



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

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July 31, 2020

Matthew Flath
900 Rt. 9 N, Suite 400
Woodbridge, NJ 07095

RE: (20-007LD&S) – 20060003 – 2285 & 2425 Schoenersville Road Land Development and Lot Consolidation Plan and Waiver Request (Phase 2: Proposed Fuel Canopy) – Zoned CS, Ward 13, Plans dated June 15, 2020.

Dear Mr. Flath:

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

ENGINEERING

Miscellaneous Engineering

1. A response to the sidewalk deferral request is forthcoming and will be forwarded to you under separate cover.

Public Works – Traffic Bureau

1. A Truck Turn Plan shall be submitted showing deliveries and especially fuel delivery tankers entering the fueling area.
2. As discussed in the meeting with TPD, further improvements to the access aisles and driveways onto Schoenersville Rd were to be discussed. The City would like to involve PennDOT at this time to gain their opinions on the area and begin discussing the next steps. Please schedule a Scoping Meeting and include the City and the City's Traffic Consultant, Peter Terry.
3. Further comments from the City's Traffic Consultant, Peter Terry, are enclosed.

Public Works – Forestry

1. Remove street trees along Westgate Drive that have been pruned hard under the powerline and replace trees with smaller tree species from Group 1 on the Street Tree list. Trees along Schoenersville Road appear to be in good health but may become an issue in the future with installation of sidewalks.
2. Incorporate more deciduous trees in selected parking lot islands and along the driveway entrance, similar to what is shown on the landscaping plan blow up.
3. Current declining trees in parking lot area need to be removed and replaced.
4. Add trees to current empty tree wells in parking lot area. The wells are not shown on the landscape plan, but were observed in a site visit. A master landscaping and parking lot plan is required to be submitted in Phase 2 as stipulated in the City's Phase 1/1a conditional approval letter dated July 29, 2020.
5. All street tree plantings will coordinate with the engineering comments relating to sidewalk installations.

RECYCLING

1. Indicate if the fuel kiosk will utilize City of Bethlehem provided curbside recycling services or use a private hauler. If private hauler: provide type, number of containers to be used and frequency of recycling pick up.
2. Specify type of container(s), number of containers & service frequency for trash and waste materials.
3. Illustrate on drawings where actual recycling and waste collection area will be located. Drawings to include dimensions of proposed area and required enclosure materials.

ZONING

Lot Consolidation

1. Sheet 2 of 2, Zoning Requirements, provide separate "Existing" columns for Parcel A and Parcel B and correct "proposed" column to reflect consolidation.
2. Sheet 2 of 2, Zoning Requirements – Minimum Lot Area, "tab" the row beginning (AC) 2.0... to align with the columns.
3. Sheet 2 of 2, Zoning Requirements – Maximum Impervious Coverage, "tab" the row beginning (AC) - ... to align with the columns.
4. Sheet 2 of 2, Zoning Requirements – Maximum Building Coverage, "tab" the row beginning (AC) - ... to align with the columns.
5. Sheet 2 of 2, Zoning Requirements, Parking Stall Requirements – Shopping Center, correct 1319.01(1)(36) to 1319.01(a)(36).
6. Sheet 2 of 2, Zoning Requirements, Parking Stall Requirements – Office, correct 1319.01(1)(36) to 1319.01(a)(26).
7. Sheet 2 of 2, Zoning Requirements, Parking Stall Requirements – Gas Station, add 1319.01(a)(13).

Phase II – Fuel Canopy

1. Sheet OV, Parking Requirements, for each use, either remove the Zoning Ordinance citation or correct as follows:
 - a. Shopping Center, 1319.01(a)(36)
 - b. Office, 1319.01(a)(26)
 - c. Gas, 1319.01(a)(13)
2. Sheet OV, Building Unit Area Schedule, verify demolition of Retail I. If Retail I is to be demolished, then on Sheet ECD, D1, indicate Existing Retail I is to be removed.
3. Sheet LP, B3, provide a note stating compliance with 1318.25(g).
4. Remove any reference to pylon signs for the gas fueling facility on the record plan. Signs shall be applied for separately.

