



## Lehigh Valley Planning Commission

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Executive Director

March 25, 2021

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

RE: **Street Vacation**  
**South Bryan Street from South Bryan Street to Ester 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
  - March 25, 2021 at 5:30 PM
  - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
  - March 25, 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. Michael Cornell of 2431 S 3<sup>rd</sup> Street, Allentown, 18103, for a portion of South Bryan Street.

South Bryan Street connects to Ester Street (North) and is essentially a partially improved street. Mr. Cornell states that this Street is currently "In despair and the City does not maintain or plow it, in addition to not having access to the parking pad in current condition".

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. Cornell contacted all the adjacent landowners to sign off the street vacation petition. One of, the property owners identified in the Lehigh Valley parcel ID 6406701502651, address 2449 S 3<sup>rd</sup> Street did not sign off the street vacation petition letter as of receipt of the request for review. Street vacation requests require all property owners to agree to the vacation, along with the City.



For context, the neighborhood where S. Bryan Street is located is residential and made up of largely low volume roads. Ester Street which connects to S. Bryan Street is specifically a very low volume, residential street within the City.

Image: South Bryan Street from Ester Street. (Courtesy of Google Streetview)

Since multiple property owners appear to utilize S. Bryan 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 Third Street 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 Third Street be maintained. Furthermore, there is a large apartment complex located on Ester Street, the side of the complex abuts S. Bryan Street. The City emergency management services team should



assess the need for access via S. Bryan Street before any vacation request is approved, as well. 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." We appreciate the City's consideration of this goal in as much as it relates to the S. Bryan Street vacation request.

Image: Map of S. Bryan Street (Map courtesy of the County of Lehigh)

Sincerely,

Becky A. Bradley, AICP  
Executive Director  
Lehigh Valley Planning Commission

Simon Okumu  
Transportation and Economic System Planner  
Lehigh Valley Planning Commission