

**PETITION TO THE CITY COUNCIL OF THE CITY OF BETHLEHEM
FOR STREET VACATION**

AND NOW, comes the *BETHLEHEM PARKING AUTHORITY* and *WEST BROAD STREET ASSOCIATES, LLC*, by and through their attorneys, Broughal & DeVito, L.L.P., and Petition City Council for street vacation as is more particularly set forth herein:

1. Petitioner Bethlehem Parking Authority, is a Pennsylvania parking authority which Operates the City of Bethlehem parking system and is located in the City of Bethlehem, Northampton and Lehigh Counties, Pennsylvania, and Petitioner West Broad Street Associates, LLC, a Pennsylvania limited liability company, which owns commercial real estate adjacent to Walnut Street, Bethlehem, Pennsylvania 18018 (hereinafter Petitioner Bethlehem Parking Authority and West Broad Street Associates, LLC are sometimes referred to as "Petitioners").
2. Located immediately adjacent to property owned by Petitioners in Bethlehem, Northampton County, is a portion of a street approximately one block in length, known as Walnut Street. A map depicting the location of a portion of Walnut Street requested to be vacated and a legal description of a portion of Walnut Street requested to be vacated are attached hereto, collectively, as *Exhibit "A,"* and made parts hereof.
3. Petitioners own a majority of the property on both sides of a portion of Walnut Street requested to be vacated.
4. The city block which is bounded by Walnut Street and New Street properties is owned by Petitioner, Bethlehem Parking Authority, some of which is currently used for public parking.

5. Petitioner, Bethlehem Parking Authority, subject to the approval of the City of Bethlehem Planning Commission, desires to reconstruct a 590-space public parking garage on property owned by the Petitioner, Bethlehem Parking Authority and that portion of Walnut Street hereby requested for vacation pursuant to this Petition ("Walnut Street Parking Garage").

6. Upon construction of the Walnut Street Parking Garage, public access along the remaining portion of Walnut Street will be allowed.

7. Under these circumstances, the vacation of a portion of Walnut Street would be appropriate.

WHEREFORE, Petitioners pray City Council to vacate a portion of Walnut Street, as such street is more particularly described in **Exhibit "A"** hereto.

