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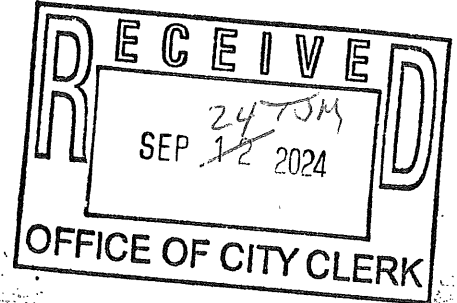
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VIA HAND DELIVERY

September 12, 2024

Darlene Heller, AICP
City of Bethlehem
Director of Planning and Zoning
10 E. Church Street
Bethlehem, PA 18018



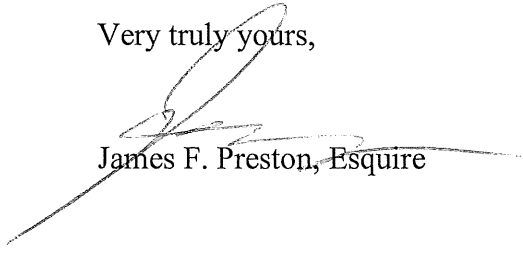
Dear Darlene:

Enclosed is a Petition filed on behalf of Serfass Development & Acquisitions I, LLC seeking to rezone certain property in the City of Bethlehem. Also, included are:

- 9 copies of an existing conditions plan showing the Subject Property as currently developed.
- 9 copies of a proposed sketch plan showing proposed development at the Subject Property pending rezoning; and,
- 9 copies of a memorandum to City Council as referenced in the Petition to Rezone.

If you need anything further let me know.

Very truly yours,


James F. Preston, Esquire

the EMERY 2.0

Apartments @119 Technology Dr.

Bethlehem City Council
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

August 28, 2024

Re: Memo to City Council - Rezoning Request
119 Technology Drive

Serfass Development & Acquisitions is submitting a rezoning request for 119 Technology Drive. The current zoning is IR (Industrial Redevelopment). The proposed development is an apartment building with 240+ units, onsite parking and amenities that will rival our larger metropolitan neighbors. The site is located one block North of the Southside's main retail corridor (3rd Street), and one block Northeast of the soon to be redeveloped Banana Factory.

A proposal was in front of Council over a year ago. At that time Council determined it was best to see if there was another user that could occupy the building as-is. Since our first filing in February of 2023, that time has come and gone, with no users coming to fruition and has left a vacant hole in the Southside. The building has now been unoccupied for over eight months and is sliding into disrepair, with roof leaks and deferred maintenance becoming visible to the public. This problem will only get worse.

The good news is that over the past year, we were able to brainstorm and devise a new plan that would benefit all of Bethlehem. Here is what's new:

Making Housing Affordable

10% of the units will be set aside as affordable, directly addressing the affordability crisis. This approach promotes social cohesion by bringing together people from different socioeconomic backgrounds. By integrating different income groups, there can be increased job opportunities within the community, leading to income mobility. Additionally, all residents will have access to high-quality amenities and sustainable urban development. Ultimately, these benefits contribute to the well-being of all residents in the community.

Jobs to Bethlehem

The building will be designed, and directly marketed, to work from home professionals. By 2025, 22% of the entire workforce will be fully remote. We want to take advantage of that opportunity. Cities across the U.S. are exploring ways to attract remote workers, recognizing the positive impact they bring to local communities. Some cities are even offering cash incentives for remote workers to move there! Almost a quarter of all workers can live anywhere in the world, we want to help create a community that attracts, and keeps, this growing demographic to Bethlehem.

the EMERY 2.0

Apartments @119 Technology Dr.

Free Art Space

We will offer a free community art studio, fostering inclusivity and diversity by providing a space open to everyone, regardless of age, ethnicity, or socioeconomic background. This studio will serve as a hub for artistic collaboration and community engagement. Additionally, we will pursue partnerships with local art classes, schools, and cultural organizations to host workshops, exhibitions, and events, actively promoting and enriching the arts district.

Good Neighbor Program

We've considered ways to partner with local shops and restaurants to boost the local economy. Inspired by The Gold Card in Allentown, we will launch the Good Neighbor Program, offering exclusive deals and events from local businesses to our residents. This initiative will establish a direct connection between local shops and the 300+ residents who will call South Bethlehem home, fostering strong community ties and supporting local commerce

AFFORDABILITY, JOBS, CULTURE, and a strong COMMUNITY.
What is there not to love about The Emery 2.0 @ 119 Tech Drive?

In addition, many of the same benefits that were touted before still remain:

- Redevelopment of a vacant dated industrial building
- 300+ new residents to patronize shops & restaurants
- Significant increase to tax base
- Champions the City's Arts District
- Located adjacent to public parking deck and provides onsite parking
- Conforms to Smart Growth initiatives
- Rezoning conforms with City of Bethlehem's comprehensive plan
- Progressive architecture that promotes the evolution of the City of Bethlehem

**PETITION TO THE BETHLEHEM CITY COUNCIL OF THE CITY OF
BETHLEHEM FOR AMENDMENT TO THE CITY ZONING ORDINANCE
BY REVISION OF THE CITY ZONING MAP**

AND NOW comes Serfass Development & Acquisitions I, LLC, and Petitions Bethlehem City Council for a revision of the City's zoning map as more particularly set forth herein:

1. Petitioner, Serfass Development & Acquisitions I, LLC ("SDA"), is a Pennsylvania limited liability company with a business address of 3764 Mauch Chunk Road, Allentown, PA 18104.
2. SDA holds equitable title to real property in the City of Bethlehem more particularly described by Deed dated February 12, 2007, recorded at Northampton County Deed Book 2007-1, Page 064199 on February 16, 2007 ("Subject Property"), and more particularly described as Tax Parcel Number P6-2-2f.
3. The Subject Property is further identified in the Sketch Plan submitted with this Petition.
4. The Subject Property is situated at the confluence of the Philip J. Fahy Memorial Bridge, East 2nd Street, and Columbia Street in South Bethlehem.
5. The Subject Property is zoned IR (Industrial Redevelopment).
6. The Subject Property abuts a CB zoning district (Central Business) to the West and to the South of the Subject Property.
7. SDA proposes to develop the Subject Property with a Multi-Family Dwelling Use.
8. The proposed Multi-Family Dwelling use is a permitted use in the adjoining CB zoning district.

9. SDA believes rezoning the property to CB constitutes proper planning and will provide benefits as described in the Memorandum, addressed to City Council, attached hereto.

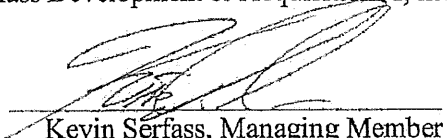
10. The rezoning proposed in this Petition follows existing lot lines and does not create new lot lines.

Wherefore, the Petitioner prays for the City Council to revise the City's zoning map by rezoning the Subject Property, identified as Parcel ID # P6-2-2f, from IR (Industrial Redevelopment) to CB (Central Business).

Serfass Development & Acquisitions I, LLC

Date: September 12, 2024

By:


Kevin Serfass, Managing Member