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VIA Hand Delivery

August 3, 2023

Michael Hanlon, City Clerk
Tawanna L. Whitehead, Deputy City Clerk
City Clerk's Office
City Hall
Room 510
435 Hamilton Street,
Allentown, PA 18101

In re: City Center Investment Corporation's Rezoning Request Petition

Dear Mike and Tawanna:

Enclosed please find one notarized original of the Rezoning Request Petition of City Center Investment Corporation. Also enclosed is a check made payable to the City of Allentown in the amount of \$1,000 for the application fee.

As you will see, City Center is proposing an Amendment to Article VIII of the City of Allentown Zoning Ordinance (Chapter 660 of the Codified Ordinances of the City of Allentown) to add a new Section 660-53.1 that would establish a new "Mixed Use Overlay" Zoning District that would apply to the land formerly occupied by the Allentown State Hospital.

City Center is proposing this Amendment to facilitate the development of the land formerly occupied by the Allentown State Hospital on the east side of the City to (a) promote a coordinated mix of residential, business, institutional, recreational and open space uses in a manner that is pedestrian-friendly, transit-friendly and bicycle-friendly; (b) widen housing opportunities in the City, particularly for housing types that are in high demand; (c) properly relate to existing adjacent neighborhoods; and (d) include a system of preserved open lands and trails, including preserved open lands that are integrated with residential areas.

More specifically, the land is proposed to be redeveloped into the "Northridge" development which would include a mix of various types of residential uses, commercial uses, offices, and health care uses. Over 40 percent of the tract is proposed to be maintained in various types of open space, with the largest areas of open space facing along the Lehigh River corridor. Enclosed for reference is City Center's Concept Plan for Northridge along with related Traffic Distribution, Building Typology, Land Use Zones and Slope Analysis information.



We ask that you please process the Petition as soon as possible.

For your convenience, I will email you a copy of this letter and the Petition in Word and electronic versions of the Exhibits.

Thank you for your assistance. If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

Dennis M. McCarthy

DMM/tls

Enc.

cc: Mayor Matt Tuerk (via email w/enc.)
Vicky Kistler, Director, Department of Community and Economic Development (via email w/enc.)
Jennifer Gomez, Director, Bureau of Planning & Zoning (via email w/enc.)
J.B. Reilly (via email w/enc.)
Robert DiLorenzo (via email w/enc.)
Charlie Schmehl (via email w/enc.)

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