GENERAL

1. Since future landscaping improvements to the overall parking lot and the installation of public sidewalk may necessitate the loss or relocation of parking spaces and the relocation of driving aisles, a master landscaping, parking space, and circulation plan for the parking lot shall be developed for review by the City as part of Phase 2. The parking requirement schedule on Sheet OV indicates a surplus of 41 required parking spaces. Consideration of zoning amendments pertaining to Shopping Center off street parking and outparcel setback requirements can be explored, as suggested in the LVPC review letter dated July 21, 2020.
2. LANTA comments listed in the July 29, 2020 review letter for Phase 1 under general comments apply to this Phase 2 plan and must be addressed.
3. As stated in the LVPC review letter and in conversations with LANTA, the striped white area from the new grocery store toward Schoenersville Road has been removed in the Phase 2 plan. This is not conducive to pedestrian and bicycle access and the reasons for its removal must be explained. The City, LVPC, and LANTA strongly recommend its restoration.

When these comments are addressed, submit a comment and response letter, two complete sets of plans and partial sets for recycling, traffic and forestry.

Sincerely,

Darlene Heller, AICP
Director of Planning and Zoning

cc: M. Dörner
Z. Sayegh
T. Wells
D. Shaffer
M. Halbfoerster
C. Peiffer
M. Wood, LANTA
P. Terry, Benchmark Eng.
R. Whitmore, PE, Landcore Consulting
Atty. Joseph A. Fitzpatrick, Jr.

Enclosure



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

September 1, 2020

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

Re: Response to Benchmark Civil Engineering Traffic Comments
Westgate Mall Renovations
City of Bethlehem, Lehigh County, PA
TPD# ONYX.00001

Dear Tracy,

Traffic Planning and Design, Inc. (TPD) has provided the below responses to address comments provided by Benchmark Civil Engineering Services, Inc. in a letter dated July 17, 2020. For the discussion below, Benchmark's comments are shown in bold, with the corresponding TPD responses in italics.

- 1. The plan depicts the construction of three fuel dispensers, underground fuel tanks, and a kiosk structure adjacent to Schoenersville Road opposite Staten Avenue and north of an existing site driveway.**

So noted. No response required.

- 2. Access to the fuel dispensers is adjacent to existing driveway and very close to the existing southbound right turn lane on Schoenersville Road. Alternative interior access should be provided to avoid conflicts at this intersection.**

Refer to the Truck Movement Plan (Sheet TR) for alternative access points from Westgate Drive.

- 3. A plan should be provided showing the fuel delivery tractor-trailer path to and from the proposed fuel tanks.**

As requested, a turning template plan has been provided to Tiffany Wells and is also included with the resubmission.

- 4. The plan depicts a connection to the existing driveway to the north opposite Lane Avenue. This connection also maintains the conflicts at this driveway intersection and alternative interior access should be provided.**

Refer to the Truck Movement Plan (Sheet TR) for alternative access from Westgate Drive.

5. The existing driveways opposite Staten Avenue and Lane Avenue will require PennDOT highway occupancy permits. We suggest that a scoping meeting be scheduled with PennDOT and the City to discuss alternatives to improve the existing vehicular access and to provide sidewalks adjacent to the site along Schoenersville Road. The City will assist in scheduling this meeting and the discussion will need to include access for the properties on Lane Avenue and Staten Avenue and the other Westgate Mall Driveways. It would be beneficial to have this meeting at the site if possible and the discussions will include improvements associated with this phase of development as well as the overall site development and the Schoenersville Road Corridor.

As discussed and agreed upon with Tiffany Wells, PennDOT will be engaged and a Scoping Meeting scheduled in conjunction with Phase 3 of the project.

Thank you for your continuing review, and please call if there is any further information you require with regards to these responses.

