelphia, PA 19128

Evaluation Criteria

The Schuylkill Center will evaluate the proposals based on the following criteria:

- 1) Price
- 2) Emphasis on conservation and percentage of the Tract to be conserved
- 3) Suitability to the neighborhood
- 4) Developer's track record and credibility
- 5) Any other criteria as the Schuylkill Center may determine in its sole and absolute discretion

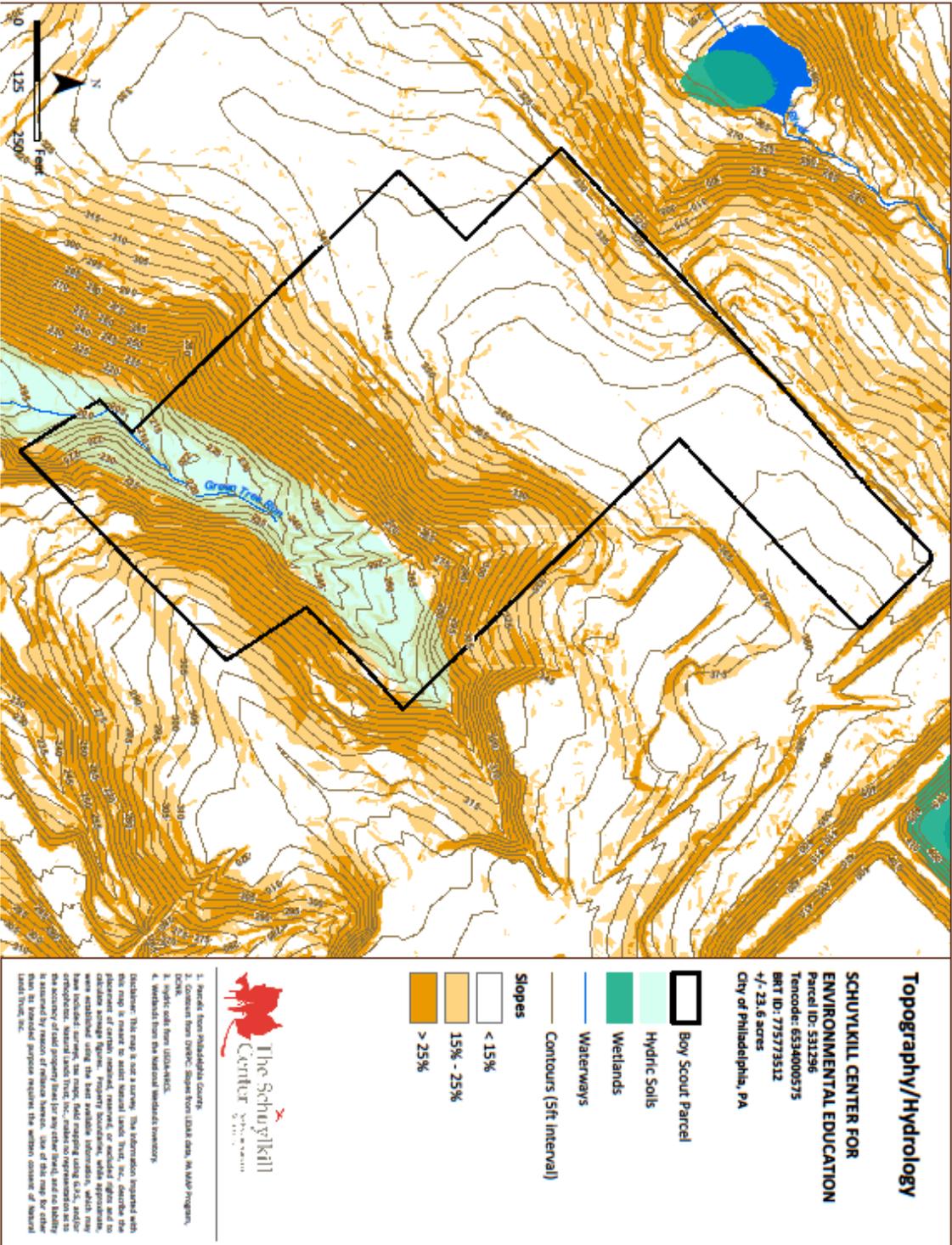
We aspire to make a selection within 60 days of the deadline, and will be in close communication with all applicants during this process.

Mike Weilbacher, the Schuylkill Center's Executive Director, will act as liaison and contact person in this process; his email address is mike@schuylkillcenter.org and his phone number is 215-853-6652. Applicants must communicate directly and exclusively with the Executive Director.

Appendices

- I) Location map
- II) Aerial photo of the site
- III) Site topography
- IV) Additional site images
- V) Legal description

Appendix III Site topography



**Appendix IV
Additional Site Images**



Photo 1. Panoramic view of the tract at the Port Royal Avenue and Eva Street corner.



Photo 2. The Tract's Port Royal Ave./Eva St. corner.



Photo 3. Panoramic view of the Tract on Port Royal Avenue.

