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June 29, 2022

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

RE: **Street Vacation**  
**900 Block of N. Lumber and Refwal Street from Clay Street to Dead End**  
**City of Allentown, Lehigh County**

Mr. Hanlon,

The proposed street vacation petition with was submitted by the City of Allentown on behalf of 3 Dimensional Fabrication LLC of 911-925 North Lumber Street and was concurred by an adjoining property owner, 1533 W Walnut Street LLC, of 912-926 North Lumber Street.

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

North Lumber Street at this location is an improved and accessible road with no outlet to connecting roadways, a de facto dead end street. Refwal Street is an alley that is currently fenced off from access north of Clay Street. The intent of the street vacation is for the adjoining property owners to control access to the area to mitigate illegal activities that are allegedly occurring in the proposed area to be vacated.

The area of North Lumber Street has storm sewer and other utilities that are integral to the storm water system and essential connectivity for the community. It is recommended that if the city grants the petitioners request that existing cartway and storm sewer inlets be maintained. The storm water inlets should remain free and clear of any impediments to the designed capture of storm water as it exists currently. (FutureLV: Policy 3.2)

Additionally, access should be granted to the city and any utilities companies with essential infrastructure in the area. Unimpeded access would also enable emergency services to be able to respond to incidents at the buildings along the frontage of the proposed street vacated portion of North Lumber Street. (FutureLV: Policy 2.2 and 5.1)

Refwal Street is currently inaccessible by the public by chain link fencing. Access should be maintained for the City and Utility companies to be able to maintain, repair and service the utilities that exist above and potentially below ground. (FutureLV: Policy 2.2)

It is also recommended that the petitioners get concurrence for the street vacation from the property owner of 801 Greenleaf Street as that property has rear frontage along the petitioned to be vacated portion of Refwal Street.

The LVPC appreciates the City's consideration of the goals and policies of FutureLV: The Regional Plan in as much as it relates to the street vacation petition of portions of North Lumber Street and Refwal Street.



Brian Hite  
Transportation Planner



Orange boxes show location of N Lumber Street and Refwal Street petitioned to be vacated.

Google Earth



N Lumber Street looking North past Clay Street

Google street View



Refwal Street looking North past Clay Street to the left

Google Street View