Respectfully Submitted,



Robert Hoffman, P.E., PTOE
Regional Manager

rhoffman@TrafficPD.com

Copy to: Tiffany Wells
Peter Terry, PE, PTOE, PMP, RSP21



MAILING ADDRESS (FOR ALL OFFICES)

P.O.Box 37635 #56287
Philadelphia, PA 19101-0635
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September 1, 2020

Darlene Heller, AICP, Director of Planning and Zoning
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018-6025

**Subject: Westgate Mall Redevelopment (Phase 2)
1st City Technical Review Response Letter
LEC#: 180015.02**

Dear Ms. Heller:

On behalf of our client, **Westgate Mall Owner, LLC**, the following submission is in response to the review letter dated July 31, 2020. Additionally, a review letter has been received from Hanover Township as the site borders on the municipality. Attached hereto for your review, consideration and approval, please find the following:

Copies	Description	Issue Date	Revision Date
1	Waiver/Deferral Request Letter	09/01/2020	--
1	Response to Benchmark Civil Engineering Traffic Comments prepared by Traffic Planning and Design, Inc.	09/01/2020	--

The as-filed Phase 2 Final Land Development Plan for Westgate Mall Owner LLC – Westgate Mall Redevelopment prepared by our office, dated 06/15/2020 are here incorporated by reference and this letter shall serve as the applicants response letter outlining how each comment will be addressed as part of a future resubmission, following discussions with the City Planning Commission and Council members.

The comments from the review letter are indicated in *italics* with the response in **bold**.

General Response: The project under review is Phase 2 of a master redevelopment. The applicant has had ongoing discussions with City and County officials regarding the ultimate buildout for the redevelopment. As a follow-up to those discussions, the applicant commits to the installation of pedestrian improvements and landscaping, to address 07/31/2020 City Staff comments as well as comply with the Land Development Ordinance (to the extent feasible). As part of the Phase 2 Land Development, the applicant requests the layout and permitting for the pedestrian improvements and landscaping improvements be deferred until a future phase (hereinafter referred to as "Phase 3"). As a condition of approval for Phase 2, the applicant will submit plans containing frontage sidewalks along the Catasauqua Road, Schoenersville Road and Westgate Drive (hereinafter referred to as "the frontage streets"); and which provide landscape improvements to the extent feasible. The Phase 3 plan submission will be made no later than 6 months from recording of the Phase 2 plans. Further, the applicant is committed to the construction of said improvements. Therefore, as a condition of Phase 2 approval, the applicant will install the public sidewalks along the frontage streets, indicated on the Phase 3 plans, within 12 months of the Phase 3 Recording.

ENGINEERING

Miscellaneous Engineering

1. *A response to the sidewalk deferral request is forthcoming and will be forwarded to you under separate cover.*

Response: The sidewalk deferral request has been revised (attached). Also refer to general response above.

Public Works-Traffic Bureau

1. *A Truck Turn Plan shall be submitted showing deliveries and especially fuel delivery tankers entering the fueling area.*

Response: Refer to Truck Movement Plan (Sheet TR) included in the as-filed Phase 2 Land Development Plans referenced at the top of this letter.

2. *As discussed in the meeting with TPD, further improvements to the access aisles and driveways onto Schoenersville Rd were to be discussed. The City would like to involve PennDOT at this time to gain their opinions on the area and begin discussing the next steps. Please schedule a Scoping Meeting and include the City and the City's Traffic Consultant, Peter Terry.*

Response: Upon review with City's Traffic Consultant, inclusion of PennDOT for this phase of the project is not required.

3. *Further comments from the City's Traffic Consultant, Peter Terry, are enclosed.*

Response: Refer to separate Traffic Engineers response letter, prepared by Traffic Planning & Design, enclosed with this submission.

Public Works - Forestry

1. *Remove street trees along Westgate Drive that have been pruned hard under the powerline and replace trees with smaller tree species from Group I on the Street Tree list. Trees along Schoenersville Road appear to be in good health but may become an issue in the future with installation of sidewalks.*

Response: Refer to General Response above. The Trees along Westgate Drive will be evaluated during the Phase 3 plan development, in conjunction with public sidewalk improvements.

