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February 12, 2025

Mr. Tad J. Miller, City Clerk
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

**Re: Zoning Map Amendment – 11 & 15 West Garrison Street
City of Bethlehem
Lehigh and Northampton Counties**

Dear Mr. Miller:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - February 25, 2025 at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - February 27, 2025 at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The application, submitted by a private petitioner, proposes to amend the City of Bethlehem Zoning Map by rezoning a series of parcels from High Density Residential Zoning District (RT) to Central Business District (CB). The parcels are located at 11 and 15 West Garrison Street (parcel numbers P6NE1A 25 13 and P6NE1A 25 12).

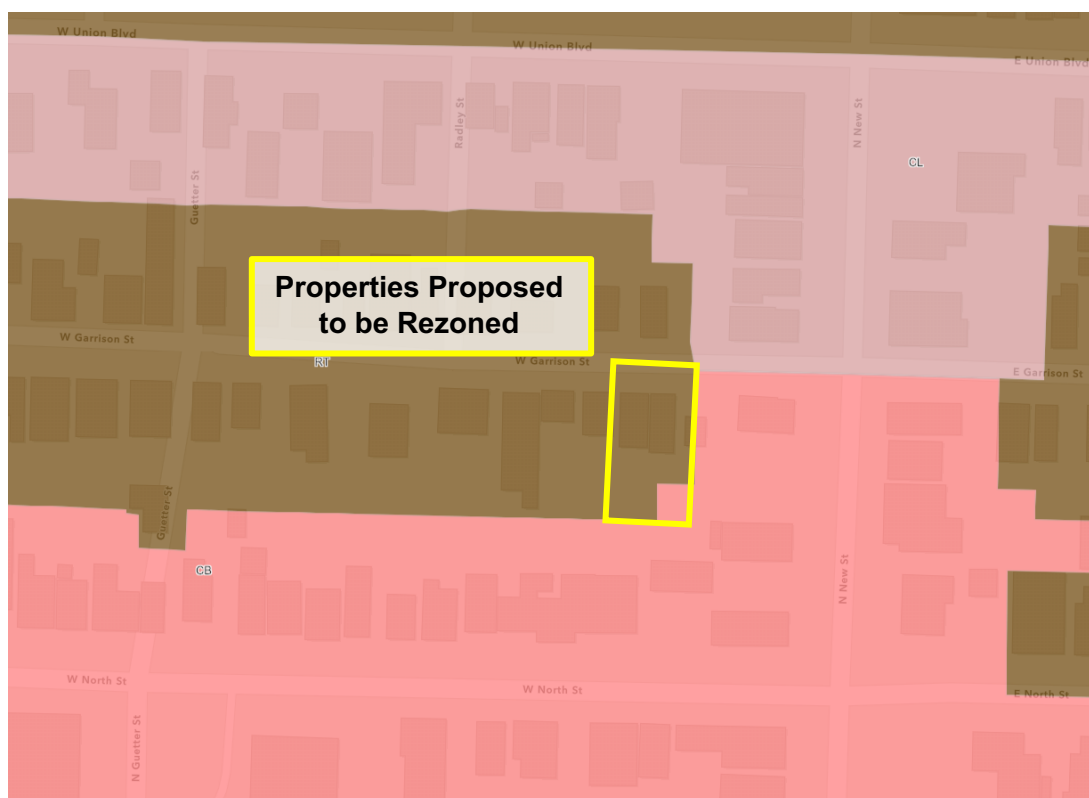
The applicant also owns the adjacent parcels along North New Street between North Street and Garrison Street. The rezoning is intended to facilitate a future mixed-use land development project, including 70 apartment units and commercial/retail space on the ground floor.



Google Aerial Imagery

The properties proposed to be rezoned are located in an area of primarily residential neighborhoods, with commercial/retail land uses and community-supportive businesses and services located nearby. The Lehigh and Northampton Transportation Authority (LANTA) provides bus service along North New Street with a bus stop at the West North Street intersection. LANTA's Enhanced Bus Service Blue Line and Green Line also run along Union Boulevard one block to the north, providing fast and frequent transportation across the Lehigh Valley including Trexlertown Plaza in Lower Macungie Township, the Easton Transit Center, Lehigh Valley Mall in Whitehall Township and Wind Creek Casino in Southside Bethlehem, with several stops at destinations in between. The area also has existing sidewalk infrastructure. These multimodal transportation options are essential to providing residents with access to jobs, services, shopping destinations and support meeting the daily needs of everyone.

The proposal to rezone the subject properties aligns with *FutureLV: The Regional Plan* by facilitating mixed-use infill opportunities in areas where additional development can be accommodated. The project serves in increase attainable housing opportunities, coordinate investments that support Centers and Corridors, and increase social and economic access to daily needs for all people (of Policies 4.5, 4.6 and 5.2). The parcels are located adjacent to the existing CB Zoning District, which supports best practices in zoning and land use management (of Policy 1.4).



City of Bethlehem Zoning Map

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted per the requirements of the MPC, and feel free to reach out if there are any questions about this review.

Sincerely,

Jill Seitz

Chief Community and Regional Planner

cc: Bettina Bubba, Assistant City Clerk