

## Lehigh Valley Planning Commission

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January 10, 2024

Tad J. Miller, City Clerk  
City of Bethlehem  
10 East Church Street  
Bethlehem PA 18018-6025

RE: **Street Vacation Petition  
A Portion of Walnut Street  
City of Bethlehem, Northampton County**

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its January Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC).

Discussion on Street Vacation petitions 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
  - January 25, 2024 at 5:30 PM
  - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
  - January 25, 2024 at 7:00 PM
  - <https://lvpc.org/meetings.htm>

Mr. Miller,

The proposed street vacation application was submitted by the City of Bethlehem by James L. Broughal, Esquire of Broughal and DeVito, LLP on behalf of the petitioners Bethlehem Parking Authority and West Broad Street Associates, LLC owner and operator of commercial real estate and parking garage at 33 West Walnut Street, Bethlehem PA, hereinafter referred to as petitioners. The proposed street vacation requests vacating a portion of Walnut Street of approximately one block length as depicted in detail below as prepared by Robert W. Telschow, Jr., Pennsylvania Professional Land Surveyor with Colliers Engineering and Design revised on January 9, 2024:

### Right-of-Way Vacation #1

**BEGINNING** at a point, said point being the intersection of the westerly boundary line of Lot 27, Block 14 with the southerly right-of-way line of West Walnut Street (variable width), and running, thence

1. **S 87°45'12" W, 233.61 feet**, along the northerly boundary line of Lot 2,

Block 14, to a point in the northerly boundary line of Lot 13A, Block 14, thence

2. **S 87°45'40" W, 49.01 feet**, along the aforesaid northerly boundary line of Lot 13A, Block 14, to a point therein, thence
3. **N 2°14'20" W, 8.00 feet**, through West Walnut Street, to a point therein, thence
4. **N 87°45'40" E, 49.01 feet**, through the same, to a point therein, thence
5. **N 87°45'12" W, 233.94 feet**, still through the same, to a point therein, thence
6. **S 0°10'11" W, 8.01 feet**, through the same, to the Point and Place of **BEGINNING**.

**CONTAINING:** 2,262.32 square feet (0.052 acres) of land more or less.

### **Right-of-Way Vacation #2**

**BEGINNING** at a point in the southerly right-of-way line of West Walnut Street (variable width), said point being the following courses from the intersection of the westerly boundary line of Lot 27, Block 14 with the southerly right-of-way line of West Walnut Street:

- a. **S 87°45'12" W, 233.61 feet**, along the northerly boundary line of Lot 2, Block 14, to a point in the northerly boundary line of Lot 13A, Block 14, thence
  - b. **S 87°45'40" W, 255.70 feet**, along the aforesaid northerly boundary line of Lot 13A, Block 14, and continuing along the northerly boundary line of Lot 13B, Block 14, and Lot 13, Block 14, to a point therein, thence
  - c. **S 36°51'40" W, 15.91 feet**, along the aforesaid northerly boundary line of Lot 13, Block 14, and running thence
1. **S 1°12'20" E, 27.56 feet**, still along the northerly boundary line of Lot 13, Block 14, to an angle point therein, thence
  2. **S 84°20'05" W, 23.13 feet**, still along the same, to a point therein, thence
  3. **N 36°51'40" E, 37.41 feet**, through West Walnut Street, to the Point and Place of **BEGINNING**.

**CONTAINING:** 318.85 square feet (0.007 acres) of land, more or less.

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 portion of West Walnut Street, the proposed location to have its rights-of-way vacated by the city, is along the frontages of commercial business and public parking garage.

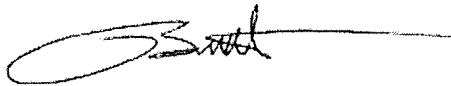
The submitted application indicates that the petitioners plan to reconstruct the garage in its entirety with a modern structure to meet the needs of the City of Bethlehem. Petitioners own a majority of the property on both sides of Walnut Street requested to be vacated.

If the street rights-of-way vacation petition is approved, it is recommended that the City of Bethlehem ensure adequate, safe and efficient pedestrian access along the frontages of the building(s) for pedestrians of all abilities continued access as exists today along West Walnut Street with respect to the Americans with Disabilities ACT (ADA). *(of FutureLV: The Regional Plan Policy 5.2)*

The vacating of rights of way by the City of Bethlehem for the described portion of West Walnut 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 utilities as well as any City of Bethlehem utilities and infrastructure required to sustain the public health, safety and welfare of the community. *(of FutureLV: The Regional Plan Policy 5.4)*

The LVPC appreciates the City of Bethlehem'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 West Walnut Street.

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

A handwritten signature in black ink, appearing to read 'Brian Hite', with a long horizontal line extending to the right.

Brian Hite  
Transportation Planner

Cc: Patrick Osei, LVPC, Director of Transportation Planning  
Darlene Heller, City of Bethlehem, Planning and Zoning Director

