

February 1, 2021

Allentown Planning Commission
435 Hamilton Street
Allentown, PA, 18101

RE: Manhattan Building Company Lehigh Riverfront Rezoning

To whom it may concern,

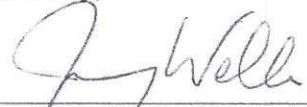
I am a lifelong resident of Allentown and the current owner of the 11 acre / 200,000 square foot warehouse site located at 1 Pump Place. The property is adjacent to the Lehigh River, The Waterfront Development, Bucky Boyle Park, and the Neuweiler Brewery. The property's size and center point position within the Lehigh Riverfront ANIZDA Masterplan make it critical to the success of this revitalization effort.

My family has owned and operated the site for 25 years and it is and always has been a productive industrial site benefiting many residents of the City of Allentown. While we intend to continue to use the property as a warehouse in the near term, it is my belief that the time has come to transition from an industrial use and revitalize the property into a world-class waterfront that the City of Allentown can be proud of.

I have met with the principals of Manhattan Building Company to discuss their vision for the Lehigh Riverfront and have reviewed their experience in the revitalization of communities. The vision presented is a grand realization of the potential for the area and is a great opportunity for our community. It is my belief that Manhattan Building Company has the vision and expertise to redevelop the property and meet the goals and objectives of the Lehigh Riverfront Masterplan.

I am writing this letter to express my utmost support for the Manhattan Building Company's proposed rezoning of the Lehigh Riverfront. I hope you will take my support into consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Wells", written over a horizontal line.

Jeremy Wells
Pump Place, LLC.
610-972-3765



February 2, 2021

Allentown Planning Commission
435 Hamilton Street
Allentown, PA, 18101

To whom it may concern,

I write this letter on behalf of Brewers Hill Development Group, LP., the current owners of the Neuweiler Brewery. I would like to issue my support for the Manhattan Building Company's request for rezoning, as well as any other relief necessary for them to continue their proposed redevelopment of the Lehigh Riverfront. The riverfront is an untapped Allentown asset that requires multiple partners and concerted cooperation to develop. Manhattan Building Company's proposal throughout the zone provides an opportunity for dramatic improvement to the surrounding neighborhood and greater Allentown.

Brewers Hill Development Group is currently underway with Phase 1, the development of roughly 42,000 sq ft. of commercial space in the former bottling house. Slated to break ground this spring, catalyzing the riverfront district through this phase remains our immediate objective.

As we advance with Phase 1, we also look to the future – a Phase II that successfully revitalizes the remaining buildings. Partnering with the Manhattan Building Company on planning and developing Phase II would accelerate redevelopment and enhance the efforts of others in The Queen City to revitalize the district. If the city wisely grants Manhattan Building Company the relief and approvals it has requested, Allentown will see a renaissance along the waterfront that will help lead the city into the 21st century and beyond.

We look forward to continuing to write the story of this great city.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Wood", written over a horizontal line.

Josh Wood
Managing Partner
Brewers Hill Development Group, LP.

February 4, 2021

Allentown Planning Commission and City Council
435 Hamilton Street
Allentown, PA, 18101

RE: MBC Rezoning Request - Letter of Support from Pastor Harry Aponte


To Whom It May Concern,

I write this letter to show my support of Manhattan Building Company's application for rezoning part of the Waterfront and a dilapidated parking lot located in the 6th ward. My family and I live in the heart of this area, at 345 Ridge Ave. I have seen firsthand some of the troubles of the existing neighborhood. Despite being promised for the last decade that my community would be redeveloped and uplifted by implementation of the NIZ, the area still remains dilapidated and my people are still dealing with the same issues (lack of safety, jobs and opportunity). I believe this proposal may be a start to uplifting this neighborhood and the people in it.

While there has been a boom in development downtown in recent years, much of this community has not seen any of its rewards. Particularly in these times, many of the people of this community are struggling. I have seen Mr. Wright engage with the people of this community. In the current day and age, it is refreshing to see a proposal from a local minority developer who is familiar with the community and has the interests of the entire community at heart. This proposal could create a link between the waterfront, and the boom of downtown. It could mean new jobs, a safer neighborhood, and new opportunities.

