



## Written Comments received for the December 18, 2023 CDR Special Meeting for 76Place at Market East

**Name:** Craig Schelter

**Comment Date:** 12/04/2023

**Comment:** What consideration has been done to preserve character of Jefferson Station? And not turn it into the likes of Suburban Station? Who will absorb the cost of changes to the station, its access, mechanical ventilation, emergency access, structural?

**Name:** Dimka Braswell

**Comment Date:** 12/05/2023

**Comment:** Why is the stadium being pushed by colorists and other bigots that have continuously done harm in the community by not listening to entrenched community members?

**Name:** Charles Ellis

**Comment Date:** 12/05/2023

**Comment:** Disappointed that this is early evening in first night of Chanukah — exactly the time candles are lit, and kids are opening their biggest presents from parents for the week

**Name:** Brittany Ewing

**Comment Date:** 12/06/2023

**Comment:** looking forward to hearing about the project more

**Name:** Tyler Dolgos

**Comment Date:** 12/06/2023

**Comment:** I believe that the 76Place project can be a major benefit to the city. I would like there to be requirements placed on the development team, to hold them to their stated commitments to the surrounding neighborhood.

**Name:** Jacob Overholt

**Comment Date:** 12/06/2023

**Comment:** Why do we need this? How will you facilitate traffic and parking for an already congested area? Where will the people and businesses go? What is wrong with our current sports event center?

**Name:** Jena Osman

**Comment Date:** 12/09/2023

**Comment:** The original traffic study shows streets adjacent to the arena being closed off on game nights. Is that still the plan, and if so, onto which streets will buses and other traffic be diverted?

**Name:** Edward Gruberg

**Comment Date:** 12/09/2023

**Comment:** I would like to discuss the issue of vehicular traffic related to arriving at the proposed arena and leaving the proposed arena

**Name:** LR Cross

**Comment Date:** 12/11/2023

**Comment:** Can you explain why there were no impact studies on the Washington Square West community? Why would councilman Squilla say all community input when our community has no information to make a decision. How does the arena interfere with 250th celebration?

**Name:** Heidi George

**Comment Date:** 12/11/2023

**Comment:** Has a final decision been made to build the arena? If not, when is this decision expected and who will participate in the decision-making process?

**Name:** Jane Kauer

**Comment Date:** 12/11/2023

**Comment:** I cannot imagine why anyone thinks this is a good idea.

**Name:** Ella Bruce

**Comment Date:** 12/11/2023

**Comment:** Has the City abandoned plans for what Philadelphia looks like and just allowing developers to do what they want? Why is this even being considered? Is the plan to have Center City look like Downtown Saint Louis? The Arts/Theater will be destroyed.

**Name:** Hope Primas

**Comment Date:** 12/11/2023

**Comment:** Is the stadium's construction already decided?

**Name:** Joanne Kundrat

**Comment Date:** 12/11/2023

**Comment:** I hate to see our historic City changed so drastically between the Delaware and City Hall! Also, will another stadium improve the economy or erode what we already have?

**Name:** Gail Massey

**Comment Date:** 12/11/2023

**Comment:** Everyone should read Inga Saffron's piece that appeared in the Inquirer on Sunday, Dec. 10 about "city" arenas.

**Name:** Nyla Holland

**Comment Date:** 12/11/2023

**Comment:** Is there room for the community benefit agreement amount to increase? As it would pencil out to less than 2 million dollars of investment per year. The mall, which I frequent, is busy. What are the justifications for trying to tear some of it down?

**Name:** Sd Family

**Comment Date:** 12/11/2023

**Comment:** What type of street-level stores will be in the stadium? Is there any incentive for businesses to set up there?

**Name:** Ivy Johnson

**Comment Date:** 12/11/2023

**Comment:** What will parking look like?

**Name:** Asha-Le Davis

**Comment Date:** 12/11/2023

**Comment:** I am a longtime resident of Philadelphia and I oppose the arena. The community that will be directly impacted in Chinatown has already spoken out about this. I stand in solidarity with them. Do not build this arena and put energy towards the existing one.

