

**ALLEY CLOSURE JUSTIFICATION STATEMENT**

**LDG Development**

**2900 West Chestnut St. and 2901, 2919, and 2929 Magazine St.**

The applicant, LDG Development, proposes to close an existing 20' unimproved and unnamed alley right of way that runs east-west off of 29<sup>th</sup> Street between Chestnut and Magazine Street to the center of the property, and then runs north-south out to Chestnut Street between 29<sup>th</sup> and 30<sup>th</sup> Streets. An existing building covers the majority of the portion of the alley running north-south out to Chestnut Street. The alley closure will permit the applicant to construct a four-story apartment building with 283 dwelling units that will improve available housing options in the area. The proposal calls for the apartment building to surround an internal surface parking lot which will be constructed partially within the existing unimproved and unnamed alley right of way. Closure of the right of way will not have any adverse impact as the east-west portion of the "alley" is unimproved and appears to be currently used as open space for the existing industrial use, and the north-south portion of the "alley" is currently mostly covered by an existing building. The "alley" right of way provides no public use or access. The applicant owns all of the lots adjoining the "alley."

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**PLANNING &  
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