For all of these reasons I express my support for the proposal. I hope that both the Planning Commission and City Council come to fully appreciate the value that this project will bring to the neighborhood, and that you reach a decision to act favorably upon Manhattan Building Company's proposal.

Regards,



Pastor Harry Aponte

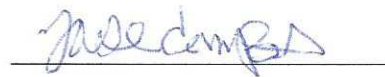
Allentown City Council & Allentown City Planning Commission
Allentown City Hall
435 Hamilton Street
Allentown, PA, 18101

February 1st, 2021

To Whom it May Concern,

I am writing in support of Alex Wright and his proposed developments in Allentown. It had been difficult for me to find work. Alex gave me a job as a carpenter on the Riverview Lofts project. This job has helped me support myself and my family. I look at Alex. I know he came from a situation similar to mine. When I show up to work everyday with Alex, I see that the American Dream is still alive, regardless of race, creed or socio-economic status, you can one day be great and help build your community back up, while showing others along the way. I look forward to growing and working with his company. I hope you allow his projects to continue so that we can show the community what is possible, and help build the next generation of Allentown youth.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jose Campos", is written over a horizontal line.

Jose Campos

Graduate- YouthBuild Allentown

February 5, 2021

Allentown City Planning Commission and City Council
435 Hamilton Street
Allentown, PA, 18101

To whom it may concern,

Please consider this letter of support for the Manhattan Building Company's proposed redevelopment around the Lehigh River waterfront. As tenants of the Riverview Lofts I, one of the Company's existing developments, we can attest to the quality of their work. The quality of the building is great, and the company has always been responsive in their management of the building. I would happily recommend living in one of their buildings, and fully support their development of additional properties throughout the neighborhood.

While we have been nothing but happy with the apartments, the surrounding neighborhood has seen better days. Much of the area is dilapidated and could use some support and new construction. In particular, the adjacent surface parking lot, where Riverview Lofts II is proposed, is currently dilapidated and does not provide any security or benefits. Now that we have some newer apartments in the neighborhood, we would like access to better and safer in-door parking. Additional apartments nearby could bring some much-needed vibrancy to this part of town as well.

We hope you take this letter into consideration when considering future development of the area. We look forward to seeing what's to come.

Sincerely,



Joely Campos

February 3rd, 2021

Allentown City Council & Allentown City Planning Commission
Allentown City Hall
435 Hamilton Street
Allentown, PA, 18101

Dear Planning Commission & City Council,

I am writing this letter to support Alex Wright and the Manhattan Building Company's project along the waterfront. I know first-hand that Alex is a good man and that this project is good for the community. I have made mistakes in my life. Being on probation has made it impossible to find work. Alex was willing to take a chance on me and I have been working as a carpenter on the Riverview Lofts I project. If Alex hadn't decided to give me a shot, I don't know what I would have done. I could be on the streets, back in jail, or even dead. Without Alex, and without these projects, I don't know how I would support my family. Allowing Alex to continue and grow his projects along the waterfront will provide more opportunities to people like me and help make Allentown a better place for the people who live here and their families. Please consider this when you are making your decision on his proposals.

Thank you,

A handwritten signature in blue ink, appearing to read 'Marquez Smith', with a horizontal line drawn underneath the signature.

Marquez Smith

February 4, 2021

Allentown City Council
Allentown City Planning Commission
435 Hamilton Street
Allentown, PA, 18101

RE: Resident Letter of Support – 128 W. Allen Street (MBC Rezoning)

To whom it may concern,

I am writing to express my support for the Manhattan Building Company's proposal for redevelopment in the 6th Ward.

I am a resident of the neighborhood at 128 W. Allen St. My house is located next to a dilapidated and outdated surface parking lot, which has been the scene of many nuisance calls and several violent struggles that required police intervention. In many ways, this neighborhood and its residents have been forgotten, despite the fact that the City has promised that the neighborhood improvement zone would make this neighborhood safer. The prospect of a local minority developer partnering with the Allentown Parking Authority to provide garage parking is the first sign of hope for this neighborhood and its residents.