**Name:** Inaara Shiraz

**Comment Date:** 12/11/2023

**Comment:** The Asian American Philadelphian community and Philadelphians at large have said they don't want the arena. Why is the city not listening to the people's voices and working to stop the arena?

**Name:** Elizabeth Ozer

**Comment Date:** 12/11/2023

**Comment:** What childcare options will be eliminated for families who live or work in the area as rent skyrockets? Will pedestrian walkways be safe as Chinatown is pushed north of Vine? How will small business development be a part of this construction?

**Name:** Thom Nailor

**Comment Date:** 12/11/2023

**Comment:** Thank you! I would prioritize individuals and groups representing those living in this immediate community and/or Chinatown/the Philadelphia AAPI and AAPI-American communities before my own comments/questions and would ask the moderator to please do so.

**Name:** Dan Schupsky

**Comment Date:** 12/11/2023

**Comment:** Why aren't you holding both a virtual and in-person session? And is this the first of other special sessions about this topic, or is this the only one?

**Name:** Fern Hagedorn

**Comment Date:** 12/11/2023

**Comment:** Where can I download the Design document?

**Name:** Keith Russell

**Comment Date:** 12/11/2023

**Comment:** I'd like to ask the developer what measures can be put in place to prevent migratory birds from crashing into the extensive amount of glass planned for 76 Place.

**Name:** Sarah Godner

**Comment Date:** 12/11/2023

**Comment:** No to the arena! It's going to ruin Chinatown!

**Name:** Greg Paulmier

**Comment Date:** 12/11/2023

**Comment:** With there being many very important problems facing the City of Philadelphia and the 76ers already having a venue/Arena to use. How come the civic design review committee isn't having a Webinar to hear from Taxpayers about those more pressing problems?

**Name:** Mark Harris

**Comment Date:** 12/11/2023

**Comment:** It appears that this project is solely for the benefit of one sports team and large financial interests, not at all for the public, and is against the interests of the Chinatown community and the larger neighborhood

**Name:** Lawrence Moore

**Comment Date:** 12/11/2023

**Comment:** What benefits are unique to the venue and what would occur anywhere the arena is located?

**Name:** Michael Pender

**Comment Date:** 12/11/2023

**Comment:** All promises guaranteed in writing. You will be responsible for problems caused by your building and events at the inner-city Venue.

**Name:** Wendy Greenspan

**Comment Date:** 12/12/2023

**Comment:** I am a resident of Washington Square West, and I am writing to state my strong opposition to a development of this kind on Market Street, which borders my neighborhood. Among many other factors, I am aware that the proposed arena:

- Would be closed more often than it is open, leading to an increasingly deserted neighborhood, on the same street where a “Disney Hole” parking lot and inconsistently used Convention Center already contribute to an atmosphere incompatible with pedestrian and commercial activity
- Sits on top of a central rail station that can only support construction when its electric rail is deactivated. This has citywide transportation ramifications, especially as car and bike traffic, pedestrian walkways, and busy bus routes are also affected by the project footprint. Once constructed, this traffic would be further complicated by the reality of neighborhood commuting times
- Will be one of the smallest arena sites in the NBA, leaving inadequate space for foot traffic in and out of the arena. This logistical issue means 18,000 people will be using standard sidewalks—or closed streets that are already overburdened. These would be closed streets support the Jefferson Emergency Trauma center, many other medical facilities, and parking garages the 76ers claim would be available for fan use.
- Presents significant challenges to historic preservation efforts in both Chinatown and Washington Square West and threatens the displacement of residents in both neighborhoods. As an “overbuild” on an already complex construction project, the projects ill-considered residential tower stands little chance of realization
- Threatens small business throughout its prolonged construction period and then upon opening, as its own restaurants and shop will compete with long-established and emerging neighborhood establishments

