



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

August 13, 2021

Rob deBeer
250 E Broad LLC &
PD Properties Holdings LLC
1209 Hausman Road
Allentown, PA 18104

RE: **(21-006 LD&S) – 21050001 – 250 E. Broad Street - Ward 7, Zoned CL, plan dated April 29, 2021 and revised on July 20, 2021.**

Dear Mr. deBeer:

The above-referenced plan has been reviewed by the appropriate City offices. We offer the following comments:

ENGINEERING

Public Works – Engineering

1. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
2. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
3. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.

Sanitary

1. In accordance with Ordinance No. 4342, prior to the 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. Provide existing and proposed inlet in elevations for the sanitary sewer connection.

Right of Way

1. Per city ordinance, new city standard curb and sidewalk are required along E Broad Street. Details shall be shown on the plans. There are details currently shown, but they are not city standard. The gutter shall be removed from plans and details.
2. City standard sidewalk is 5 feet, not 6 feet. This needs to be changed on the plan or provide an explanation why the wider sidewalk is necessary. The abutting sidewalks only appear to be 5 feet. This will also allow more room for the street trees between the curb and sidewalk.
3. Crosswalks shall be shown on the plans at the driveway and city standard ADA curb ramps shall be located at each crosswalk. This needs to be shown on the plans and in the details.
4. The driveway details and drawings on sheet 11 will need to be updated to the current City Standard Driveway Entrance and Apron. Appropriate detail must be provided on the plan. An appropriate detail will be provided by the Engineering Bureau.

Public Works - Traffic

1. Additional comments from the City and City’s Traffic Engineer, Peter Terry, will be forthcoming once the Abbreviated Traffic Study is reviewed.
2. The developer has agreed to contribute \$5,000 towards pedestrian safety improvements at Broad and High Streets which include four (4) new ADA ramps, bump-outs, a crosswalk, and a center median / pedestrian refuge area. The City continues to seek additional funding to support this project. This shall be placed in the Developer’s Agreement.

ZONING

1. Sheet 4 of 12, Site/Record Plan, Zoning Data, Minimum Front Yard Setback, add 10’ (See Note A).
2. Sheet 4 of 12, Site/Record Plan, Zoning Data, Maximum Building Coverage and Maximum Impervious Coverage, reference the RT District.
3. Sheet 4 of 12, Site/Record Plan, Zoning Data, Maximum Impervious Coverage, correct 90% to none.

GENERAL

1. A recreation fee of \$66,125.00 shall be paid prior to the execution of a developer’s agreement.
2. In response to the City’s Environmental Advisory Council letter dated June 7, 2021, the developer has agreed to explore the incorporation of electric vehicle stations. The building will contain the most up to date HVAC equipment, comply with all insulation and R value requirements, and contain LED lighting. The developer’s response to this EAC letter is attached
3. In response to the Bethlehem Food Co-op’s June 9, 2021 letter, the Food Co-op is requesting a dedicated dumpster/container area at or near the loading dock for the sole use of the co-op. The developer shall explain if this is possible. Responses to the 4 food co-op comments can be found in the attached letter to the Food Co-op dated July 20, 2021. Many of the responses/actions by the developer will continue to be explored with the Food Co-op in the future.
4. When these comments are addressed, submit a comment and response letter, two full sets of plans, a partial set for traffic, and an improvement cost estimates excel list for the preparation of a developers agreement.
5. This project will be placed on an upcoming Planning Commission agenda.

Sincerely,



Tracy E. Samuelson
Assistant Director of Planning and Zoning

- Cc: B. Yandem M. Buchvalt, PE, T and M Assoc.
 M. Petkovich T. Ganguzza, PE, Boyle Construction, Inc.
 C. Peiffer L. Rothman, EAC
 T. Wells E. Nolter, Bethlehem Food Co-operative

Enclosures



YOUR GOALS. OUR MISSION.

July 20, 2021

EAC
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

RECEIVED

JUL 20 2021

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Re: Land Development Plan Submission
250 E Broad Street Apartments and Food Co Op
EAC Response Letter

Dear EAC Members:

We are in receipt of the EAC letter dated June 7, 2021. The EAC letter provides several recommendations for the project including the incorporation of solar panels, high efficiency HVAC equipment, green roofs, and several other recommendations.

The project will contain the most up to date HVAC equipment and related building elements which are highly energy efficient compared to older systems. The building will comply with all insulation and R value requirements and contain LED lighting.

The developer has agreed to explore the incorporation of electric vehicle stations as recommended in the letter. The site today is currently +/- 100% impervious with no landscaping or trees. The project design will reduce impervious by almost 10%, and we are introducing shade trees and other plantings into the project. In addition, the project will incorporate the "wing-type" driveway aprons recommended in the letter.

Should you have any questions, or require any additional information please contact me at 610-234-4235.

