

STEVEN GLICKMAN Chair

CHRISTOPHER AMATO Vice Chair

> KEVIN SCHMIDT Treasurer

BECKY A. BRADLEY, AICP Executive Director

April 7, 2022

Mr. Michael P. Hanlon Allentown City Clerk 435 Hamilton Street Allentown, PA 18101

RE: Zoning Map Amendment – South 6th Street and West Cumberland Street Rezoning to Medium-High Density Residential (R-MH)
City of Allentown
Lehigh County

Dear Mr. Hanlon:

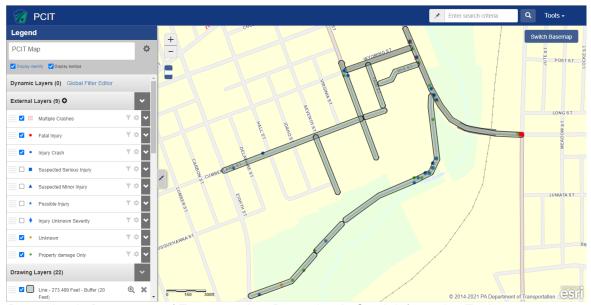
The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - o April 26, 2022 at 12:00 PM
 - o https://lvpc.org/meetings.html
- LVPC Full Commission Meeting
 - o April 28, 2022 at 7:00 PM
 - https://lvpc.org/meetings.html

The subject application proposes to rezone a series of parcels generally located at South 6th Street and West Cumberland Street (parcel numbers 640636238192, 640636345357, 640636348459, 640636444722, 640636447004, 640636432866, 640636431821, 640636339796, 640636388629, 640636625261, 640636415274, 640636115157, 640636108387, 64063529480 and 640635181690). Six of these parcels are currently zoned Medium Density Residential (R-M) Zoning District and are proposed to be rezoned as Medium-High Density Residential (R-MH) Zoning District to facilitate construction of four apartment buildings, consisting of one- and two-bedroom units. The remaining parcels are already zoned Medium-High Density Residential.

This proposal generally exhibits consistency with *FutureLV: The Regional Plan* because it promotes reuse and redevelopment of vacant properties in an urban area (if Policies 1.1 and 5.4). The site proposed for rezoning is located in a highly walkable neighborhood of the City with nearby Lehigh and Northampton Transportation Authority (LANTA) transit service at South 5th Street and West Wyoming Street. Increasing housing density in this location serves to 'diversify price points and types of available housing' (of Policy 4.5) and 'increase social and economic access to daily needs' (of Policy 5.2).

The LVPC notes that the properties proposed to be rezoned are located in an area with numerous traffic incidents over the last five years. The roadways shown in the map below have seen a cumulative total of 96 crashes between 2016 and 2020, particularly on South 5th Street and Park Road:



Pennsylvania Department of Transportation, Pennsylvania Crash Information Tool 2016-2020

If the proposed rezoning is approved by the City and development planning for the site moves forward, the LVPC strongly recommends the applicant study the traffic conditions of the area and any potential transportation impacts of the development to ensure a safe and efficient transportation network (Policy 2.2).

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

Jillian Seitz

Senior Community Planner

cc: Irene Woodward, City of Allentown Director of Planning & Zoning Jesse Sadiua, City of Allentown Senior Planner