I urge the Civic Design Review board to consider this proposal with skepticism, as a wealth of evidence exists to undermine developers’ promises of community benefit. I believe it is important for the city to proactively consider development for these corridors rather than to be held hostage by those determined to gather profits at the expense of everyday Philadelphians

**Name:** Kenneth Stanley

**Comment Date:** 12/12/2023

**Comment:** When can we see the final design of 76 Place? Currently, all of what we see are conceptual designs.

**Name:** Mary Grant

**Comment Date:** 12/12/2023

**Comment:** I believe this moment will be a missed opportunity to truly revitalize Market Street. I'd like to address this in prepared remarks of no more than 3 minutes

**Name:** Robert Belcher

**Comment Date:** 12/12/2023

**Comment:** Will this arena displace current businesses, families, and residents of Chinatown?

**Name:** Jacque Liu

**Comment Date:** 12/12/2023

**Comment:** The arena is a threat to cultural and economic development in Philadelphia. City Council must stop it from happening. Philadelphia must do better; we can do better.

**Name:** Grey Harley

**Comment Date:** 12/12/2023

**Comment:** I am excited about the possibility of the arena in Central Philadelphia. The only issue is that Central City, area already struggles with congestion. How do you all propose to handle traffic and parking?

**Name:** Mark Tyler

**Comment Date:** 12/12/2023

**Comment:** I am pastor of Mother Bethel AME Church. I am concerned about traffic impact and dislocation of current residents.

**Name:** William Harris

**Comment Date:** 12/12/2023

**Comment:** Attending to gain insight on the total project and hear community input. I am a RCO president from another ward of the city.

**Name:** Allan Wong

**Comment Date:** 12/12/2023

**Comment:** Given the latest plan on the 76ers stadium with apartments included in the project, what is the projection the increase in real estate assessment in the affected area in Center City?

**Name:** Eli Storch

**Comment Date:** 12/13/2023

**Comment:** CDR team: I am writing, as Chair of the Design Advocacy Group (DAG), on behalf of the Steering Committee of DAG to submit comment for the upcoming CDR hearing on the proposed 76 Place arena. Our statement, which is also visible on our website [HERE](#).

Reads as follow:

Center City Philadelphia has some problems. The proposed Sixers' arena is not the solution.

Despite the recent creation of the “Fashion District,” most agree that Market East is still more lifeless than a major street in Center City should be. At the same time, our vibrant Chinatown is beleaguered.

The proposal to replace part of our downtown shopping mall with a new sports venue will not solve these problems. In fact, it will make matters worse.

Many kinds of criticism have been leveled against the Sixers' proposal--based on its negative social impact, economics, and politics. These are legitimate areas of concern, but this analysis focuses on questions of urban design.

What Market East needs is an influx of 24/7 street-oriented activity, preferably connecting with and amplifying the vibrancy of Chinatown. The published plans for the arena, although sketchy, suffice to show that the new structure will not generate what is required.

It will be a gigantic blank box on top of another indoor shopping mall, like the one we have. Except for the forty-sometimes a year that the Sixers' play, the arena will not fill the surrounding streets with activity, and on those few busy nights, Sixers' fans, who are not known to be devotees of public transportation, will clog the area in search of parking places. Moreover, rather than integrate itself into the fabric of the city, the project will abolish Filbert Street, bury SEPTA's Jefferson regional rail station, and wall off Chinatown.

Instructively, a model of what Market East needs is on display just across the street, in National Real Estate's prosaically named but imaginatively conceived “East Market.” Here, new and newly energized streetscapes are lined with shops and restaurants, above which rise new apartment buildings, a hotel in a meticulously restored historic landmark, and a glistening new in-patient care building for Thomas Jefferson hospital.

This kind of all-the-time mixed use development—not the once-in-a-while adrenalin jolt of a sports center—is what the rest of Market East needs. The last-minute addition of an apartment tower at a rear corner of the Sixers project is not enough to transform it into the kind of lively urban environment that we need and deserve.