I welcome any member of the City Council or Planning Commission to walk this neighborhood with me to witness the existing conditions firsthand. You will quickly see that the neighborhood is in dire need for these proposed improvements.

In conclusion, I fully support Manhattan Building Company's plans to redevelop the area around the waterfront and the addition of garage parking to this neighborhood, which will offer added security and a better standard of living. My neighbors and I deserve the same quality of life that Downtown residents have already been given access too. It is unacceptable that

downtown residents are given access to a high quality of life and just a few blocks away, my family and I live in an area that resembles a third-world country.

Cordially,

A handwritten signature in blue ink, appearing to read "Simone Mitchell", written over a horizontal line.

Simone Mitchell

Allentown City Council
Allentown City Planning Commission
435 Hamilton Street
Allentown, PA, 18101

February 7, 2021

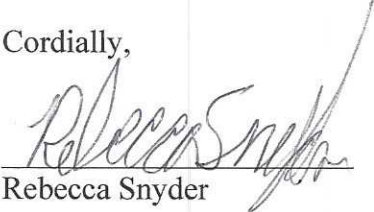
To whom it may concern,

I am writing to express my support for the Manhattan Building Company's proposal for redevelopment in Ward 6.

As a resident of the neighborhood at 518½ North Railroad St, I know the neighborhood and know that it is in need of some help. New development including a redeveloped waterfront could really make a big impact to improving the entire neighborhood. I also support the idea of reusing some of the neighborhoods existing buildings as to keep some of the feel of the neighborhood. I look forward to seeing some of the unused buildings and empty lots replaced with new neighbors.

In conclusion, I fully support Manhattan Building Company's plans to redevelop the area around the waterfront, and support any approvals they may need to be able to do so.

Cordially,


Rebecca Snyder

January, 28th 2020

Allentown City Council & Allentown City Planning Commission
Allentown City Hall
435 Hamilton Street
Allentown, PA, 18101

To whom it may concern,

Please accept this letter as a show of enthusiastic support for Manhattan Building Company's proposed redevelopment around the Lehigh River waterfront, from residents who currently live nearby at 125 W. Allen St. As it currently stands, the waterfront and the surrounding area are in various states of disrepair. The waterfront itself is hard to access and much of the surrounding area is in rather shabby condition.

New construction could bring a lot to the neighborhood. New jobs, more foot traffic, more store fronts, and additional amenities. The company's other development, Riverview Lofts is already the first spark of activity I have seen nearby and seems to have been successful. I would gladly welcome new development into the area and fully support this effort to bring it here.

Sincerely,



Raul Mendoza- Rivera



Sandra Madrigal Neri

February 4, 2021

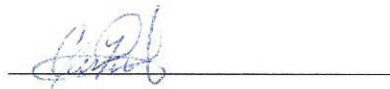
Allentown Planning Commission and City Council
435 Hamilton Street
Allentown, PA, 18101

To whom it may concern,

It is my pleasure to write a letter in support of the redevelopment of the lots around Bucky Boyle Park as well as the surrounding area. Outside of downtown there has not been much development in recent years. Given the positive impacts that much of the new development has had on downtown, I believe that development could positively impact our neighborhood as well. While what is proposed may change the character of the neighborhood, I am confident it will be for the better.

I look forward to seeing how the neighborhood may progress with the additions proposed by the Manhattan Building Company.

From,

A handwritten signature in blue ink, appearing to read "C. Rodriguez", is written over a horizontal line.

Cindy Rodriguez
520 N. Railroad Street Resident

February 5, 2021

Allentown City Council
Allentown City Planning Commission
435 Hamilton Street
Allentown, PA, 18101

RE: Letter of Support – 130 W. Allen Street (Alex Wright)


To whom it may concern,

I am writing this letter to express my support for Alex Wright's proposal for redevelopment in the 6th Ward.

