



Lehigh Valley Planning Commission

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October 10, 2022

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

RE: **Street Vacation Petition
West Cumberland Street from South Sixth Street to Susquehanna Street,
South Sixth Street from West Cumberland Street to West Susquehanna Street,
South East Street,
South Virginia 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.

- LVPC Transportation Planning Committee Meeting
 - October 27, 2022 at 5:30 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - October 27, 2022 at 7:00 PM
 - <https://lvpc.org/meetings.htm>

Mr. Hanlon,

The proposed street vacation petition with utilities was submitted by the City of Allentown on behalf of Benchmark Civil Engineering Services, Inc. for The Khan Partnership. The proposed street vacations are for West Cumberland Street from South Sixth Street to Susquehanna Street, South Sixth Street from West Cumberland Street to West Susquehanna Street, South East Street (Fair St) and South Virginia 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.

The Khan partnership wishes to vacate the streets in order to allow development of "Cumberland Street Apartment Project". None of the streets were ever constructed with the exception of West Cumberland Street from South Sixth Street to South Fair Street.

West Cumberland Street is an improved street that serves as an access street to Fair Street which has multiple residential garages along it for the residential properties on the east side of South Sixth street from West Wyoming Street to West Cumberland Street,

The street vacation petition undersigned and interested parties as the following:

Siya Real Estate LLC, 6894 Lehigh Ct, Allentown PA 18106
Gustavo & Lidia Puello, 624 West Cumberland Street, Allentown PA 18103
Edward W. & Gloria E. Roth, 117 South 7th Street Allentown PA 18103
Thomas J Amici & Rhudell Sacchet, 1201 South 7th Street, Allentown PA 18103

It is strongly recommended that the petitioner get concurrence for the street vacation of the improved part of West Cumberland Street from the property owners and residents of South Sixth Street and South Fair Street. The Improved portion of West Cumberland Street serves as not only an access point for South Fair Street but also has passenger vehicles legally parked there for the residents and visitors of the area.

The vacating of existing streets such as West Cumberland Street can have profound effects on the community especially for pedestrian, vehicular and emergency response access in a safe and efficient manner.

The vacating of the improved portion of West Cumberland Street without maintaining the current street condition as it exists currently would be community altering for vehicular and pedestrian connectivity especially sidewalks as well as parking. Community outreach should be facilitated as to not negatively impact the community and to provide equitable input to the City from not only the developer but also neighbors and businesses.

East Street is listed on the petition to be vacated, however the map provided lists Fair Street. The City of Allentown should request detailed clarification if it is East Street or Fair Street. Fair Street is improved and once again would have significant traffic circulation issues depending on the future proposed development.

Without specific plans to review for the "Cumberland Street Apartment Project" and the future intention of the improved portion of West Cumberland Street it is recommended that the City of Allentown strongly review the impacts to the community, emergency access and parking related to any vacating of West Cumberland Street.

It is recommended that if a street vacation is granted for West Cumberland Street that the city require the street to be accessible for the residential community as it is today. The city should also review the community impacts and traffic patterns to Rye Street from Fair Street to West Susquehanna Street if West Cumberland Street were to be vacated.

It is recommended that the City consider a transportation circulation study of the impacts of vacating the improved streets listed in the street vacation petition. This study should include vehicular traffic patterns, vehicular parking, alternative modes of transportation (bicycling), transit and pedestrian movements including those with limited abilities. This would also enable proactive planning for any future development of the area including the "Cumberland Street Apartment Project" (of FutureLV Policy 2.2)

The petitioner(s) should be aware of the responsibilities for ensuring continued access to utilities along West Cumberland Street, above and below ground. Storm sewer maintenance and efficient operation of related infrastructure systems is a matter of public safety and utility connectivity that must be maintained and in a state of good repair. Ownership and maintenance responsibilities for all utilities should be understood by all parties if the City should grant the petition.

South Virginia Street is essentially a private access driveway for 624 W. Cumberland Street. The owners of the property are undersigned on the petition. However, the City should emphasize the ownership responsibilities of the vacating of South Virginia Street and maintaining access for any current and future utilities along the street

The potential vacating of rights of unimproved South Sixth Street from West Cumberland Street to West Susquehanna Street by the City would not have the same community impacts as the improved portion of West Cumberland Street and will enable a development of an underutilized parcel for the proposed "Cumberland Street Apartment Project". (of FutureLV Policy 1.1)

The vacating of improved streets should be done with utmost care and communication of the costs, responsibilities and liabilities of taking on property rights that have utilities and a community transportation need while also conducting community meetings to provide the residents and businesses owners awareness. This is very valuable to any municipality as often the residents are a valuable resource to ongoing issues or situations that planners and elected officials may not be aware of otherwise. (of FutureLV policy 1.4)