For Center City to flourish, we must bring Market East to life and protect and make the most of Chinatown's unique energy. We do not require a new basketball arena, and, unfortunately, the Sixers' project threatens to get in the way of our real needs.

**Name:** Julie Morningstar

**Comment Date:** 12/13/2023

**Comment:** Good morning, I am writing to express my opposition to the proposed location of the 76ers arena at 10<sup>th</sup> and Market Street. To quickly summarize:

1. Most importantly, the city already has a stadium district which provides access via highways and the Broad Street line
2. This type of use does not provide activation 352 days a year. It is also only a few blocks away from the convention center, which does not activate the street every day either
3. Has the developer completed an adequate traffic study assuming the same amount of patrons arrive by car as they do now?
4. What impact will this have on the surrounding area and Jefferson station during the long construction period?
5. How will pedestrians be impacted by the proposed removal of Filbert Street?

At my first job in an architecture firm, I had the opportunity to work on the East Market project at 1100 Market St. This project made more pedestrian improvements, dividing the block into 2 and improving Ludlow Street. The larger project also added apartments and a grocery store along with retail, hospitality, and office space. All these uses promote daily interactions and make Center City better for residents

**Name:** Nathan Mollway

**Comment Date:** 12/13/2023

**Comment:** Hi, I have a few comments and a question for the CDR.

1. My first is that we should invest in the stadium district instead of creating this arena on Market Street. Our city is developing FDR park, the Navy Yard, and we should be developing the stadium district to include housing and offices, too.
2. This plan involves removing a whole block of a street but adding more cars to a dense downtown. How does this make sense from a traffic planning perspective?
3. Why does the city continue to ignore and belittle the concerns of Chinatown? We should be investing in Chinatown, we should be capping the vine street expressway, we should be planting trees in Chinatown, almost anything that will strengthen the existing urban fabric rather than further constrict a treasured neighborhood.
4. So much of the community is against this development. Why is the city forcing this through?

**Name:** Aaron Ronksley

**Comment Date:** 12/13/2023

**Comment:** The 76ers would be better off staying at the Wells Fargo arena and renewing their lease there instead of ruining the Market East, Chinatown, and Washington Square West neighborhoods.

**Name:** Nate Mollway

**Comment Date:** 12/13/2023

**Comment:** Why are we not investing in the stadium district? Our city is developing FDR Park, the Navy Yard, and the stadium district should be developed to incorporate housing and offices too! Why are we further disrupting the opportunities of downtown Philadelphia

**Name:** Lauren Lowe

**Comment Date:** 12/13/2023

**Comment:** I'm a third generation Chinese American—my paternal grandparents immigrated here, and my father was born and raised in Philadelphia's Chinatown. I'm also a member of the Philadelphia Suns. I'd appreciate the opportunity to participate in public comment.

**Name:** Sonja Ingebritsen

**Comment Date:** 12/13/2023

**Comment:** Priority must be given to needs and desires of the most impacted neighbors for every public decision. The Chinatown neighborhood has been clear that the arena will negatively impact them, in many ways. Therefore, THIS PROJECT SHOULD NOT GO FORWARD.

**Name:** George L. Claffen Jr.

**Comment Date:** 12/14/2023

**Comment:** The future of Center City is so important to the welfare of Philadelphia that it is essential to have a serious discussion of the implications and failings of the 76 Place proposal. These written remarks are themselves truncated and I would be available to develop them in more depth at your request.

WRONG SITE

This is the wrong site for such a limited use project. A new behemoth building with events primarily in the evening designed to facilitate services for a team with under 50 home events, all in the evening, does not make sense as a contribution to the revitalization of an important but struggling retail district of the city. We now know from Inga Saffron's work that many of the "urban" arenas touted by the sponsors are not at the most densely central core sites. They are, yes, urban, but peripheral to other key downtown uses.

