



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

May 6, 2021

CJ Bock
Bohler Engineering PA, LLC
1600 Manor Drive, Suite 200
Chalfont, PA 18914

RE: **(20-010 LD&S) - 20120012– Gas Station and Retail Store (WAWA) Land Development Plan, 774-784 Hellertown Road, Ward 16, Zoned CL, plan dated December 4, 2020 and last revised March 26, 2021.**

Dear Mr. Bock:

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

ENGINEERING

Public Works – Engineering

1. The Stormwater Management Report dated December 9, 2020 and revised March 26, 2021 shall be reviewed by the LVPC. A copy of the LVPC approval letter will be required.
2. An Erosion and Sedimentation Control Plan is required and shall be reviewed by NCCD/PaDEP. A copy of the NPDES Permit will be required.
3. In accordance with Ordinance No. 4342, prior to the execution of the developer's agreement, a sanitary sewer tapping fee of \$9,603 will need to be paid. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
4. Curb and sidewalk is required along the entire property frontage. Curbing is not shown along the Commerce Center Blvd Extension. Sheet C-302 shall be revised to show this curbing and sidewalk. In addition, proposed curb and sidewalk shall be shown along the Millside Drive frontage. Add these street names to the record plan.
5. Details of all ADA ramps at all driveways must be submitted for review and approval.
6. Highway Occupancy Permits from PennDOT will be required for all proposed work within the Hellertown Rd/412 PennDOT right-of-way. Copies of all approved HOP's shall be submitted to the City.
7. The address of the proposed Wawa shall be 770 Hellertown Rd. A note indicating the proposed address could not be found on sheet C-101 as indicated in the 3/26/2021 response letter. Add this address to the record plan.
8. An Engineer's opinion of probable cost shall be submitted for review and use in preparing the Developer's Agreement.

Public Works – Urban Forestry

1. Street trees shall be shown between the curb and sidewalk along Millside Drive and along the southern half of the Hellertown Road frontage. If the existing gas line prohibits the placement of the street trees at this location, then revised location within the public right of way shall be determined after consultation with the City Forester.

Public Works – Traffic Bureau

1. The applicant is currently in the process of applying for a PennDOT HOP Review, which the City has been involved in. The applicant shall continue to copy the City and the City's Traffic Consultant (Peter Terry) on all correspondence to and from PennDOT.

ZONING

1. Sheet C-302 - provide bicycle parking per 1319.02(o). Applicant's response letter, dated March 26, 2021, states, "Will comply".
2. Remove all wall and freestanding signage from all land development sheets.
3. Details Sheets - provide dumpster screening per 1318.26(a). Applicant shall provide an elevation drawing indicating materials and height to be placed on the appropriate Details Sheet.
4. 1311.05(e), 1311.06(e) and 1311.10(h) Significant visibility of glass on the Hellertown Road façade is required. The appearance of tinted glass does not meet the requirement of display windows and is not inviting to customers, as required in this subsection. After reviewing the revised floor and elevation plans, the inclusion of glass windows and the appearance of a storefront creates a more welcoming frontage facing Hellertown Road. More glass windows and a roofed walkway with decorative columns will be constructed on this street frontage.
5. 1311.06(c) There is no internal pedestrian access from the public sidewalk to the building. This will be added to the plan.
6. 1311.08(c)(e) Parking shall be buffered by landscaping of at least four feet in height to create a visual screen of the parking spaces along Hellertown Road. The proposed parking space landscaping does not provide any buffer. See also 1318.23(f)(1). Revisions are being prepared to include a landscaped visual screen.

GENERAL

1. A recreation fee of \$2,896.25 shall be paid prior to the execution of a developer's agreement.
2. Signature blocks shall be added to the Lot Consolidation Plan (C-301) and the Land Development Plan for the City, the Lehigh Valley Planning Commission, and the Northampton County Recorder of Deeds Office. We can provide the necessary language.
3. Indicate which select edges of the parking lot will contain retaining walls. It appears that many approaches to the parking lot are grass slopes, but we are not certain what is proposed on all sides. Since we understand retaining walls are proposed, the applicant shall submit elevation drawings of all proposed retaining walls for our review and approval.
4. LANTA has reviewed this plan and recommends extending a private sidewalk from Hellertown Road's public sidewalk into the project site to connect through a recommended painted crosswalk to the sidewalk perimeter of the proposed Wawa building. Wawa will revise the plan to include this sidewalk feature.
5. At the September 2020 Planning Commission meeting the applicant offered to install a "Gateway element" at the southern end of this property. The Planning Commission then recommended site plan approval with the condition that the "Gateway element" would be further reviewed during land development approval. We are in receipt of a design for a Gateway element. Because of the significance of this gateway and its high visibility, the City is interested in opening up the design and construction of this Gateway element to the local art community. The City's Fine Arts Commission has worked with other community stakeholders to solicit, review, and select public art at other locations in the City. The Commission can assist in selection of the piece best suited to represent the entry to South Bethlehem. We are undertaking competitions for the creation of artwork at other Gateways in the City. We are requesting a \$50,000 contribution to accomplish this goal and would partner with Wawa through the selection and installation process.

This plan will be placed on the May 13th Planning Commission agenda. Please let us know if you will appear virtually or in person at that meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

- Cc: M. Dorner
A. Rohrbach
D. Shaffer
T. Wells
C. Peiffer
Atty. James Holzinger
Nicholas Athanasiou
Michael Spiegel, Wawa