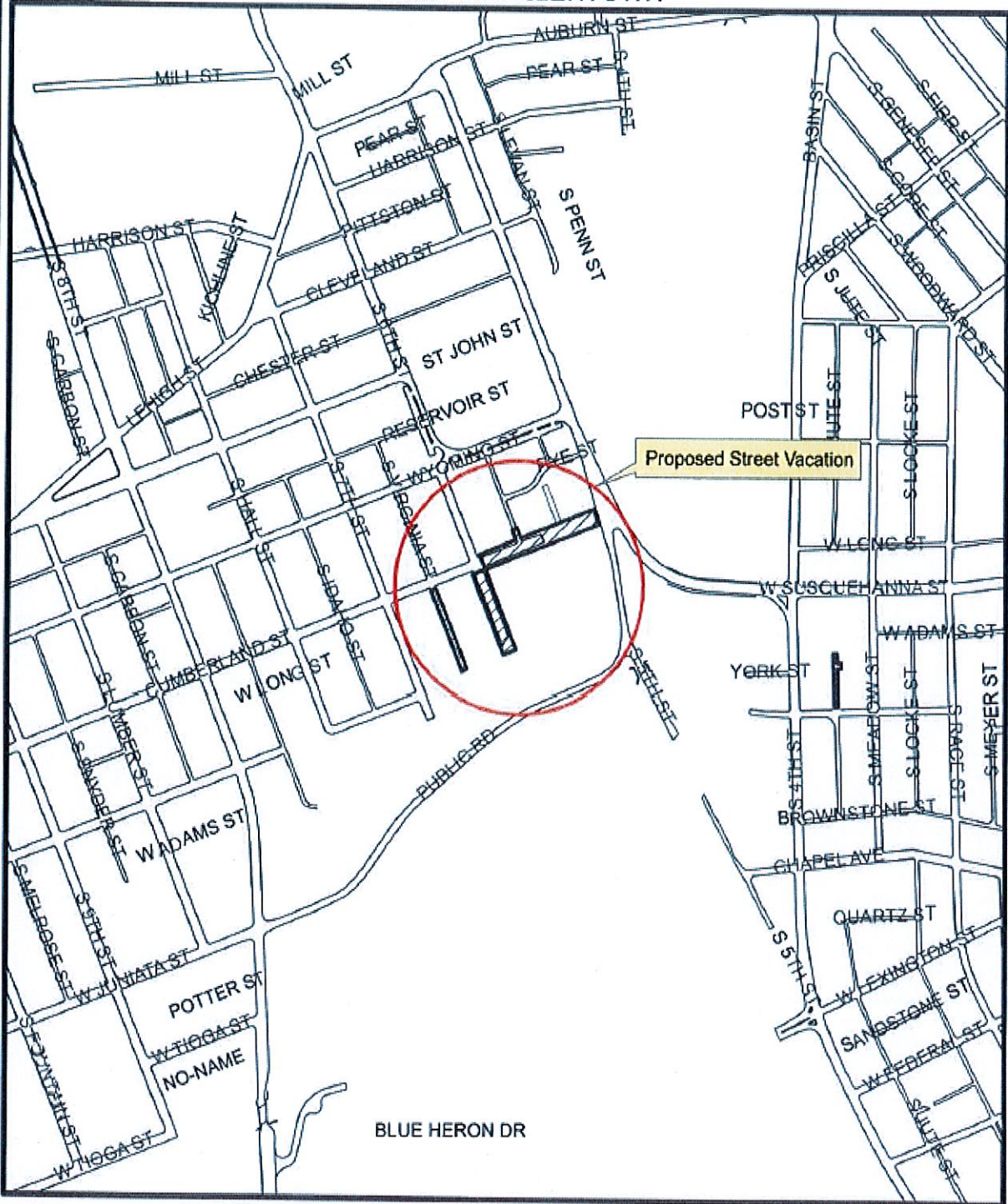
We appreciate the City's consideration of the goals and policies of FutureLV: The Regional Plan in as much as it relates to the street vacation petition of West Cumberland Street from South Sixth Street to Susquehanna Street, South Sixth Street from West Cumberland Street to West Susquehanna Street, South East Street and South Virginia Street



Brian Hite
Transportation Planner



CITY OF ALLENTOWN



Proposed Street Vacation



Proposed Street Vacation
 Cumberland St. from S. 6th St. to S 5th St.
 S. Virginia St. from Cumberland St. to Susquehanna St.
 S. 6th St. from Cumberland St. to Susquehanna St.
 S. Fair St. from Cumberland St. North to the North Property Line of 1029 S. 6th St.

SCALE:
 1" = 500'