Very truly yours,
T&M ASSOCIATES

Mark J Buchvalt, PE
Group Manager

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cc: L. Rothman, EAC



10 East Church Street
Bethlehem, Pa. 18018
www.bethlehemeac.org

Darlene L. Heller, Director of Planning and Zoning
Tracy Samuelson, Assistant Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

June 7, 2021

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed development of 250 E. Broad Street. Our recommendations are in support of Bethlehem City's Climate Action Plan, which aims to reduce our carbon footprint, increase sustainability and utilize alternative energy sources.

New construction projects provide opportunities to employ ambitious energy saving strategies that will lower the business' energy costs, while at the same time reduce pollution from traditional energy sources. Therefore, we recommend that the developer explore energy efficiency measures beyond the building code, such as passive solar design features, advanced lighting controls, high efficiency HVAC equipment, increased insulation and advanced air sealing techniques to reduce infiltration. Green roofs also help lower the heat in the building and aid in stormwater management.

Furthermore, we encourage the developer to evaluate including solar panels or at least constructing the building with adequate structural rooftop capacity and electrical rough-ins so that solar could easily be added at a later date. Northampton County recently adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for solar, increased energy efficiency and water conservation projects to be attached to the property instead of the owner. This can free up developers' finances by placing the assessment on the property and structuring repayment through property taxes.

Landscaping is important and we recommend that it incorporate native species that draw pollinators.

Another suggestion is the inclusion of electric vehicle charging stations. This would likely be an attraction to both residents and customers.

In keeping with the Climate Action Plan's goal of making Bethlehem a pedestrian friendly city, we applaud the planned bike racks. The design of the egress should also be evaluated for safety.

Please see the diagrams at the end of this letter, which are taken from the Safe Routes to School guidance, as one example.

Thank you for your consideration.

Sincerely,

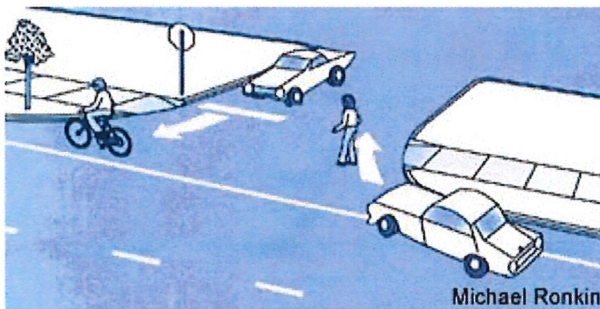
Lynn Rothman

Lynn Rothman, Chair

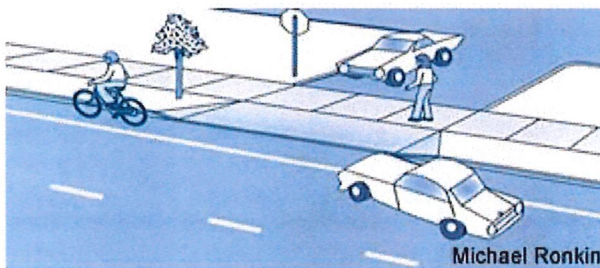
On behalf of the Bethlehem EAC:

Elizabeth Behrend	Ben Guthrie
Elisabeth Cichonski	Brian Nicas
Ben Felzer	Mike Topping

cc: Bethlehem City Council
Mayor Donchez



Radius type driveways allow higher motor vehicle speeds. Driveways should NOT be designed like this.



Wing-type driveways provide the best pedestrian crossing as long as the driveway apron does not extend into the sidewalk area.



YOUR GOALS. OUR MISSION.

July 20, 2021

Elliot Nolter, RA CPHC
Bethlehem Food Co-op

Re: Land Development Plan Submission
250 E Broad Street Apartments and Food Co Op
Food Co-op Comment Response Letter

RECEIVED

JUL 20 2021

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Dear Mr. Nolter:

Regarding your comments from June 9th, please see below:

1. In the interest of reducing food waste in accordance with Food and Waste goal FW2.4 of the Climate Action Plan (CAP), the Bethlehem Food Co-op requests a dedicated dumpster/container area at or near the loading dock, for their sole use in storing compostable, recyclable, and waste material.

A dumpster location and detail is provided on the land development plans. It is our understanding the size and location was discussed between the Food Co-op and developer.

2. While trees and landscaping are encouraged, the Bethlehem Food Co-op requests final placement of such items be reviewed by BFC's store design team in order to enhance the customer experience rather than create accessibility or visibility issues.

Comment noted. Certain trees and plantings provided on the plans are required by City Zoning requirements and must be installed. The developer will continue to coordinate with the Co-op as we progress through the design process.

3. In accordance with goal L6.3 of the CAP, consider porous asphalt paving and recycled content in concrete. Other "green", repurposed, salvaged, low carbon-emitting, and carbon sequestering materials are encouraged.

Comment noted. The developer will continue to coordinate with the Co-op as we progress through the design process.

4. In accordance with goal T3.1 of the CAP, provide electric vehicle charging stations or, at a minimum, the conduit and electrical load required to add them in the future. This would benefit both residential tenants and BFC customers.

The developer has agreed to explore potential vehicle charging stations.

Should you have any questions, or require any additional information please contact me at 610-234-4235.

Very truly yours,
T&M ASSOCIATES

Mark J Buchvalt, PE
Group Manager