2. *Incorporate more deciduous trees in selected parking lot islands and along the driveway entrance, similar to what is shown on the landscaping plan blow up.*

Response: Refer to General Response above.

3. *Current declining trees in parking lot area need to be removed and replaced.*

Response: Refer to General Response above.

4. *Add trees to current empty tree wells in parking lot area. The wells are not shown on the landscape plan, but were observed in a site visit. A master landscaping and parking lot plan is required to be submitted in Phase 2 as stipulated in the City's Phase 1/1a conditional approval letter dated July 29, 2020.*

Response: Refer to General Response above.

5. *All street tree plantings will coordinate with the engineering comments relating to sidewalk installations.*

Response: Refer to General Response above.

RECYCLING

1. *Indicate if the fuel kiosk will utilize City of Bethlehem provided curbside recycling services or use a private hauler. If private hauler: provide type, number of containers to be used and frequency of recycling pick up.*

Response: The Fuel Kiosk is an accessory use to the relocated Weis supermarket. The tenants property manager will collect trash and recycling (daily) from the trash receptacles in the fuel kiosk area which then will be taken to the larger compactor behind the new loading dock. We anticipate a private hauler will empty the larger compactors several times per week, depending on the demand for recycling/trash pick-up. The tenant is currently working with their architect to prepare a full set of permit set drawings for the new fuel canopy and kiosk. The exact locations and details of the individual trash receptacles on the fuel pad, will be supplied to the city at the time of building permit application.

2. *Specify type of container(s), number of containers & service frequency for trash and waste materials.*

Response: The tenant is currently working with their architect to prepare a full set of permit set drawings for the new fuel canopy and kiosk. The exact locations and details of the individual trash receptacles on the fuel pad, will be supplied to the city at the time of building permit application.

3. *Illustrate on drawings where actual recycling and waste collection area will be located. Drawings to include dimensions of proposed area and required enclosure materials.*

Response: The Fuel Kiosk is an accessory use to the relocated Weis supermarket. The property manager will collect trash and recycling from the trash receptacles in the fuel kiosk area which then will be taken to the larger compactor behind the new loading dock. Refer to Sheet RP in the Phase 1 Final Land Development Plans for the location and size of the trash compactor.

ZONING**Lot Consolidation**

1. *Sheet 2 of 2, Zoning Requirements, provide separate "Existing" columns for Parcel A and Parcel B and correct "proposed" column to reflect consolidation.*
2. *Sheet 2 of 2, Zoning Requirements — Minimum Lot Area, "tab" the row beginning (AC) 2.0 ... to align with the columns.*
3. *Sheet 2 of 2, Zoning Requirements — Maximum Impervious Coverage, "tab" the row beginning (AC) - ... to align with the columns.*
4. *Sheet 2 of 2, Zoning Requirements — Maximum Building Coverage, "tab" the row beginning (AC) - ... to align with the columns.*
5. *Sheet 2 of 2, Zoning Requirements, Parking Stall Requirements — Shopping Center, correct 1319.01(1)(36) to 1319.01(a)(36)*
6. *Sheet 2 of 2, Zoning Requirements, Parking Stall Requirements — Office, correct 1319.01(1)(36) to 1319.01(a)(26).*
7. *Sheet 2 of 2, Zoning Requirements, Parking Stall Requirements — Gas Station, add 1319.01(a)(13).*

Response: The Consolidation plans will be revised accordingly.

Phase II — Fuel Canopy

1. *Sheet OV, Parking Requirements, for each use, either remove the Zoning Ordinance citation or correct as follows:*
 - a. *Shopping Center, 1319.01 (a)(36)*
 - b. *Office, 1319.01*
 - c. *Gas, 1319.01*

Response: Sheet OV will be revised to remove the code references.

2. *Sheet OV, Building Unit Area Schedule, verify demolition of Retail I. If Retail I is to be demolished, then on Sheet ECD9 D I, indicate Existing Retail I is to be removed.*

Response: Retail I will not be removed until phase 3 and therefore the Retail I building will remain on the phase 2 plans.

