



Lehigh Valley Planning Commission

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May 30, 2023

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

RE: **Street Vacation Petition
Dodge Street from S. Muhlenberg Street to S. 24th Street
City of Allentown, Lehigh County**

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition 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 or revisions to this letter.

- LVPC Transportation Planning Committee Meeting
 - June 22, 2023 at 5:30 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - June 22, 2023 at 7:00 PM
 - <https://lvpc.org/meetings.htm>

Mr. Hanlon,

The proposed street vacation application was submitted by the City of Allentown on behalf of Irene Librach, equitable owner of 427 S. Muhlenberg Street, Allentown, PA 18104. The proposed street vacation requests vacating a portion of Dodge Street from S. Muhlenberg Street to S. 24th Street in the City of Allentown without utility easements.

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*.

Dodge Street, the proposed location to have its rights-of-way vacated by the city, is a mostly unimproved street that was never constructed and consists of lawn area and some overhead utilities. However, there are some properties that have constructed driveway access along the western portion of Dodge Street beginning at 24th Street to their properties.

One adjacent property owner, Terry Eagan of 419 S. Muhlenberg Street, signed the submitted street vacation petition. However, the length of Dodge Street petitioned to be vacated includes several impacts properties at 420 S. 24th Street, 2415 W. South Street and 428 S. 24th Street.

It is strongly recommended that the adjacent property owners sign the petition to memorialize their concurrence for the vacating of the entirety of Dodge Street from S. Muhlenberg Street to S. 14 Street.

The submitted application indicates that the petitioner wishes to construct a driveway for their residence. All affected property owners should be made aware of the ramifications of vacating a portion of Dodge Street including private property boundaries that may affect the ability to locate proposed driveways solely on their private property without easement or other conveyances between adjoining private property owners.

If the street vacation is approved, it is recommended that the property owners be aware that driveway access curb cuts and Americans with Disabilities ACT (ADA) compliant improvements along S. Muhlenberg Street should be maintained or constructed to enable continued pedestrian connectivity *(of FutureLV: The Regional Plan Policy 5.2)*

The vacating of rights of way by the City of Allentown for the described portion of Dodge Street would not negatively affect current traffic circulation. It is strongly recommended utilities that are above or below ground remain accessible as they are today in the event of maintenance or repair that may be required to maintain the essential power and telecommunications infrastructure. *(of FutureLV: The Regional Plan Policy 5.4)*

The LVPC appreciates the City of Allentown's consideration of the goals and policies of *FutureLV: The Regional Plan* in as much as it relates to the street vacation petition of a portion of Dodge Street from S. Muhlenberg Street to S. 24th Street.

Please feel free to reach out to me with any questions you may have regarding the LVPC review.



Brian Hite
Transportation Planner

Cc: Tawana Whitehead, City of Allentown
Mark Shada, City of Allentown
Jennifer Gomez, City of Allentown
Brandon Jones, City of Allentown
file



Image courtesy of Google Earth



Image courtesy of Google Street View



Area of Dodge Street to be Vacated

View Looking West from S. 24th Street

Image Courtesy of Google Street View