

City of Philadelphia



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

(Resolution No. 000470)

RESOLUTION

Approving the revision to the "RC-6" Residential Planned Development District Master Plan for the former U.S. Naval Home.

WHEREAS, Pursuant to Section 14-226(2)(b) of The Philadelphia Code, the Planning Commission on June 1, 2000 reviewed and recommended the approval of the revised Master Plan for the former U.S. Naval Home and recommended that city Council also approve the revision; and

WHEREAS, The revision to the Master Plan was the result of the developer's desire to comply with the surrounding community recommendation that the height and scale of the proposed development be greatly reduced without necessarily reducing the proposed density of the development; and

WHEREAS, In order to accommodate these changes while retaining the existing historic buildings and parade ground, it is necessary to amend the provisions of Section 14-226 of The Philadelphia Code relating to the "RC-6" Residential District. Such amendments are set forth in Bill No. 000081 (introduced February 17, 2000), which would allow for a greater percentage of land coverage when done as part of an effort to retain historically or culturally significant structures within the Master Plan area; and

WHEREAS, The Planning Commission approved an amended Master Plan consisting of the following elements:

1. Approximately 1200 residential units contained in four 4-story buildings, a restored and expanded Biddle Hall, and a series of 4-story townhouses.
2. All proposed buildings and parking will be served by an interior private road system that will have ingress and egress along Schuylkill Avenue (one curb-cut) and along Grays Ferry Avenue

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- (2 curb-cuts). Ingress and egress is not proposed along Bainbridge Street.
3. The retention and stabilization of both the governor's and the surgeon general's mansion as well as the restoration of the parade ground and the gates and fence along Grays Ferry Avenue.
 4. The total amount of site coverage for building and parking will not exceed the amount permitted by the amendments contained in Bill No. 000081. The total amount of Gross Floor Area will not exceed 1,347,960 square feet.
 5. The City's Historical Commission, the State Historic Preservation Officer, the Advisory Council on Historic Preservation and the National Park Service must also approve the amended Master Plan before construction can begin; and

WHEREAS, City Council desires to approve the revision to the "RC-6" Residential Planned Development District Master Plan for the former U.S. Naval Home; now therefore

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the revision to the "RC-6" Residential Planned Development District Master Plan for the former U.S. Naval Home, approved by the City Planning Commission on June 1, 2000, is hereby approved.

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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 fifteenth of June, 2000.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell for Councilmember Council
President Verna
Sponsored by: Councilmember Blackwell

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