3. *Sheet LP, B3, provide a note stating compliance with 1318.25(g).*

Response: The plans will be revised to provide a note for compliance.

4. *Remove any reference to pylon signs for the gas fueling facility on the record plan. Signs shall be applied for separately.*

Response: The plans continue to show the proposed pylon sign locations however their labels will be revised to denote the pylon signage as "Area Reserved for Future Signage".

GENERAL

1. *Since future landscaping improvements to the overall parking lot and the installation of public sidewalk may necessitate the loss or relocation of parking spaces and the relocation of driving aisles, a master landscaping, parking space, and circulation plan for the parking lot shall be developed for review by the City as part of Phase 2. The parking requirement schedule on Sheet OV indicates a surplus of 41 required parking spaces. Consideration of zoning amendments pertaining to Shopping Center off street parking and outparcel setback requirements can be explored, as suggested in the LVPC review letter dated July 21, 2020.*

Response: Refer to General Response above.

2. *LANTA comments listed in the July 29, 2020 review letter for Phase I under general comments apply to this Phase 2 plan and must be addressed.*

Response: Refer to General Response above.

3. *As stated in the LVPC review letter and in conversations with LANTA, the striped white area from the new grocery store toward Schoenersville Road has been removed in the Phase 2 plan. This is not conducive to pedestrian and bicycle access and the reasons for its removal must be explained. The City, LVPC, and LANTA strongly recommend its restoration.*

Response: The striped area was not provided with the intent of being a pedestrian walkway but instead to temporarily provide an indication for a no parking area in the gap where the reconfigured Phase 1 parking area in front of Weis met the remainder of the existing parking field until the development of Phase 2.



Westgate Mall Redevelopment (Phase 2)
1st City Technical Review Response Letter
LEC#: 180015.02
September 1, 2020

Should you have any questions or comments regarding this or any other matter, please do not hesitate to contact our office.

Very truly yours,
LANDCORE Engineering Consultants, PC

By: 
Marc Toth, Sr. Design Engineer

cc: M Flath; Onyx Equities (via email)
J Fitzpatrick; Fitzpatrick, Lentz & Bubba (ltr only)
File

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MAILING ADDRESS (FOR ALL OFFICES)

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September 1, 2020

Darlene Heller, AICP, Director of Planning and Zoning
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018-6025

**Subject: Westgate Mall Redevelopment: Phase 2
Waiver/Deferral Request Letter
LEC#: 180015.02**

As part of the land development application for the above referenced project, the applicant, **Westgate Mall Owner, LLC**, requests the following waivers / deferrals from the Subdivision and Land Development Ordinance (SALDO) and Street Improvements; Assessments Ordinance. We have provided below a summary of the requested relief with associated justification.

REQUESTED WAIVERS

SUBDIVISION & LAND DEVELOPMENT ORDINANCE

§1343.02(g)(2)A. Requiring the Development Final Plan be at a scale of 40 or 50.

- *A waiver is requested from the requirement to provide an overall plan at a scale of 1" = 80' to depict the tract boundary and a scale of 1" = 20' to provide plans with greater detail of the improvement area.*

REQUESTED SIDEWALK DEFERRAL

The applicant is requesting a deferral of the construction of public sidewalks along the frontages of Westgate Drive, Catasauqua Road and Schoenersville Road as required by Subdivision and Land Development Ordinance §1349.06(b) and Article 905: Street Improvements; Assessments §905.02(a).

- *Relief is requested to permit the construction of sidewalk improvements as part of a future phase of the redevelopment of the shopping center.*
- *The current project under review is phase 2 of a multi-phase redevelopment of the shopping center. The applicant has been in consultation with City staff and County agencies regarding the creation and implementation of a master plan of development for the center and is committed to the implementation of a project meeting the master planning goals of the City and County.*
- *As a condition of the phase 2 sidewalk deferral approval, the applicant commits to submitting future phase plans (hereinafter Phase 3 Plans) containing public sidewalk no later than 6 months following the recording of the Phase 2 Land Development Plans. Further, the applicant is committed to construction of the proposed public sidewalk improvements, along the frontage streets, within 12 months following the recording of the Phase 3 Land Development Plans.*



Should you have any questions or comments regarding this or any other matter, please do not hesitate to contact our office.