That should be a serious consideration in rejecting this proposal especially since other acceptable sites exist such as 30th Street air rights, 8th and Market, and 8th and Cherry, or the sports complex itself all have acceptable sites that could be built quicker and with less disruption to essential core systems and neighborhoods.

The revitalization of Market East is a critical issue that our Planning Commission has so far failed to address. The second bankruptcy of one of the key partners in this district makes this effort imperative. The original Gallery Mall, and the Commuter Tunnel project in which the Jefferson Station replaced Reading Terminal were important efforts to give Philadelphia a truly modern regional transportation system integrated with the retail and office core. Instead of allowing a sports franchise to do our planning for us, let's take control of this troubled district and plan it properly for the 21st century. The arena project could work elsewhere but cannot and will not address the key problems of Market East.

We are told that this CDR has been initiated because legislation by council is under consideration. What is the nature of this potential legislation and why is it being considered before the city's own consultant reports on the arena have been disseminated?

#### INADEQUATE SUBMISSION

The second issue is that the submission is woefully inadequate as a professional planning document. First let me comment that the Philadelphia CDR definition of master plan is so vague that it permits submissions that would not be recognizable as master plans anywhere else in the world. This lack of precision should be corrected and stems from the good faith acceptance of the need for large institutions such as universities and hospitals to propose complex plans that do not necessarily follow existing planning and zoning guidelines. This project does not qualify for this treatment, but it could if the proposers took a more comprehensive view of district in which they propose to install massive and irreversible changes.

A few examples will serve to illustrate the gaps in the present submission:

- Is this one or two buildings? The bulk of the proposal is about one multi-use building for the arena and a token retail presence. The remainder of the proposal is a residential tower which was barely mentioned in the official RCO presentation on December 12. The arena is arguably too large for the small site, as the difficult work of widening sidewalks to accommodate 18,000 attendees simultaneously strangles the already narrow street network.
- The ground floor retail is not worked out very well, each of the six retail units has a different area and shape. Only two face the Filbert Street connector, hardly enough to create the draw of a true urban retail passage such as the galleries of Paris or Cardiff.
- There are large pale gray areas on the ground floor plan that are not explained or detailed. They presumably would contain the massive stairs, escalators, elevators,

and concourses that are necessary for a large arena. It is not enough to say “oh this can come later” this is in fact the very essence of the feasibility of the proposal and much more detailed information on the vertical movement of people is necessary to evaluate this proposal at the planning level.

- The impacts on Jefferson station are not clearly explained. The station is well regarded for its light and airy design. These impacts need to be explained at the planning level, not left to an indefinite future. Years of disruption to SEPTA regional rail is high price to pay for questionable value at the end.
- The “masterplan” is largely silent on the key planning issues related to the nearby residential neighborhoods of Chinatown and Washington Square West. These neighborhoods have made it clear that they do not wish to be ignored. There are several aspirational statements about sustainability, but no commitment is made to a particular level of LEED or even higher sustainable standard. Current thinking on sustainability discourages the massive demolition of the entire site that would be necessary to insert the arena and the residential tower, so the project would start off with a sustainability deficit rather than an incentive.
- The transportation data is inadequate, and I am led to believe that some data has been furnished to the city consultants, but has been withheld from the public, making assessment of this very thin presentation on this absolutely critical issue even more difficult.

In summary I believe that this submission, although it has 62 pages (and no technical appendices) is inadequate. This meeting should not count as one of the potentially two meetings on the masterplan. Another session should be held when adequate information is made available by the proposers and their consultants, preferably for a project on an acceptable site.

