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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
 - April 26, 2022 at 12:00 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - 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, 640636338629, 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).