Very truly yours,
LANDCORE Engineering Consultants, PC

By: 
Marc Toth, Sr. Design Engineer

cc: M. Flath; Onyx Equities LLC; (via email)
J. Fitzpatrick; Fitzpatrick Lentz & Bubba, P.C.; (via email)
File

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CITY OF BETHLEHEM

DEPARTMENT OF PUBLIC WORKS – BUREAU OF ENGINEERING INTEROFFICE MEMORANDUM

TO: Tracy Samuelson, Assistant Director of Planning and Zoning

FROM: Matthew D. Dorner, Deputy Director of Public Works/Chief Engineer

RE: Curb and Sidewalk Deferral Request – 2285 & 2425 Schoenersville Rd


DATE: September 3, 2020

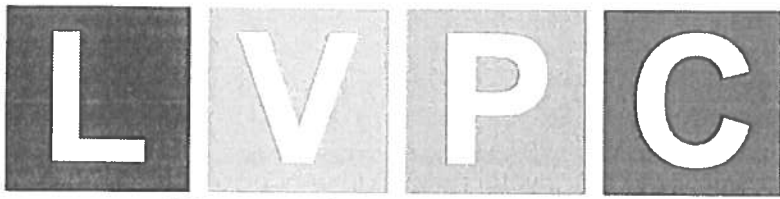
Landcore Engineering Consultants is requesting a deferral from completing the sidewalk along the Schoenersville, Westgate Drive and Catasauqua Road frontages as part of Phase 2 of the Westgate Mall Redevelopment. They are proposing to install the sidewalk along these locations at a later date.

Public Works supports the deferral of this sidewalk construction for Phase 2 of the overall redevelopment. However, sidewalk should be constructed around the mall along Westgate Drive, Schoenersville Road, and Catasauqua Road during Phase III of the project. If land development plans for Phase 3 are not submitted within twelve (12) months, construction of the referenced sidewalk will be required at that time.

If you have any questions, please let me know.

Cc: M. Alkhal
Z. Sayegh


Matthew D. Dorner
Deputy Director of Public Works



Lehigh Valley Planning Commission

GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

July 21, 2020

Darlene Heller, AICP
Director of Planning and Zoning
10 East Church Street
Bethlehem, PA 18018

**RE: Westgate Mall Redevelopment Phase 2 –
Land Development and Lot Consolidation
City of Bethlehem
Lehigh County**

Dear Ms. Heller:

The subject application proposes to redevelop a portion of the Westgate Mall. Phase 2 of the proposed development project includes construction of a fuel canopy and a 205-square-foot kiosk. The property is located at 2285 and 2425 Schoenersville Road (parcel numbers 641895817907 and 641895173264).

The LVPC reviewed Phase 1 of the Westgate Mall Redevelopment project in a letter dated March 30, 2020. Recommendations provided in the previous review have not been incorporated into the site design, therefore the LVPC's review conclusion regarding the general inconsistency of the proposed redevelopment with *FutureLV: The Regional Plan* remains.

The proposed land use is suitable for its location within a Development area and a Center, as identified in the County Comprehensive Plan, *FutureLV: The Regional Plan*, however the proposed site plan is generally inconsistent because it does not adequately support revitalization of Historic Centers and redevelopment of Post-War Centers (Policy 4.2).

The LVPC offers the following comments to provide for consistency with *FutureLV*:

Multimodal Accessibility

The LVPC commends inclusion of pedestrian access improvements into the redevelopment site from Catasauqua Road, which begins to 'improve walkability of post-war Centers' (of Policy 5.1). Improvements such as this should occur throughout the project site to further walkability.

The proposed project site is adjacent to existing LANTA service. It appears that the proposed reconfiguration of the parking lot, to include a 'striped white area (P5)' from the new grocery space toward Schoenersville Road with Phase 1 of the redevelopment project has been removed from the proposal. This is not conducive to pedestrian access within and to the site and does not 'enhance public transit service and pedestrian and bicycle facilities along Corridors' (Policy 2.3) or 'improve efficiency of existing infrastructure' (Policy 2.2).