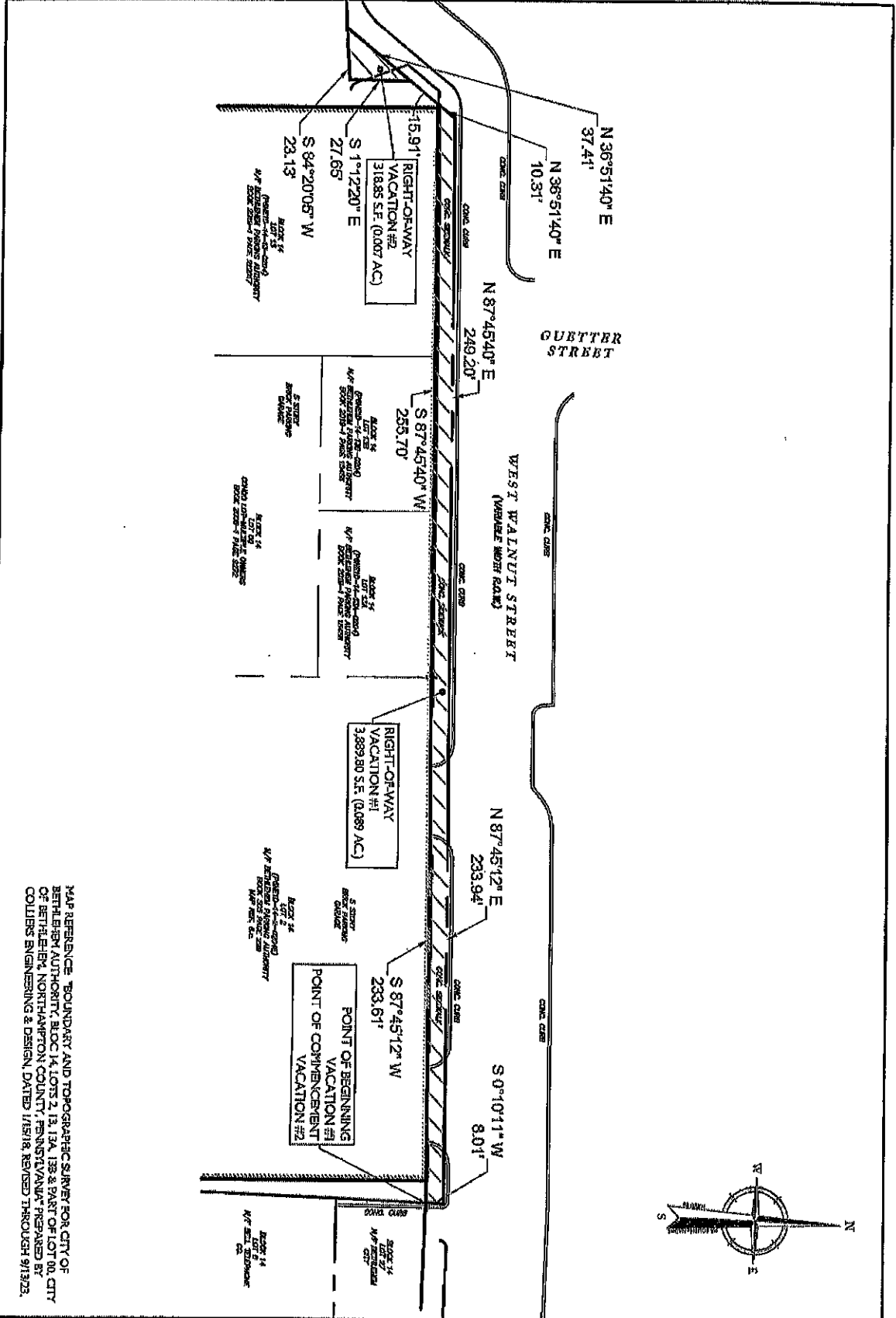
Date: 11-30-2023

BROUGHAL & DeVITO, L.L.P.

By: 

James L. Broughal, Esquire
Attorney for Petitioners
38 West Market Street
Bethlehem, PA 18018

EXHIBIT "A"
Map and Legal Description of a Portion of Walnut Street



MAP REFERENCE: BOUNDARY AND TOPOGRAPHIC SURVEY FOR CITY OF BETHLEHEM AUTHORITY, BLOCK 14, LOTS 2, 13, 13A, 13B & PART OF LOT 80, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA PREPARED BY COLLIERS ENGINEERING & DESIGN DATED 1/15/18, REVISED THROUGH 9/13/23.

<p>Colliers Engineering & Design</p> <p>www.collierseng.com</p>	<p>Robert W. Telschow, Jr. Professional Engineer License No. 123456789 City of Bethlehem, PA Colliers Engineering & Design, Inc.</p>	<p>RIGHT-OF-WAY VACATION FOR CITY OF BETHLEHEM REDEVELOPMENT AUTHORITY</p> <p>WEST WALNUT STREET CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA</p>	<p>Colliers 2023 INCORPORATION 141 Lehigh St. Suite 200 Bethlehem, PA 18018 (610) 863-1100 www.collierseng.com</p>	<p>DATE: 9/13/23 DRAWN BY: J. [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>SCALE: AS SHOWN TYPICAL: 1" = 40' OTHER: [None]</p>	<p>PROJECT: 17005421 SHEET NO. 1 OF 1</p>



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DESCRIPTION OF VACATIONS
CITY OF BETHLEHEM,
NORTHAMPTON COUNTY,
PENNSYLVANIA

WEST WALNUT STREET
PROJECT NO.17005421C
NOVEMBER 15, 2023
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All that certain lot, tract or parcel of land situate, lying and being in the City of Bethlehem, Northampton County and Commonwealth of Pennsylvania and being a Right-of-Way Vacation of West Walnut Street as shown on the plan entitled "Right-of-Way Vacation for City of Bethlehem Parking Authority, West Walnut Street, City of Bethlehem, Northampton County, Pennsylvania" prepared by Colliers Engineering & Design dated November 15, 2023, and being more particularly bounded and described as follows to wit:

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, 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
3. **N 36°51'40" E, 10.31 feet**, through West Walnut Street, to a point therein, thence
4. **N 87°45'40" E, 249.20 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: 3,889.80 square feet (0.089 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



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- 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 foregoing description was prepared by the undersigned surveyor for the firm of Colliers Engineering & Design and is based on the aforementioned plan.

Robert W. Telschow, Jr.
Pennsylvania Professional Land Surveyor
License Number SU075641

November 15, 2023