



CITY OF ALLENTOWN

No. __

RESOLUTION

R177 - 2025

Introduced by the Administration on November 19, 2025

Authorizes encroachment for an outdoor café connected to the front of 702 Hamilton Street that will span the full length of the building on Hamilton Street. This resolution would allow for the café to encroach into the public right of way by 35ft at the widest point.

Resolved by the Council of the City of Allentown, That

WHEREAS, Article 903.02, of the Codified Ordinances of the City of Allentown, relating to Permanent Obstructions, specifies the criterion and conditions under which permissible encroachments such as steps, porches, planters, fences, building projections, and service structures shall be permitted in the public right-of-way; and

WHEREAS, permissible encroachments may not exceed 1/3 of the sidewalk area measured from the property line and may not reduce the width of the abutting sidewalk to less than five feet; and

WHEREAS, permanent obstructions not permitted under the above criterion or approved by the Bureau of Building and Standards, may be permitted upon the expressed approval of Council in the form of a resolution; and

WHEREAS, such encroachments shall not impede or endanger the free flow of pedestrian or vehicular traffic; adversely affect the passage of light or air to adjoining properties; adversely affect in any other manner the health, safety or welfare of adjoining property owners or the public in general; or represent a significant variance from the number or size of encroachments existing in the immediate block area; and

WHEREAS, City Center Group is the property owner as listed on the attached application, is requesting an encroachment to put an outdoor café along the front of 702 Hamilton Street that will allow for patrons to sit outside and enjoy the new activation of the Center Square. 702 Hamilton St will be a commercial property with the café on the first floor and business on the upper floors. This café will be a major selling points to getting new business into the 702 Hamilton St building.

WHEREAS, Allentown City Council finds that the proposed encroachment will not substantially impact the public right-of-way.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Allentown, approves said encroachment and directs the Mayor to enter into an agreement on behalf of the City allowing the encroachment.

- What department or bureau is this bill originating from? Where did the initiative for the bill originate?

Public Works – Engineering / City Center Investment Corporation

- Summary and facts of the bill.

Permanent encroachment is proposed for a café connected to the building at 702 Hamilton St. The Café will span the full length of the building along S 7th St and will be 39ft from the building at its widest at the South building corner. Sidewalks on the side of the property are 55ft wide which means the cafe will stop 15ft from the road.

- Purpose – Please include the following in your explanation:
 - a. What does the bill do? What are the specific goals or tasks the bill seeks to accomplish?

This bill would allow for the cafe to encroach into the public right of way by 35ft at the widest point. This cafe is essential to establish and attract pedestrians to 702 Hamilton St and the Center Square intersection.

- b. What are the benefits of doing this? What are the drawbacks?

The outdoor café will allow for patrons to sit outside and enjoy the new activation of the Center Square. 702 Hamilton St will be a commercial property with the café on the first floor and business on the upper floors. This café will be a major selling points to getting new business into the 702 Hamilton St building.

The drawback would be that the open right of way space at this corner will be significantly reduced.

- c. How does this bill relate to the City's vision/mission/priorities?

The City is spending significant time and resources at the intersection of 7th St and Hamilton St over the next two years. The more business and restaurants that could help attract more people to downtown and Center Square will ensure the longevity of the downtown area.

- Financial Impact – Please include the following in your explanation:
 - a. Cost (initial and ongoing)

This project is privately funded and will not have a negative financial impact on the City.

- b. Benefits (initial and ongoing)

This project is privately funding and will not need any funding from the City.

- Funding Sources – Please include the following in your explanation:
 - a. If transferring funds, please make sure to give specific account names and numbers. If appropriating funds from a grant, please list the agency awarding the grant.

n/a

- Priority status – Are there any deadlines to be aware of?

The project has gotten final approval from the Allentown Planning Commission and are working towards the plan approval from City departments.

- Why should Council unanimously support this bill?

702 Hamilton St is a commercial building that will attract more in person work forces to the downtown area. The outdoor café is a critical selling point to get business to move into 702 Hamilton St.