



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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September 22, 2021

Plamen Ayvazov, Member
Beth-Boyd, LLC
3128 Beaufort Drive
Bethlehem, PA 18017

RE: **(21-009 LD&S) – 21070005 – 26-44 W. Broad Street - Ward 7, Zoned CB, plan dated July 6, 2021 and last revised on August 27, 2021.**

Dear Mr. Ayvazov:

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

ENGINEERING

Public Works – Engineering

1. In accordance with Ordinance No. 4342, at the time execution of the developer's agreement, a sanitary sewer tapping fee of \$466,964 must 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.
2. An Engineer's opinion of probable cost shall be submitted for review and use in preparing the Developer's Agreement for the project.

Public Works - Traffic

1. Enclosed is the Traffic Consultant Peter Terry's letter dated September 17, 2021.
2. The proposal to eliminate 3 metered parking spaces and create 15-minute parking is still being reviewed by the City and the Parking Authority.
3. The City is in agreement with Note #16 on LD1 in regards to loading / unloading. That note shall remain on the plans.
4. The correct calculation for the contribution towards the median on Broad Street for this development would be 19.5% of the total (since the frontage is 198', which is 39% of the total 506' of that block and splitting the 39% between the north and south sides would leave the developer at 19.5%). The total estimated cost of the median is \$150,000. Therefore, the City asks the developer to contribute \$29,250.

ZONING

1. Revised façade designs were not part of the August 27, 2021 resubmission. Therefore, zoning comments are carried over from the August 13, 2021 review letter.
2. 1306.05 Build to Line. The proposed south (front) façade is setback ~8' from the front lot line. More than 60% of the adjacent lots have a zero foot setback. The applicant shall modify the front building wall (recommended for the first two to four floors) to align with the required build-to setback between 0 feet and 5 feet. Note: 1302.20 Building Line or Building Setback Line...The building line is considered a vertical surface intersecting the ground on such line.

3. 1311.05(c) Since the building is over 150' long, the building shall include the use of canopies, cornices and awnings on the south façade (recommended for, at minimum, the first two to four floors).
4. 1311.10(f) The applicant should consider a tripartite (base, middle, top) design for the south façade to be reflective of adjacent architecture and to deemphasize the strong verticality and height of the proposed design as viewed from street level. The proposed massing segments the building vertically, whereas the front facades of adjacent architect are segmented horizontally.
5. 1311.10(g) The applicant should consider brick details, e.g. masonry inserts, corbeling or canting brick sills and lintels, soldier courses and fencing.
6. Per 1305.01(a) footnote 4 and 1306.01(b)(1)(b) Note I, Applicant shall provide a principal retail, restaurant or personal service use on the front street level. The purpose of this provision is to activate the street and provide pedestrian interest. The proposed configuration provides approximately two thirds of the frontage in compliance with this requirement, but the remaining frontage is allocated to the lobby. This lobby space shall be narrowed to bring the first floor layout into compliance with this provision.

GENERAL

1. A recreation fee of \$424,998.00 shall be paid prior to the execution of a developer's agreement.
2. LANTA (the Lehigh and Northampton Transportation Authority) currently has a primary transfer point nearby at the Bethlehem Transportation Center. Additionally, this site is located near two planned Enhanced Bus Service (EBS) Bus Rapid Transit station stops located on either side of Broad Street in the immediate vicinity of the facility. Each EBS station stop will add a large shelter, an informational pylon, and ticket vending machines to the sidewalk and utilize approximately 90' of curb space. The exact placement along this block has yet to be finalized, however consideration is being made to place the stops on frontage immediately west of and partially in front of this site.
3. LANTA recommends direct early engagement with LANTA'S Planning Department at 610-439-1376 if the developer has any questions regarding transit assets, and will remain open to any discussions including the City of Bethlehem on the development of this project.
4. The 13 story building proposes 278 dwelling units. Bethlehem has been approaching new developments with a substantial number of units to include 10% as affordable units, making them available to renters at 80% of AMI. Providing this amount of affordable units is a realistic goal. The City is asking all proposed multifamily projects for assistance in the provision of affordable units at an amount of ten percent. With that goal in mind, we suggest that 28 units meet all the guidelines of affordability for residents at 80% of AMI.

This item will be placed on the October 14, 2021 Planning Commission Meeting Agenda. Bring colored site plans and colored elevations on boards to the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem
C. Peiffer
A. Rohrbach
T. Wells
K. Horvath, Keystone Consulting Engineers, Inc.

Enclosure



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September 17, 2021

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

RE: Traffic Study Review #2
Boyd Theater Redevelopment
Traffic Analysis, City of Bethlehem
Benchmark Project No. 038074

Dear Tracy:

Benchmark Civil Engineering Services, Inc, has reviewed the following materials:

- Boyd Theater Redevelopment Preliminary TIA and Parking Analysis prepared by Keystone Consulting Engineers dated 8-30-2021.
- Response to August 9, 2021 Benchmark Review Comments dated 9-13-21 prepared by Keystone Consulting Engineers.
- Land Development Plan dated 9-7-21 prepared by Keystone Consulting Engineers..
- Loading Area Truck Turning Exhibit 8-27-21 prepared by Keystone Consulting Engineers..
- Pedestrian Route Map 8-27-21 prepared by Keystone Consulting Engineers.

We offer the following comments.

1. Preliminary TIA and Parking analysis provides a conservative estimate of the required parking for the proposed development and indicates the number of spaces projected to be utilized in both the North Street and Walnut Street Parking Garages. The report, however, states that this is the maximum number of spaces needed to serve the uses concurrently. The maximum number of spaces needed was calculated utilizing the average parking space requirement. A maximum number would be better calculated using the 85^{tho} parking rates for the retail and restaurant uses.
2. We recommend that the operational analysis proposed at the following intersections be performed as the stage of the traffic analysis.
 - A. Main Street and North Street
 - B. New Street and North Street

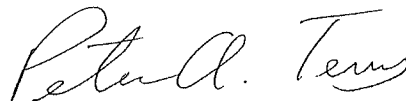
Ms. Tracy Samuelson, City of Bethlehem
Boyd Theater Redevelopment
Benchmark Project No. 038074

September 17, 2021

- C. New Street and Broad Street
 - D. New Street and Walnut Street
 - E. Guetter Street and Broad Street
3. The operational analysis for the conditions with the proposed development should include the additional pedestrian trips identified in the study based on the pedestrian paths shown on the Pedestrian Route Plan.
 4. The truck loading area template is acceptable and shows that deliveries to the proposed development on Raspberry Street will be limited to single unit trucks with a wheel base of 40 feet or less.

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

Sincerely,



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

PAT/slc