**Name:** Samantha Holmes

**Comment Date:** 12/14/2023

**Comment:** To whom it may concern, I am an architect and have lived in Philadelphia since 2010. This whole development feels like the city has given up on Market Street between 30<sup>th</sup> and Independence Mall. Market Street is a corridor that is only activated during business hours. With many people still working remote, this is not very often. Jane Jacobs must be rolling in her grave. The beauty of the city is when micro community pours out to the adjacent third space on the street. Philadelphia seems resigned to abandoning this third space along Market in favor of privatized spaces. Perhaps Center City was never meant to be a bustling 24/7 hive and leadership has collectively thrown their hands up by highlighting the temporary construction jobs it will bring. My questions and comments for the design team, and for the review board are as follows:

- As Philadelphia’s third most popular sports team, we should not be prioritizing the 76ers stadium with premier city real estate.

- This stadium will contribute further to a neighborhood blighted by large scale unprogrammed buildings. The following 4 questions highlight that fact.
- The renderings seem to show game day. There are never this many people along this portion of Market at normal times. What does the building look like when it's not game day and the lights are off?
- The Convention Center, City Hall, and the Penn Center business area are all large-scale buildings in the same area that have struggled with street engagement outside of business hour. How is the stadium different?
- The sun sets before 6pm between November and March in Philadelphia. How will the stadium provide enough eyes on the street outside of events to maintain a safe and vibrant block?
- Why isn't there a proposal to build above the convention center, an already dead block?
- Philadelphia is a city of masonry, railroads, murals, the magic garden, and the gritty creativity of its inhabitants. A metal clad timber look stadium does not reflect our people or city.
- Has tailgating been addressed?
- Will there be a formal traffic study?
- How does the stadium contribute the quality of space in Jefferson station? It looks like all of the natural light provided along Filbert St will be removed.
- Two of the five restaurants look completely insular. Will they only be open during games?
- No information is provided regarding the residential tower. Are these affordable units?
- Large buildings are usually better suited next to open space, Dilworth Plaza and 30<sup>th</sup> street station are excellent examples of this and projects the city invested a lot of time and money to fix. How does this building avoid those challenges day 1? From the renderings, it doesn't.

My general comment is strong opposition to the proposal. We deserve better along our main street and as a taxpayer, I am appalled that this is what the city is discussing. The stadium would take, let's say, a max five years to build. How long would it take to redo our aging plumbing system? To repave all the roads? To make our schools safe to occupy and give them all playgrounds? The construction jobs are not a valid pro for this project. There are long term Contruction jobs needs all over this city

**Name:** Shi Eun Lee

**Comment Date:** 12/14/2023

**Comment:** How does the city respond to the fact that developments (the convention center, Vine St expressway, podiatry school, police headquarters, etc.) have encroached on Chinatown, and does it recognize that 76 is not an isolated case but part of a pattern?

**Name:** David Wilson

**Comment Date:** 12/14/2023

**Comment:** Will you all build a new movie theater or just move AMC because I can't see the movie theater at 8th and Market or 9th and Market.

**Name:** Tinamarie Russell

**Comment Date:** 12/14/2023

**Comment:** Where will data for the project be publicly housed? Will Street flow change to accommodate existing congestion? Comment on the impact on the economic status to both south Philly and center city.

**Name:** Sophia W.

**Comment Date:** 12/14/2023

**Comment:** 76 Place's master plan falls short of what is typically required in terms of including photographs and impacts to surrounding neighborhoods. We can see it is a rushed job that erases the damage done to Chinatown. Chinatown opposes the arena. Listen to us.

**Name:** Doreen Walker

**Comment Date:** 12/14/2023

**Comment:** I think this is a terrible ideal. Where are all of the people supposed to go when they are uprooted by this arena? There is already a shortage of housing. There is no place to park now, that's why many, many people don't come to Center City to shop

**Name:** Mary Purcell

**Comment Date:** 12/15/2023

**Comment:** 1. Chinatown's voice MUST be heard.2. What is envisioned for when the arena is abandoned in 30 years?3. How will entry/egress be managed with no room for a plaza? Will there be street closures for events?4. Consider sites: Stadium District; N of 30 St. Station

**Name:** Martha Levine

**Comment Date:** 12/15/2023

**Comment:** I am concerned about crowd spillover into adjacent residential neighborhoods. How is that being addressed? Parking issues. Extra traffic in residential neighborhoods.

