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September 3, 2021

Ms. Tracy Samuelson
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

RE: Traffic Study Review #1
250-260 Broad Street Mixed Development
Traffic Analysis, City of Bethlehem
Benchmark Project No. 038075

Dear Tracy:

Benchmark Civil Engineering Services, Inc, has reviewed the Transportation Impact Study for the 250 E. Broad Street (Mixed-Use) Development prepared by McMahon Associates, Inc. dated August 2021. We offer the following comments.

1. The analysis utilizes traffic count data from both 2018 (pre-covid) and 2021 (during Covid-19). The report indicates that the 2018 data was adjusted with a growth factor. The report shall discuss whether the 2021 data is appropriate or whether it should be adjusted.
2. The report shall indicate the existing cartway and right-of-way width of Walnut Street and determine whether two way traffic is appropriate and whether vehicle size restriction would be appropriate.
3. The trip generation for the site includes reductions for interaction between the on-site uses and reductions for non-auto trips. These reductions are appropriate for this site.
4. The auxiliary lane warrant analysis indicates that a left turn lane is not warranted on Broad St. for the westbound left turn movement into the site driveway. However, the warrant would be satisfied with the addition of just one additional left turning vehicle during the projected PM Peak hour. The City is also currently studying the placement of a median in the center of Broad Street from Center Street East as part of a future project. This site was discussed by the City and it is recommended that the pavement markings in the 200 block of E. Broad Street be revised to reflect a center left turn lane starting at Penn Street terminating prior to Linden Street. The eastbound right turn lane at Linden Street shall also be removed. The developer shall provide a pavement marking and

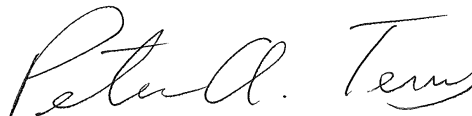
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- striping plan for the 200 block of E. Broad Street. The City anticipates that a mill and overlay of the existing pavement in the 200 block will be required at the developer's expense.
5. Provide a turning template plan for the largest anticipated delivery vehicle as well as the City's largest fire truck to insure that site access is feasible.
 6. Provide a plan depicting the intersection sight distance at each of the site driveways. All landscaping is to be maintained such that the sight distance is not reduced below the intersection sight distance.
 7. Per City Ordinance 1347.14, the study shall include discussion of the pedestrian paths associated with the site entrances, site driveways, and the connections to the existing sidewalk adjacent to the site.
 8. The existing sign to the east of the site on the south side of Broad Street should be corrected to indicate that it is a "right lane must turn right" sign instead of the "no passing zone ahead" sign as indicated on the site plan.

If you have any questions please do not hesitate to contact me.

Sincerely,



Peter A. Terry, P.E., PTOE, PMP, RSP2I

PAT/slc