



Lehigh Valley Planning Commission

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April 22, 2021

Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: **Street Vacation**
Unopened Part of Dale Street from Catasauqua Avenue to N Brick Street and
Unopened part of North Brick Street
City of Allentown
Lehigh County

The Lehigh Valley Planning Commission (LVPC) will consider the subject amendment at its Transportation 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, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Transportation Planning Committee Meeting
 - April 22, 2021 at 5:30 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - April 22, 2021 at 7:00 PM
 - <https://lvpc.org/meetings.htm>

Mr. Hanlon,

The proposed street vacation was submitted by the City on behalf of Mr. Juan L. Betancourt of 1105 Catasauqua Avenue, Allentown, 18102, for unopened part of Dale Street from Catasauqua Avenue to North Brick Street and unopened part of North Brick Street. The unopened part of Dale Street connects to Catasauqua Avenue Street (East) and unopened part of North Brick Street to the West. Currently, there is a 'No Outlet' sign on the unopened portion of Dale Street. Mr. Juan states that these Streets are currently "dead end roads and he is responsible for maintaining the unfinished streets, he would like to build a shed back into it, in addition he states that the dead-end streets serve no practical purpose to the public at this time".

The proposed plan, submitted for recommendations under Section 304 of the Pennsylvania Municipalities Planning Code, was reviewed for general consistency with the intent of *FutureLV: The Regional Plan*.

Mr. Juan did not contact the adjacent landowners to sign off the street vacation petition letter as of receipt of the request for review. Street vacation requests require all abutting property owners to agree to the vacation, along with the City.

Image: Unopened portion of N. Brick Street (Courtesy of Google Street view)



Image: Unopened portion of Dale Street from Catasauqua Avenue

For context, the neighborhood where unopened Dale Street and unopened N. Brick Street are located is residential and made up of a mix of low and medium volume roads. The opened portions of Dale Street and opened portion of North Brick street connects to Catasauqua Avenue a medium volume residential street within the City. Furthermore, Catasauqua Avenue is the main collector Street to majority of the residential roads and is the main feeder road to North Front Street that is the main ingress and egress to American Parkway to the South of the street vacate request. Both North Front Street and American Parkways roads reports an average daily traffic of over 18,825 vehicles as documented in PennDOT's Traffic Repository website (TIRe).

Since multiple property owners appear to utilize N. Brick Street for access to the side or rear of their properties and for storage, the City should consider the potential of a property owner being landlock or close off access should the street be vacated. As parking for the residential properties along Catasauqua Avenue is on street, it is recommended that the street vacation request be denied by the City, to ensure that adequate access to the rear of the lots on Catasauqua avenue be maintained. Should the street vacation be approved the section of Dale Street with the curb cut should be removed and sidewalk installed to provide continuity of the already existing sidewalk along Catasauqua Avenue.

Furthermore, there is a proposed Riverside Drive Multimodal Revitalization Corridor Project to the east of the requested street vacation. The unopened Dale Street and the unopened N. Brick Street may be an opportunity for a vital connection to Riverside Drive once completed, this consistent with the LVPC's WalkRoll: Active Transportation Plan whose goal is to provide "Seamless Multimodal Integration – Provide seamless integration between trails, sidewalks, roads and public transit. (see the image from the <https://www.buildriversidedrive.com> website link). The City emergency management services team should assess the need for access both unopened Dale Street and N. Brick Street before any vacation request is approved, as well.



Additionally, Policy 2.2 of *FutureLV: The Regional Plan*, recommends that communities provide a “safe, well-maintained transportation network to move people and goods efficiently, while capitalizing on existing infrastructure.” Specifically, the policy encourages “an interconnected street network.”

Image: Unopened Dale and N. Brick Streets (Map Courtesy of Lehigh County, Described by LVPC)

We appreciate the City’s consideration of this goal in as much as it relates to the unopened part of Dale Street from Catasauqua Avenue to North Brick Street and unopened part of North Brick Street vacation request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Simon Okumu'.

Simon Okumu
Transportation and Economic Systems Planner