**Name:** Wanda Walker

**Comment Date:** 12/16/2023

**Comment:** Ill speak about why you all don't listen to constituents

**Name:** Rosie Mae Henson

**Comment Date:** 12/16/2023

**Comment:** Things not addressed in evaluation of impacts include the impacts on pedestrian flow and the impacts on SEPTA. What will be the impacts on these? What is the plan to ensure we fully understand the impacts on all aspects of traffic and mobility?

**Name:** Devin Welsh

**Comment Date:** 12/17/2023

**Comment:** Because of the ways in which this development project will certainly and without question displace and uproot the lives of countless families in Philadelphia's historic Chinatown, I am staunchly opposed to the construction of the 76 Place stadium.

**Name:** Christian Huelsman

**Comment Date:** 12/18/2023

**Comment:** Hello, I have concerns about public access via Filbert Street, if stricken from the city plan, as well as the private extension of Cuthbert Street. While the current pedestrian bridges over 10<sup>th</sup> and 11<sup>th</sup> streets facilitate passage for pedestrians, bicyclists, and motorists, they remain as intuitive connections as public streets. If Filbert Street were stricken, promises to establish connection from 10<sup>th</sup> to 11<sup>th</sup> are not reinforced in the plan views. The corridor resembles an interior mall without a linear connection, appearing as an extension of atrium spaces. The design rendering does not show an intuitive linear connection as visual noise causes text-based wayfinding on interior walls to get lost. Filbert Street, if stricken, should mimic the public street corridor width—on the ground using color and texture and with walls or material framing. There were not supporting specifications to show why a linear connection via a stricken Filbert Street is not possible, except to show a fluid interior environment. I also would like to understand how a stricken Filbert street will be 1) included as a separate ordinance such that it can be repealed whenever the arena is no longer an active land use, 2) maintained as a public corridor even as a walkway within the envelope of the structure either through an easement or covenant, and 3) impact long-term circulation for bicycling and assisted devices via Filbert, east and west of the proposed arena footprint

**Name:** Washington Square West Civic Association

**Comment Date:** 12/18/2023

**Comment:** Good (morning/afternoon), my name is Marisa Shaaban and I am speaking on behalf of the Washington Square West Civic Association today. We thank the Civic Design Review Board for allowing RCOs like the Washington Square West Civic Association a little extra time to speak about the master plan for Market East as proposed. The residents of Washington Square West have raised a number of concerns regarding the project, including but not limited to safety and transit. The current design does not address the need for a public gathering area outside the building, which is particularly concerning due to the volume of people that are expected to attend games and events. The residents of

Wash West have also clearly expressed traffic and parking as one of their top concerns. We believe it is premature to have a civic design review when all impact studies, pedestrian and vehicular traffic studies, and especially traffic studies for south of Market street have not yet been completed. Without the completion of these studies, this site plan could not possibly have been designed with mitigations in mind- if we don't even know what mitigations are needed. With the City's fairly recent implementation of and commitment to Vision Zero, it is concerning that pedestrian flow has not been studied or considered in this "master plan" presentation. It seems as though 76 Devcorp is leaning very heavily on a variety of unproven assumptions. The design has changed very little since the public first started seeing renderings of the project earlier this year, and what changes have been made seem very reactive. For example, the addition of the residential tower to increase "affordable housing" in the area will never do enough to combat the inevitable rise in housing costs for those who live anywhere near the project. Residents of Wash West fear losing the available and relatively affordable housing found in Wash West to similar sports tourism related buy-ups for short term rentals by those looking to profit off of the charm of our neighborhood. The Washington Square West Civic Association RCO northern boundary meets the boundary of this project. Our RCO has spent a great portion of this year providing information to our members and neighbors, and hearing their concerns and opinions about the project. As the representatives of our neighbors, we have committed to representing all opinions. Our neighborhood is one of the many unique enclaves of this city, and we are always working to protect our small streets, our small businesses, our safety, our property, and our quality of life on behalf of our neighbors. There is a cost to the members and neighbors of Wash West to endure the years-long construction process, the serious likelihood of changes to the character of the neighborhood, and the never ending stresses of traffic, parking, trash and public nuisance. We ask the Councilman, Planning Commission, L&I, and the Civic Design Review Board to keep their commitments to working for all the people of Philadelphia. Choosing to present such projects without fully considering their impact and feasibility before pushing them before the public at short notice is a failure to act in the public's best interest.

