



## Findings

1. Pine Street has a 20' wide right-of-way with an approximate length of 265'. This street has been in existence since April 3, 1912.
2. This road segment is referred to as a paper street. It appears in the official city street map but was never developed as a roadway and, therefore, was never opened to vehicular traffic. The segment exists in official maps such that it is legal with metes and bounds just like a regular street but never developed as a roadway.

The subject roadway extends east from North Front Street. (Currently approximately 200' is developed with 110' of the initial subjected roadway being used for access to parking, owned by parcel A.) (Fig. 3) The additional developed portion of Pine Street provides circulation to the rear of the building directly abutting from the south. The remainder of Pine Street extends approximately 65' and is undeveloped with partial obstruction from a pre-existing building encroaching from the southeast onto the subject road segment and pre-existing utilities. (Fig. 2)



Figure 2. Undeveloped/Building Encroachment facing east



Figure 3. Point of access facing east

3. There are two parcels abutting this roadway segment (Fig.1):
  - a. Parcel A (337 N. Front Street) is owned by the City of Allentown. This parcel contains a park.
  - b. Parcel B (249-355 N. Front Street) is owned by the Lehigh River Development Corp. II, LLC (Petitioner). This parcel contains a pre-existing building.
  
4. Planning Staff also evaluated the proposed vacation against criteria prescribed under Article 915 (re: Street Vacations) of the Codified Ordinances of the City of Allentown, as follows:
  - a. Whether the right-of-way vacation will adversely affect the street pattern or circulation of the immediate area or of the community.
    - i. *The proposed street vacation will have no adverse impact on the street pattern. This portion of Pine Street is a dead-end segment of road as constructed, providing no effect to the street pattern or circulation to the immediate area.*
  - b. Whether the public need will be adversely affected.
    - i. *The developed road segment provides no need for public use but only to provide access and circulation to Parcel B who is the petitioner. No adverse effect is anticipated as a result of the street vacation.*
  - c. Whether the public right-of-way may be needed for future public use.
    - i. *Planning staff does not anticipate a need for the public right of way due to Pump Place providing a connection between N. Front Street and Riverside Drive.*
  - d. Whether any abutting property owner will become landlocked or will have his/her access substantially impaired.
    - ii. *None. Parcel A and B, which both abut Pine Street, have frontage along Front Street. (Fig. 1)*
  
5. A Staff Report from the City’s Public Works Dept informs of the following:
  - a. There is no objection from the adjoining property owner Parcel A (City of Allentown)
  - b. There is no objection from the adjoining property owner Parcel B (Petitioner)
  - c. Utility agencies were also polled with the following results:

Utility Agency	Response
PPL	Objects: Existing facilities within the subject area/ Will need an easement
Verizon	Objects: Existing facilities within the subject area/ Will need an easement

UGI	No Objection
LCA	Objects: Existing facilities within the subject area/ Will need an easement

- d. City units that have a possible interest in vacating the subject street were also polled with the following results:

<b>City Staff /Department</b>	<b>Response</b>
A P D	No response
Communications /EMS	No response
A F D	No objection
Traffic Engineer	No objection
Stormwater Engineer	No objection

- e. PW Staff has no objection to the proposed street vacation on the condition
1. *The city reserves an easement over the vacated area for drainage and for passage of public utilities.*
  2. *Right of entry thereon for repairs, construction and reconstruction of the drainage facilities and the public utilities without any liability for damages on the part of the City.*
  3. *Where the easement is reserved, no construction, temporary or permanent, shall be made over or across without the approval of the city.*

**Summary**

1. Based on evaluation, Planning Staff is inclined to endorse the proposed vacation provided all concerns and comments from relevant City departments and utility entities are satisfactorily addressed