I am a resident of the neighborhood at 130 W. Allen St. The area is not well lit and I do not feel safe walking around the neighborhood at night. I was very pleased to hear that Alex Wright, a local minority developer, is partnering with the Allentown Parking Authority to provide garage parking in the neighborhood. This will activate the neighborhood and provide better lighting, creating a safer environment.

I fully support Alex's proposal and I hope you take my letter into consideration.

Cordially,

A handwritten signature in black ink, appearing to read 'Glenda Feliciano', written over a horizontal line.

—
Glenda Feliciano

Developer focused on neighborhood between downtown Allentown and Waterfront that 'needs a little love'

By ANDREW WAGAMAN

THE MORNING CALL |
AUG 27, 2020 AT 8:32 AM



The nearly-complete Riverview Lofts apartment building in the 100 block of Allen Street. Manhattan Building Co. wants to develop a 55-unit complex just west, where the yellow residential building stands. (Andrew Wagaman/The Morning Call)

The developer who recently converted a former Allentown Slovak club into 22 apartments wants to build a 50-unit residential complex next door.

But to continue transforming the 100 block of Allen Street, Alex Wright and the Manhattan Building Co. need the blessing of the Allentown Parking Authority.

ADVERTISING

The authority board of directors on Wednesday expressed willingness to negotiate a deal with the development company over a 28-space parking lot in the 500 block of Railroad Street,



The Allentown Parking Authority-owned lot on Railroad Street, behind the Immaculate Conception Church. Manhattan Building Co. wants to construct a two-level parking deck on the site. (Andrew W/The Morning Call)

Wright and John Palumbo, MBC's vice president of real estate development, said they would like to build a two-story, 72-space parking deck on the site to accommodate the five-story Riverview Lofts II apartment building, in addition to existing parking lot customers.

The parking lot would initially be consolidated with the Allen Street parcels on which the apartment building would stand. Upon completion, the development company proposes selling the new parking deck back to the parking authority, similar to deals the parking authority has struck

with City Center Investment Corp. downtown. Parking fees included in apartment leases would generate a steady revenue stream for the parking authority, which would be responsible for maintaining the deck.

The deal would also help address neighbors' concerns that the new residential development will exacerbate street parking issues.

"I think we check all the boxes," said Joe Fitzpatrick, attorney for the developers.

[FROM 2018: Apartments slated for former Slovak club in Allentown »](#)

Wright is nearly finished converting the former Slovak Catholic Sokols club at 114 Allen St. into studio, one-bedroom and two-bedroom apartments known as the Riverview Lofts, with the one-bedroom units priced at about \$1,100. He and MBC, a development company in Hoboken and Jersey City, New Jersey, own a number of parcels fronting Allen Street between the former social hall and Immaculate Conception Church and cemetery along Ridge Avenue. The authority-owned parking lot is the missing link to tackling Riverfront Lofts II, whose units would rent for about the same as Riverview Lofts.

The block is not in Allentown's Neighborhood Improvement Zone tax incentive district, and development will rely solely on private financing, Palumbo said. He argued that development in the 6th Ward neighborhood is vital to bridging downtown to Jaindl Enterprises' in-

progress Waterfront complex, about three blocks from Riverview Lofts.

Ted Zeller, chairman of the parking authority, agreed.

“Since the NIZ was created, the one thing I’ve always tried to get my head around is how we can link these two areas together,” he said. “Projects like this, to a neighborhood that needs a little love, are critical to that linkage.”

Following an executive session, the board asked the development company to draft a proposal for it to formally review.

Fitzpatrick said the developers are also working with city officials to address zoning and land development issues but remain in the “conversational stages.” Once those issues are resolved, Palumbo said they hope to move forward with demolition and development as soon as possible.

Morning Call reporter Andrew Wagaman can be reached at 610-820-6764 or awagaman@mcall.com.

- [Allentown Allentown Parking Authority Riverview Lofts Riverview Lofts II Alex Wright Manhattan Building Co.](#)

Andrew Wagaman

The Morning Call