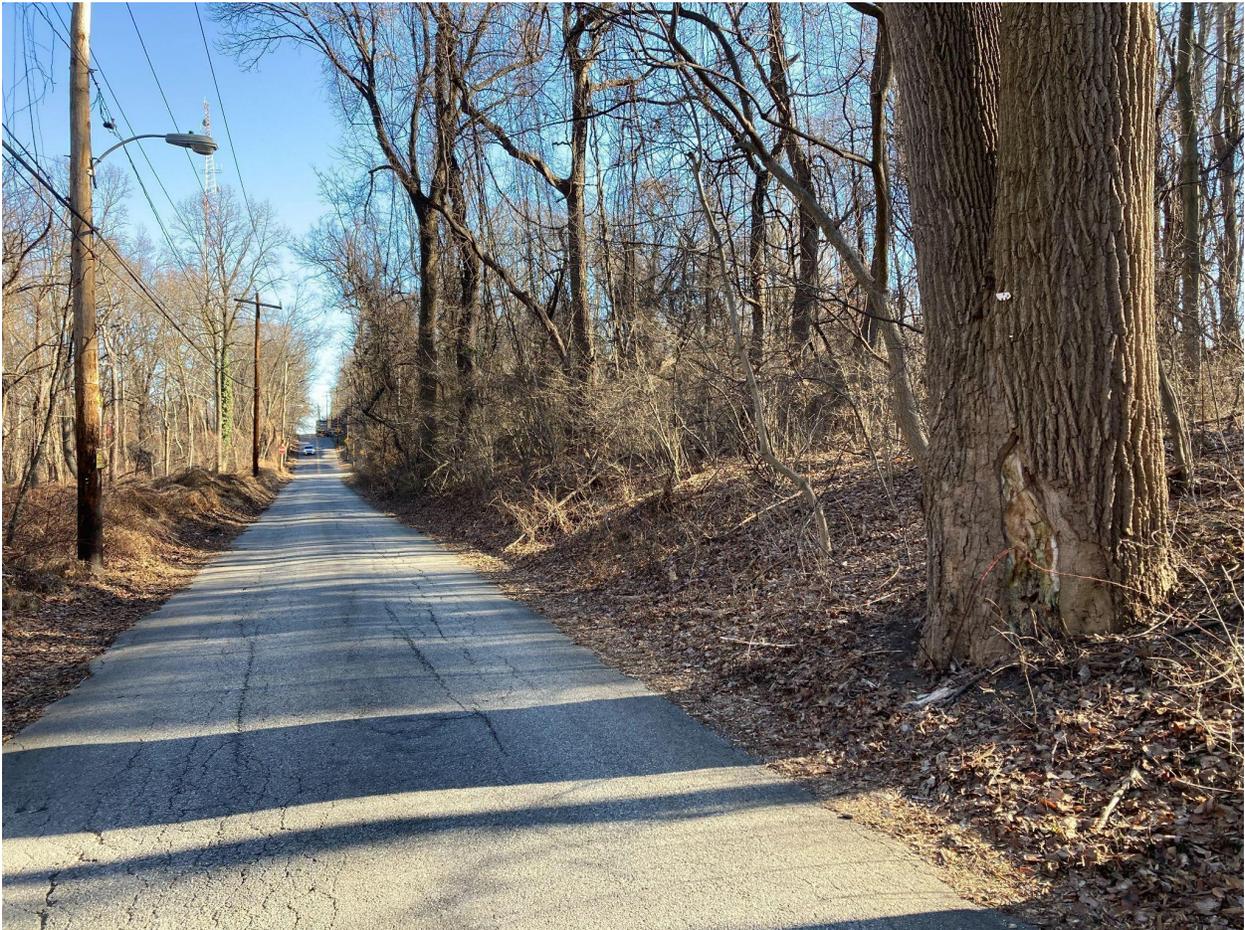


Photo 4. View of the Tract along Port Royal Avenue looking north to Eva Street.



Photo 5. Panoramic view of the interior of the Tract.



Photo 6. Interior of the Tract.



Photo 7. Panoramic view of the border between the Tract and the adjoining church along Eva Street.



Photo 8. Border between the Tract and the adjoining church.

Appendix V
Legal description

D 1224 136

Exhibit "A"

LEGAL DESCRIPTION

SCHUYLKILL VALLEY NATURE CENTER .