**Name:** Dante Medori

**Comment Date:** 12/18/2023

**Comment:** I am strongly opposed to the new 76ers arena in Chinatown. It would devastate the neighborhood, putting every independent restaurant out of business not want that. Plus, I can't even begin to imagine the gridlock in Center City! Very limited parking is available, plus the lots and garages have no space for hybrid/electric cars. To stop this idiotic project from moving forward I wrote this petition (<https://chnng.it/sYSCmpSHHT>) to prevent it from happening. It has all the necessary detail to elaborate on why the project is being criticized and why it should not move forward. Unfortunately, getting signatures on this petition is constant struggle for me, as I only have just over 500 signatures. At this point I should have at least 1,000 signatures. I welcome you all to read the petition as it explains every aspect on why this project is a HORRIBLE idea.

**Name:** Deborah Wei

**Comment Date:** 12/18/2023

**Comment:** To whom, it may concern:

I have many concerns in regard to the arena proposal, not the least of which is the total irregularity of holding this CDR process at this time, in opposition to the actual legislation governing CDRs, limiting public meeting to a webinar format is further evidence that the views of the people in the opposition to this project are being suppressed. IN fact, when “zoning notices” were placed at the Fashion District (in English of course) we contacted Councilmember Squilla to ask what the notices were for. Though he himself facilitated this CDR, he told us he had no idea what the zoning notices were for.

The use of a “Master Plan” scenario is of concern as is the premature scheduling of a design review with so little information made available to review and without legislation presented in regard to the site. The rushed nature of this CDR, the lack of concrete information to review, and the creation of a “master plan” for a new building all indicate a degree of irregularity in usual practice that is disconcerting.

The decision to hold this meeting in this format is a violation of the Sunshine Act and this again, speaks to deep concerns in regard to this process. As well, the blanket rejection of all our Right to Know requests by the City as it continues to block critical information in regard to this proposal makes it impossible to comment on a project with a lack of important details available to the public. It has come to light that a reporter making Right to Know requests was also denied but revealed that a member of the review team for this CDR has had meetings with the developers for 15 months and it is precisely the details in regard to these meetings that have been denied. All of this is deeply troubling.

We in Chinatown have been faced with a large number of “damned if you do, damned if you don’t” choices that have only served to marginalize our voices while pushing this project along. Yet again, while I object to the way this process has played out, I feel compelled to express my concerns at this time while simultaneously going on the record in saying that this process follows a long line of irregular processes in regard to a project that has profound impacts, not only on Chinatown, but the entire city. If everything was on the up and up with this project, why are there consistently irregularities, exceptions, and obfuscation?

There has been very little information coming forth to the public in regard to this proposal, so commentary is limited to that information which we are able to get. A Right to Know request was submitted early on for the traffic study, and many of my questions are based on that study as the updated study has not been released along with these proposed designs. The developers claim they will not release it because it is a draft- and yet everything presented for this CDR is also a draft. My comments are therefore limited to what I can glean from the little information made available to us at this time.

#### Erasure of Chinatown and Impact on Chinatown

- In the developers' posted slide deck for review. Chinatown was "disappeared" from their drawings. This started with labeling Chinatown on their map as sitting on the Convention Center near Vine Street, negating the
- The developers are proposing putting a 23-floor building on top of an 8-story arena that abuts Chinatown's first business, which is a two-story row home. There are no renderings which show the side of the building