

Legislation Text

File #: 210953, **Version:** 0

TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning without my signature Bill No. 210742, which was passed by Council at its session on November 4, 2021. This Bill will amend Section 14-502 of The Philadelphia Code, entitled "/CTR, Center City Overlay District", by amending certain height regulations and creating bulk and massing controls within the Benjamin Franklin Parkway Area.

The Philadelphia City Planning Commission (PCPC) reviewed this legislation and recommended against approval. It noted support for the adjustment to the height limit for this parcel, but noted significant concerns for the other provisions that apply very specific standards to only one parcel, and require a significant payment to the Housing Trust Fund (regardless of whether a mixed-income housing bonus is used) for approval condition. The monetization of the code is not good precedent and if permitted, could open the door to further monetization of Council legislative authority. This is a slippery slope towards the exploitation of the legislative process that the Administration cannot support.

For these reasons, I am returning without my signature, Bill No. 210742.

Respectfully,

James F. Kenney

Mayor