Parcel "B"

PARCEL L15

ALL THAT CERTAIN tract or parcel of land SITUATE in the Twenty-First Ward of City of Philadelphia, State of Pennsylvania, bounded and described according to a Survey and Plan prepared by Franklin & Lindsey, Inc. of Phila., Pa., dated August 12, 1988, as follows to wit:

BEGINNING at a point in the bed of Eva Street (50' wide) 10.177' measured N 40° 22' 34" W from a point of tangent on the southwest side of said street, said point being 31.447' measured along the arc of a circle curving to the right from the point of curve in the southeast side of Port Royal Ave. (60' wide and variable width)

THENCE, from said point of BEGINNING, along the southwest side of Eva Street S 40° 22' 34" E, 215.032' to a point

THENCE, leaving said side, S 49° 37' 26" W, 553.298' partly crossing the bed of Cross St. (50' wide) to a point

THENCE, along the centerline of Cross Street, S 40° 16' 26" E, 820.590' to a point

THENCE, leaving the bed of same, the following six courses and distances:

S 49° 38' 12" W,	299.283'
S 29° 57' 25" E,	200.000'
S 49° 38' 12" W,	610.852'
N 28° 54' 28" W,	200.709'
N 49° 38' 12" E,	95.115' and
N 39° 47' 36" W,	1070.012' to a point in the

bed of Port Royal Ave.

THENCE, through the bed of Port Royal Ave., the following two courses and distances:

N 50° 04' 36" E,	517.528'
S 41° 25' 55.6" E,	20.011' to the southeast

side of Port Royal Ave.

THENCE, N 50° 21' 12.7" E, 837.345' to a point crossing the bed of Cross St., the first mentioned point and place of BEGINNING.

over

D 1224 137

SUBJECT TO DRAINAGE RIGHT OF WAY.

EXCEPTING AND RESERVING therefrom and thereout of the above described premises and beds of all roads and streets heretofore dedicated to the City of Philadelphia.

BEING, A PART OF, INTER ALIA, the same premises which Dorothy Ennis, singlewoman by Deed dated 10/31/1955 and recorded in Philadelphia County in Deed Book CAB 154 Page 448 conveyed unto Liberty Real Estate Bank and Trust Company, a Pennsylvania corporation, its successors and assigns, in fee.

AND the said Liberty Real Estate Bank and Trust Company merged with The Fidelity Philadelphia Trust Company by Certificate of Merger dated January 13, 1964 which was recorded in Montgomery County in Charter Book 13 Page 188.

AND the said Fidelity Philadelphia Trust Company changed its name to The Fidelity Bank by Certificate of Amendment dated March 31, 1967 and recorded in Montgomery County in Charter Book 14 Page 486.

AND the said The Fidelity Bank (now Fidelity Bank, National Association) holds title on behalf of Eleanor Houston Smith, the true owner of the premises, pursuant to an unrecorded Declaration of Trust, dated June 21, 1957.

AND the said Eleanor Houston Smith died August 29, 1987, a resident of Philadelphia County, leaving a Will dated November 20, 1986, duly admitted to Probate on September 4, 1987 by the Register of Wills of Philadelphia County as Will Number 2861 of 1987.

AND by Item Seventh (g)(3) of said Will, Eleanor Houston Smith devised and bequeathed the said premises as follows:

"(3) The parcel of land, with the improvements thereon, with frontage on Port Royal Avenue and Eva Street in the 21st Ward of Philadelphia, as more particularly described in a plan dated March 4, 1955, by Israel Serota, Surveyor and Regulator of the 9th District, and containing approximately 23 acres, more or less, to be retained by the Nature Center, in whole or in part, for its stated purposes as its Trustees see fit, keeping in mind, but not being bound by my desire, that as much open space as feasible be preserved in the City of Philadelphia, but without restriction on the right of the said Trustees to sell or otherwise completely dispose of the premises, in whole or in part, as they shall determine to be in the best interest of the Nature Center."

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AND being a part of the same premises which Keewis Realty Co., Inc., a New York corporation, by Deed dated March 15, 1963 and recorded in Philadelphia County in Deed Book CAB 2117, page 5 conveyed unto Eleanor Houston Smith, her heirs and assigns, in fee.

AND the said Eleanor Houston Smith died on August 29, 1987, leaving a Will probated and registered at Philadelphia County as Will no. 2861 of 1987, wherein she appointed Lewis L. Smith and Samuel F.R. Smith Executors to whom Letters Testamentary were granted on September 4, 1987.

AND by Item Seventh (g)(4) of said Will, Eleanor Houston Smith devised and bequeathed the said premises as follows:

"(4) The Parcel of land and improvements thereon adjoining the preceding parcel to the south thereof in the 21st Ward of Philadelphia, said parcel being more particularly described in a plan dated January 10, 1963, by Israel Serota, Surveyor and Regulator of the 9th District, as augmented October 20, 1976, and August 15, 1978, by Vincent F. Collier, Surveyor and Regulator of the 9th District and containing 2.75007 acres, more or less, to be retained by the Nature Center, in whole or in part, for its stated purposes as its Trustees see fit, keeping in mind, but not being bound by my desire, that as much open space as feasible be preserved in the City of Philadelphia, but without restriction on the right of said Trustees to sell or otherwise completely dispose of the premises, in whole or in part, as they shall determine to be in the best interest of the Nature Center."

AND the true and correct acreage of the two parcels referred to in the Will and herein conveyed has since the date of said Will been determined to be 25.14972 acres more or less as described according to the Survey and Plan as described above.

UNDER AND SUBJECT to all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record, to the extent still valid, subsisting and enforceable.