

Agenda Philadelphia City Planning Commission

Thursday, December 5, 2024 at 9 a.m.
Remote Meeting on Zoom
Jessie Lawrence, Chair

Instructions for participating in the meeting are included at the bottom of this agenda
Interpretation will be available at this meeting.

1. Executive Director's Report.

Items for Administrative Approval

- i. Streets [Bill 241081](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 229 South 45th Street, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on November 21, 2024.
 - ii. Streets [Bill 241083](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1148-50 S 11th St, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on November 21, 2024.
2. Action Item: Streets [Bill 241061](#): Authorizing the revision of lines and grades on a portion of City Plan Nos. 383, 384, 385, and 386 by relocating portions of the house lines and curblines of Southampton Road from The Roosevelt Boulevard to points northwestwardly therefrom, relocating portions of the easterly houseline and the curblines of Southampton-Byberry Road from The Roosevelt Boulevard to points southeastwardly and southwardly therefrom, and relocating portions of the curblines of The Roosevelt Boulevard from Southampton and Southampton-Byberry Roads to the Philadelphia-Bucks County Line, all under certain terms and conditions. Introduced by Councilmember O'Neill on November 14, 2024. (Presented by Keith Davis)
3. Action Item: Zoning [Bill 241054](#): Amending Section 14-520 of The Philadelphia Code, entitled "/NDO, Ninth District Overlay District," by reorganizing existing requirements and requiring Special Exceptions for certain uses in designated areas, all under certain terms and conditions. Introduced by Councilmember Phillips on November 14, 2024. (Presented by Michael Gall)
4. Action Item: Zoning [Bill 241062](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-502, entitled "CTR/Center City Overlay District and 14-702, Floor Area, Height, and Dwelling Unit Density Bonuses, and creating Section 14-542, entitled "/PCH, Philadelphia Chinatown Overlay District," and making related changes all under certain terms and conditions. Introduced by Councilmember Squilla on November 14, 2024. (Presented by Eliza Bower)

5. Information Only: Introduction to the Proposed 76ers Arena. (Presented by Ian Litwin)
6. Information Only: Due Diligence Process for the 76ers Arena (Presented by Ian Litwin)
7. Action Item: Property [Bill No. 240966](#): To grant the necessary authorizations for the City to help facilitate development, construction, and operation of a new arena for the Philadelphia 76ers professional basketball team and for other uses, including authorizing the Commissioner of Public Property and such other City officials as may be appropriate, on behalf of the City, to enter into the following agreements and take the following actions: (1) acquire fee simple title to all or portions of 1001-1025 Filbert Street, 1001-1019 Market Street, and 1025 Market Street (together, the "Market and Filbert Street Properties"); (2) acquire fee simple title to other parcels of land, aerial areas and subsurface areas in the vicinity of the Market and Filbert Street Properties including, without limitation, those areas reverting to the City or other parties in connection with the striking of certain aerial portions of Tenth Street between Market Street and Filbert Street (the "Additional Properties") and certain other nearby parcels... Introduced by Councilmember Squilla on October 24, 2024. (Presented by David Fecteau)
8. Action item: Streets [Bill No. 240969](#): Authorizing the revision of lines and grades on a portion of City Plan No. 307 by striking from the City Plan and vacating Filbert Street from 10th Street to 11th Street, under certain terms and conditions. Introduced by Councilmember Squilla on October 24, 2024. (Presented by Keith Davis)
9. Action item: Streets [Bill No. 240968](#): Authorizing the revision of lines and grades on a portion of City Plan No. 307 by striking from the City Plan and vacating certain aerial portions of Tenth Street between Market Street and Filbert Street, under certain terms and conditions. Introduced by Councilmember Squilla on October 24, 2024. (Presented by Keith Davis)
10. Action Item: Zoning [Bill No. 240971](#): Amending Title 14 of the Philadelphia Code, entitled Zoning and Planning, by amending certain definitions relating to signs; creating an "Arena Area" within the "/CTR, Center City Overlay District" overlay; and making related changes, including a master plan requirement and changes to accessory sign controls; all in connection with zoning rules for a proposed arena, with a potential residential use, in Center City; and approving a master plan for the Arena Area;. Introduced by Councilmember Squilla on October 24, 2024. (Presented by Michael Gall)
11. Action item: Encroachment [Bill No. 240970](#): Authorizing CBL Arena, LLC. and its successor(s) in interest to construct, own, and maintain various right of way encroachments in the vicinity of 1001-19 Market Street, 1025 Market Street and 1001-25 Filbert Street, Philadelphia, PA 19107, under certain terms and conditions. Introduced by Councilmember Squilla on October 24, 2024. (Presented by Dan Farrell)
12. Action Item: Zoning [Bill No. 240972](#): Amending Title 14 of the Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of section 14-906, entitled "Market Street East Sign Regulations," all under certain terms and conditions. Introduced by Councilmember Squilla on October 24, 2024. (Presented by Paula Brumbelow Burns)

13. Action Item: Staff Recommendations for 76ers Arena (Presented by Paula Brumbelow Burns)

The impact reports for the Philadelphia 76ers arena proposal are posted on the City of Philadelphia's website <https://www.phila.gov/documents/arena-proposal-impact-reports/>.

INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING

Applicants and the public may participate in the meeting in three ways: live with a computer, tablet, or smartphone; live with a telephone; and in advance by email.

To join with a device, please visit this link.

- <https://us02web.zoom.us/j/84629842291?pwd=YXRaTmdleE04YXAvelVxcVZCVVhkZz09>
- Passcode: 146958

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To email comments, send them to planning@phila.gov by noon on the day of the meeting.

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