

## Walnut St. Garage Applicant Questions

1. There seem to be some conflicting statements regarding the development and construction of the new parking garage that is adjacent to the mixed-use development site. The following statements appear to indicate that the garage development is **NOT** part of this RFP and will be handled by the BPA as a separate development project:
  - a. Page 1 – “The BPA will subdivide the current parking deck parcel into two (or more) lots for the independent development of the BPA parking deck and the mixed-use project.
  - b. Page 7 – “ The BPA will subdivide the existing WSG site and develop, own and manage the parking facility on a portion of the WSG site. The balance of the current WSG site will be conveyed to the Preferred Developer for development of the project.”

However, there are other statements within the RFP that might indicate some involvement from the selected mixed-use developer in the new garage building. For example:

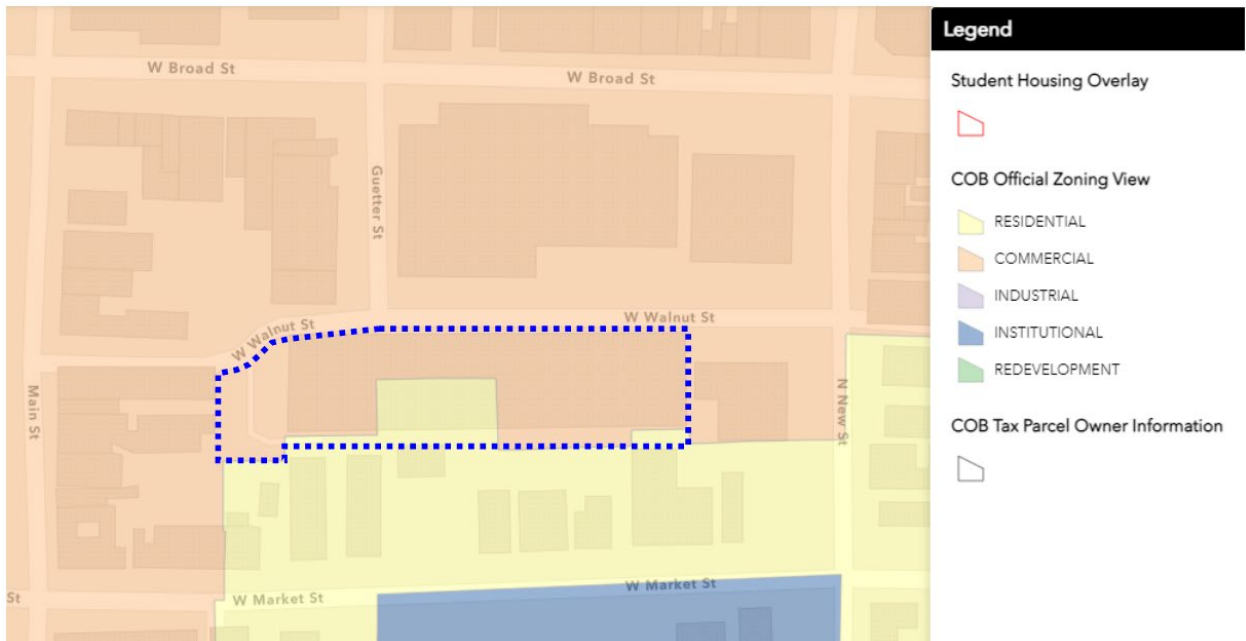
1. Page 4 – Regarding the 6,000 SF of retail/restaurant space on the first floor of the parking deck: “The ultimate use of this space will be subject to negotiations with the preferred developer.”
2. Page 5 – Project Goals: “Upon selection of Preferred Developer, the BPA and City will, within a defined time period, negotiate a development agreement with the developer of the development of the property **to include a parking garage and mixed-use development** at the Project Site.”

Please clarify if the parking garage and associated ground-floor commercial space should be considered as part of this RFP or if it is excluded.

[The garage will be constructed by the Bethlehem Parking Authority. The 6,000 sf of retail/restaurant will be constructed as part of the parking deck. The parking garage and associated ground-floor commercial space should \*\*not\*\* be considered as part of this RFP.](#)

2. There is currently an existing pedestrian bridge above Walnut Street mid-block that links the existing parking garage to the existing office building on the north side of the street. Is there any expectation or requirement that this bridge should either be removed completely or kept as-is and connect to the new garage?  
[This bridge will be demolished by the Bethlehem Parking Authority and is not expected to be replaced.](#)

3. According to the City of Bethlehem Zoning Map that is available online (at <https://bethlehem-pa.maps.arcgis.com/apps/webappviewer/index.html?id=58a07399500144a4a6baf44238893c4d>) the project site appears to fall primarily within the Commercial zoning district (see below in orange), but a portion of the site is within the Residential district (yellow). Will the entirety of this site be re-zoned to the same zoning district class?



The Bethlehem Parking Authority will consolidate the existing parcels and subdivide the site to create two new, separate tax parcels, both intended to be zoned as Central Business (CB) District through the appropriate legal processes.

4. The map referenced in question #3 above indicates general zoning districts (commercial, residential, etc.) but section 1303.02 of the Zoning Ordinance references much more specific zoning district classes (CB – Central Business District, CG – General Commercial District, CMU – Mixed Use Commercial District, among others). Please provide a more specific map or clarify which specific class of zoning district this site falls under. This has a significant impact on site requirements and restrictions (for example, dimensional regulations for building height, setbacks, lot coverage, etc.). Also please clarify if there are any zoning overlays besides the Historic District that is referenced in the RFP.  
[Respondents should consult the CB District sections of the zoning ordinance.](#)
5. The RFP states on page 1 that “This new parking garage is intended to serve both the parking demand of the proposed project and public parking.” Please confirm that this means no parking will be required to be provided within the mixed-use development.  
[The CB zoning district does not have parking requirements for residential or commercial uses.](#)
6. Are there any digital site plan files in either PDF or (preferably) CAD format that can be shared with prospective development teams for use in preparing a project proposal?  
[Yes, there is a digital CAD file. Please see information located on the City’s website at https://www.bethlehem-pa.gov/Community-Economic-Development.](https://www.bethlehem-pa.gov/Community-Economic-Development)