The importance of ensuring multimodal accessibility to this pivotal redevelopment project is underscored by the LVPC Equity Analysis. For the area in which the project is located, nearly half of all nearby residents commute more than 10 miles to work, 35% of the population is seniors, those aged 65 and over, and the preschool enrollment rate is only 7%, indicating very poor access to early childhood education. All three of these equity factors would be improved with increased pedestrian and transit access into and throughout the site, for patronage of the businesses located therein, and would 'encourage the purchase of local goods and services' (of Policy 4.2).

Master Planning

Redevelopment of the Westgate Mall provides a unique opportunity for the City to pivot the makeup of Schoenersville Road as the corridor evolves from an automobile-oriented design to a multimodal pedestrian-scale design, better suited to meet the needs of current and future populations. Adaptation to the contemporary retail economy is critical to 'continue diversification of the regional economy to strengthen economic resilience' (Policy 4.2), the intent of which is demonstrated by redevelopment of this shopping center. To further this endeavor the LVPC recommends redesigning the site master plan to orient the out-buildings with their street frontage, provide wide pedestrian infrastructure along street frontages and use buildings to shield view of parking areas.

In more detail, installation of wide sidewalks, bike paths and understory landscape supplementation along the property's frontages on Schoenersville and Catasauqua Roads and Westgate Drive, through removal of the perimeter-facing parking rows, is encouraged to reuse 'vacant and underutilized properties' (Policy 5.4) and 'improve mixed-transportation access to areas with high or growing employment areas' (Policy 4.3). Equally important is retention of out-buildings, either through demolition and reconstruction or through renovation, in lieu of the proposed replacement of 'Existing Retail I' and 'Existing Retail J' with new, additional parking areas. 'Existing Retail J' and the adjacent site area provide a distinctive opportunity to include a pedestrian plaza in the shopping center redevelopment design to 'support pedestrian-scale development' (Policy 1.2) and 'encourage quality, sustainable design and construction' (Policy 1.2). Please see the Suburban Corridor Concept (pages 46-47) and Shopping Mall Redevelopment Concept (pages 96-97) in *FutureLV* for a visualization and further reference of these recommendations.

Universal Design

The LVPC recommends that that proposed new crosswalk connection from the existing crosswalk in the drive aisle to the proposed new ADA parking spaces be revised. Access from the parking spaces onto the sidewalk adjacent to the building should be in the most direct route possible, without a 90-degree turn in the crosswalk to 'encourage use of universal design' (of Policy 5.2).

Site Design

The LVPC recommends that the City of Bethlehem consider examination of the potential to reduce parking requirements and/or setbacks, especially along identified Corridors, to support redevelopment of these areas.

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review. Feel free to call me if you have any questions about this review.

Should this proposal move forward for approval, please call or email myself or another Community Planning staff person for information on how to obtain LVPC signatures on the final plans.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Samantha Smith', written in dark ink.

Samantha Smith
Chief Community Planner

cc: Eric Evans, City Administrator
Michael Alkhal, PE, City of Bethlehem Engineer / Public Works Director
Mark Toth, PE, Landcore Engineering Consultants

Hanover Engineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

April 13, 2020

Planning and Zoning Department
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

RE: Westgate Mall Owner, LLC
Westgate Mall Redevelopment
2285 & 2425 Schoenersville Road
City of Bethlehem
Hanover Project H20-22

Dear Ms. Heller and Ms. Samuelson:

In response to a submission received by Hanover Township, Northampton County, for the above-referenced project, we offer the following comments for your consideration during review and approval of the Land Development Plans prepared by Landcore Engineering Consultants, P.C., dated February 12, 2020. Our comments are limited to the access and circulation of traffic associated with the existing Schoenersville Road access just south of Westgate Drive, approximately opposite of Lane Avenue, to enhance safety for the motoring public.

