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November 17, 2020

SENT VIA HAND DELIVERY and ELECTRONIC MAIL (PDF)

Allentown City Council
c/o Michael Hanlon, City Clerk
435 Hamilton Street, Room 510
Allentown, PA 18101
Email: Michael.Hanlon@AllentownPA.gov

RE: Zoning Map and Ordinance Amendment

Dear Mr. Hanlon:

Our firm represents The Manhattan Building Company, Inc. in connection with the above-referenced matter. Our client is proposing a combination of a zoning map change and a text amendment to the zoning ordinance in order to facilitate the revitalization of the City's Riverfront. More specifically, several larger parcels (controlled by Manhattan and/or its affiliated entities as the equitable or beneficial owner) are proposed to be re-zoned to B-5. We also plan on creating a new dwelling use entirely unique to the B-5 District that will serve as a transitional area/use - Urban Transition Multi-Family Development (MFD). With these changes, Manhattan will facilitate a "bridge" concept between Center City Allentown and the City's Riverfront. This serves as the logical extension of existing growth and revitalization while simultaneously preserving the character of the surrounding neighborhood.

A draft ordinance is enclosed with this letter. Here are a few of the key points:

- We propose adding a new dwelling use - Urban Transition Multi-Family Development (MFD) - within the B-5 District.
- While this use will be primarily residential, MFD projects will be allowed to include certain commercial uses that are already permitted in the B-5 District (as long as those uses are integrated into the building and consist of no more than 20% of the total building area). This will allow Manhattan to better serve their tenants and other members of the community by bringing new restaurants and services to the area.
- The new MFD will have a "stricter" set of criteria to prevent overdevelopment on smaller parcels elsewhere in the B-5 District, including:
 - Minimum of 20 dwelling units
 - Minimum lot area of 24,000 square feet
- At the same time, MFD projects in the B-5 District will allow for somewhat more relaxed area/yard requirements (again, these are crucial in order for Manhattan's projects to be economically viable):

- Maximum height of residential units at 5 stories (capped at 65 feet)
- Integrated parking structures may be included up to 2 additional stories
- The total overall height of MFD projects may not exceed 80 feet
- Minimum front yard will be 5 feet
- Parking requirements for MFD projects are proposed to be modified as per Section 1321.01.S.1 (relating to ½ of required parking spaces for dwellings units shown in the parking tables).
- The amendment also provides for an 80 foot maximum height for Hotels. Manhattan is exploring the idea of a boutique hotel to help draw more visitors to the area. It is a unique concept that compliments MFD projects and the surrounding area.
- The last page contains the proposed zoning map change. The area highlighted in blue is proposed to be re-zoned B-5. Again, we believe this proposed area is compact, contiguous, and "clean" for a zoning map amendment.

A petition and \$1,000.00 check are also enclosed with this letter. A list of affected parcels is also enclosed. Please note that Manhattan, through its various affiliates and contractual arrangements, owns or controls more than 50% of the land proposed to be rezoned, including the following parcels:

207 N. Front Street (PIN: 640743837565-1)
249 N. Front Street (PIN: 640743875938-1)
1 Pump Place (PIN: 640754167155-1)
46 Pump Place (PIN: 640753095790-1)
401 N. Front Street (PIN: 640744636767-1)
16 W. Liberty Street (PIN: 640744852027-1)
26 W. Liberty Street (PIN: 640744663125-1)
128 W. Allen Street (PIN: 640744081976-1)
130 W. Allen Street (PIN: 640734988944-1)
520 N. Railroad Street (PIN: 640744077310-1)

Should you have any questions or concerns, please do not hesitate to contact me. My direct dial number is (610) 351-5217 and my email address is wrathbone@flblaw.com.

Very Truly Yours,



William D.L.R. Rathbone, Esq.

Enclosures

Cc: Tawanna Whitehead, Deputy City Clerk (via email only)
Leonard Lightner, Director of Community & Economic Development (via email only)
Irene Woodward, Director of Planning & Zoning (via email only)
Joe Fitzpatrick, Esq. (via email only)
Chris McLean, Esq. (via email only)

Commonwealth of Pennsylvania)
) SS:
County of Lehigh)

On this, the 17th day of November, 2020, before me, Mary Louise Hardcastle, the undersigned officer, personally appeared William D. L. R. Rathbone, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(Seal)

Commonwealth of Pennsylvania - Notary Seal Mary Louise Hardcastle, Notary Public Lehigh County My commission expires March 31, 2021 Commission number 1066648

Mary Louise Hardcastle
Notary Public
My Commission Expires: 03/31/2021