



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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April 5, 2021

Darrin D. Heckman
Keystone Consulting Engineers Inc.
863 Interchange Road, Suite 101
Kresgeville, PA18333

RE: **(21-001 Site Plan Review) – 21030006 – 143 W. BROAD STREET– SITE PLAN REVIEW – Zoned CL, plan dated March 17, 2021.**

Dear Mr. Heckman:

The purpose of this letter is to provide overall planning and guidance to the Zoning Office and Zoning Hearing Board. The project will be reviewed at the April 19, 2021 Zoning Hearing Board meeting. Per Zoning Ordinance Section 1322.01 and 1322.02, Site Plan Review, the Planning Commission may recommend conditions for approval that should be considered by the Zoning Hearing Board . . . because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to engineering details required under any later land development plan process.

General review comments for consideration are as follows:

1. Add a statement of purpose regarding the 6 story building.
2. 1322.02(d)(1) Preservation of Natural Features. Sheet 1 of 4, Site Analysis, 1322.02(d)(1), indicate total area of disturbance.
3. 1316.01(c), indicate percentage of impervious coverage.
4. 1316.01(f)(3), indicate location of trees over 6" at 4.5 feet and heavy brush growth to be removed or preserved.
5. 1316.01(g) indicate non-impervious areas to be preserved.
6. 1316.01(h) indicate percentage of tree canopy to be removed. See also 1318.28 Tree Conservation. A Site visit to mark all trees to be removed must be coordinated with the City.
7. 1322.02(d)(2) Building Arrangement. The existing structure to be removed and the adjacent structures are 2-1/2 stories. It is recommended that the building massing along Broad Street be modified to fit the existing context. See also 1311.05(i), 1311.10(e) and 1311.10(m) listed below.
8. The parcels are located within the Bethlehem Northside Historic District. In addition to Historical Architectural Review Board review, reference Article 1311 Design Standards as follows:
 - 1311.04(c) provide street trees;
 - 1311.05(h) provide a description of proposed façade materials;
 - 1311.05(i) consider modifying roof lines along Broad Street to reflect neighborhood context.
 - 1311.06 provide decorative sidewalks in accordance with guidelines from Public Works.
 - 1311.06(d) indicate bicycle parking;
 - 1311.10(e) consider using historic features along Broad Street and avoid modern features;
 - 1311.10(h) consider pedestrian related uses along Broad Street;
 - 1311.10(m) consider a building height along Broad Street more consistent with existing structures.
 - 1306.01(a)(4) 0' FY, 20' RY, 15 SY, per 1322.03 (II)(7), increase 6" for every one foot above 35 feet in building height. The total height of the building is 65', therefore front yard and west side setback variances are required. Consider stepping the façades to meet the minimum required setbacks.

Required Variances:

- 1305.01(a) footnote 4 Provide a commercial use at the first floor front.
- 1306.01(b)(2), 1306.01(a)(4) footnote f, 1322.03(11)(7) Side Yard Setback.
- 1306.01(b)(2) Building Height and stories.(5 stories permitted; 6 stories proposed)
- 1318.23(e) Buffer Yard and Encroachment.
- 1322.03(11)(4) Maximum Building Length (180' permitted; proposed is 440 feet).
- 1316.01(c) Minimum Lot Size based upon slopes exceeding 35% (10 acres required; 2.3221 acres proposed)

Special Exceptions:

- 1319.02(b)(2) reduction of off-street parking. (88 required, 68 proposed)

Corrections:

Sheet 2 of 4, Site Plan, Site Data, Note 8. Revise lot area per dwelling unit from 2500 SF to 1200 SF.

GENERAL

1. This project will be required to comply with the Tree Conservation Section of the Zoning Ordinance, 1318.28, for all necessary tree removal.
2. A \$1,500 recreation fee will be required for each dwelling unit.

In accordance with Article 1322.01 and 1322.02, we recommend that these comments be forwarded to the Zoning Hearing Board along with the applicant's Zoning Variance Appeal application.

All other comments are attached.

This plan will be placed on the April 8, 2021 Planning Commission agenda.

Sincerely,



Tracy E. Samuelson
Assistant Director of Planning and Zoning

cc:	M. Dorner	C. Peiffer
	A. Rohrbach	D. Shaffer
	T. Wells	M. Reich
	M. Halbfoerster	G. Cryder
	R. Taylor	Atty. Dennis Benner

Enclosure

Comments for 143 W. Broad St.

ENGINEERING

Public Works - Engineering

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
2. A lot consolidation plan will be required.
3. As shown, it appears two driveway aprons are proposed. Engineering guidelines only allow for one driveway apron per 100 ft of frontage. Also, as laid out, it is unclear how garbage and recycling will be collected as the alignment of the exit driveway is not conducive to truck traffic.
4. There is a planter shown along the sidewalk at the front of the building. This is located within the Public ROW. This shall be relocated to be outside the ROW.
5. As shown, it appears the driveway is to be constructed of brick pavers. Installation details shall be shown on future submissions.
6. Clarify whether the existing stone foundations and walls are to be removed along the area of Conestoga Street.
7. An existing sanitary line is shown running under the proposed structure. Clarify if this line is to be abandoned as it appears there are no connections currently tied into this line.
8. An Erosion and Sedimentation Control Plan is required and shall be submitted as part of the Land Development Package.
9. A Stormwater report and plan will be required as part of the Land Development review.
10. This sketch plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

Public Works – Traffic Bureau

1. Trip calculations shall be submitted as well as any traffic studies warranted per SALDO Section 1347.14.
2. Pending trip calculations, a review by the City's Traffic Consultant, Peter Terry, may be required.
3. The City has been working on various traffic calming projects on Broad Street in this area and request future involvement by the developer.
4. Confirm that there is no driveway proposed onto Conestoga Street. Earlier discussions indicated that a driveway connection might be made to Conestoga.

Public Works – Forestry

1. A landscaping plan will be required at the land development stage.

Public Works – Water

1. The proposed water main lay-out will be required at the time of land development review.

Public Works – Fire

1. The Fire Department and Building Department had meetings with the developer, architectural and engineering firms reference this project in the fall of 2018. We came to an agreement at that time on what would be required in the design and construction of the project due to site and building design features unique to this project.

2. On 3/26/2021, Chief Fire Inspector, Michael C Reich, spoke with Darrin D. Heckman, Senior Project Manager at KCE Inc. Mr. Heckman stated he has detailed notes on the requirements relating to fire protection and Fire Department access from our previous meetings. All of those changes are not indicated on these drawings because they will come later as the project enters the land development and construction plan phase. Mr. Heckman also stated the developer, who was present at one of the meetings we had, understands the requirements and will complete them to ensure the success of the project.
3. In summation, Bethlehem Fire Department approves proceeding with this project with the understanding there are several construction and access related requirements that will be addressed as the project progresses and detailed construction plans are created to provide the proper fire protection and fire access.

Public Works – Recycling

1. Recycling and trash services will need to be provided at this address. Future plans shall show a proper storage area for both trash and recycling materials, an indication of whether materials will be stored inside or outside, truck access and proposed dimensions of the storage area.

Public Works – Lighting

2. A lighting plan will be required at the time of land development review.