As you may or may not be aware, historically, this area has experienced higher than average crash rates, presumably due to driver confusion associated with the proximity of Lane Avenue, Westgate Drive and the Westgate Mall access, due to the turning movements associated with these access points. In response to these concerns, Hanover Township enacted traffic controls to limit turning movements at both Lane Avenue and Westgate Drive within the Township. Lane Avenue is restricted from left turn egress onto Schoenersville Road, and Westgate Drive is limited to right-in/right-out turning movements, eliminating left turn ingress and egress at Schoenersville Road.

In conjunction with the turning movement restrictions enacted by Hanover Township, we ask you to consider restricting the mall access to a right-in/right-out access, similar to Westgate Drive in Hanover Township, or at a minimum, a left turn egress restriction similar to Lane Avenue. We also request you consider requiring the internal circulation of traffic be revised to eliminate the parking lot aisle access, in close proximity to Schoenersville Road, along the driveway. An extended throat length will reduce turning movement conflicts and driver confusion at the Schoenersville access.

Thank you for your time and consideration of our concerns. If you have any questions or would like to discuss anything more fully, please contact me at your convenience.

Respectfully,
HANOVER ENGINEERING

James A. Milot

James A. Milot, TSOS, TOPS
Traffic Coordinator

jam:mwd:jle

S:/Projects/Municipal/HanoverTwp/1120-22-WestgateMallRedevelopment/1120-22WestgateMallRedevelopmentReview1.doc

cc: John J. Finnigan, Jr., Manager, Hanover Township, Northampton County (via email)



1727 Jonathan Street • Allentown, PA 18104
Phone: (610) 776-6700 • Fax: (610) 776-1190 • www.bencivil.com

July 17, 2020

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

RE: Review #2
Westgate Mall Renovations
Benchmark Project No. 038070

Dear Tracy:

Benchmark Civil Engineering Services, Inc. has reviewed the following plans prepared by Landcore Engineering Consultants, P.C. and offers the following comments.

1. Westgate Mall Redevelopment Phase 2 Sheet OV dated 2020-06-15
2. Westgate Mall Redevelopment Phase 2 Sheet RP dated 2020-06-15
3. Westgate Mall Redevelopment Phase 2 Sheet EXH dated 2020-06-08

The site is located on the west side of Schoenersville Road between Westgate Drive and Catasauqua Road in the City of Bethlehem. We offer the following comments.

1. The plan depicts the construction of three fuel dispensers, underground fuel tanks, and a kiosk structure adjacent to Schoenersville Road opposite Staten Avenue and north of an existing site driveway.
2. Access to the fuel dispensers is adjacent to existing driveway and very close to the existing southbound right turn lane on Schoenersville Road. Alternative interior access should be provided to avoid conflicts at this intersection.
3. A plan should be provided showing the fuel delivery tractor-trailer path to and from the proposed fuel tanks.
4. The plan depicts a connection to the existing driveway to the north opposite Lane Avenue. This connection also maintains the conflicts at this driveway intersection and alternative interior access should be provided.

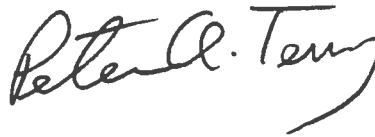
Tracy Samuelson
City of Bethlehem
Westgate Mall Renovations, Review #2

July 17, 2020

5. The existing driveways opposite Staten Avenue and Lane Avenue will require PennDOT highway occupancy permits. We suggest that a scoping meeting be scheduled with PennDOT and the City to discuss alternatives to improve the existing vehicular access and to provide sidewalks adjacent to the site along Schoenersville Road. The City will assist in scheduling this meeting and the discussion will need to include access for the properties on Lane Avenue and Staten Avenue and the other Westgate Mall Driveways. It would be beneficial to have this meeting at the site if possible and the discussions will include improvements associated this phase of development as well as the overall site development and the Schoenersville Road Corridor.

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

Sincerely,



Peter A. Terry, P.E., PTOE, PMP, RSP21

PAT/slc
c: Tiffany Wells