



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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December 2, 2021

Joseph Posh  
60 W. Broad Street  
Bethlehem, PA 18018

RE: (21-011 LD&S) – 21080004 – 14-36 W. 3<sup>rd</sup> Street– Land Development and Lot Consolidation Plan – Ward 2, Zoned CB, plan dated August 9, 2021 and revised on November 5, 2021.

Dear Mr. Posh:

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 execution of the developer's agreement, a sanitary sewer tapping fee of \$194,680 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.
2. The Invert elevation of the existing 24" Dia. CIP storm sewer pipe on the Sanitary Sewer Profile detail on sheet CU-101 appears to be incorrect. This shall be reviewed and updated as necessary.
3. Since no existing lot monuments were found, the developer must install lot monuments for the new lot boundary. This shall be shown on sheets CB-101 and CS-101.
4. Since there will be separate entrances for each use, the addresses shall be as follows.
  - a. 16 W 3<sup>rd</sup> St – Apartments (See attached for apartment numbering plan)
  - b. 24 W 3<sup>rd</sup> St – Tenant Space A
  - c. 32 W 3<sup>rd</sup> St – Tenant Space B
5. An engineer's opinion of probable cost shall be submitted for review by the City's Engineering Bureau and for use in preparing the Developer's Agreement.

### **Public Works - Lighting**

1. The LP-101 drawing shows the relocated acorn street light pole behind the sidewalk of the new layby area on 3<sup>rd</sup> Street. The city would like the existing electrical conduits extended to terminate in an open bottom junction box next to the relocated Acorn light pole. No junction boxes will be allowed in any drive lane or paved area. One inch conduit from the junction box to the light base will be sufficient for the light and holiday circuit. All fusing will be performed in the pole hand hole at the base of the Acorn pole. All new wire from the 2 existing poles to the relocated pole shall be of matching type and size.

### **Public Works - Traffic**

1. The City is in agreement with the Loading area.
2. Page 2 of the Traffic Assessment shall be revised in the description of S. New Street to remove the reference of PennDOT jurisdiction. S. New Street was turned over to the City a few years ago.

3. Since all patrons and residents of this property will be traversing S. New Street to exit and enter the parking garage, the City requests that the developer contribute \$10,000 towards the S. New Street Streetscape project to fund pedestrian safety improvements, traffic calming aspects, and decorative sidewalks. The project is currently out to bid, with ground breaking expected to begin in early 2022.
4. Additional comments from Peter Terry will be provided under separate cover in regards to the Traffic Assessment.

### ZONING

1. Sheet GI-001, Provide a Statement of Intent and reference Section 1327.02(b), occupancy for student housing shall be limited to a maximum of three students in any dwelling.
2. Sheet VT-101, Indicate within Notes, compliance with Section 1317.20 Design and Construction Standards.
3. Sheet CD-101, add note: Demolition and proposed 88' high mixed use structure was approved by Resolution 2021-108 granting a Certificate of Appropriateness for work within the Historic Conservation Overlay.
4. Sheet CD-101, Verify total number of street trees to be removed, plan indicates only 2; however, Sheet LP-101 indicates 5.
5. Sheet LP-101, Plant Schedule and Plan indicate 9 "ARK" street trees to be planted, but Zoning Ordinance Compliance Chart indicates 7 provided, correct to 9.

### GENERAL

1. A recreation fee of \$134,075.00 shall be paid prior to the execution of a developer's agreement.
2. LANTA currently provides public transportation along W 3<sup>rd</sup> Street, and will continue to do so in the future, however LANTA does not have a bus stop in front of the proposed project location. LANTA appreciates the efforts to improve the sidewalk at this location for a full pedestrian network along the transit corridor.
3. Responses to the outside agency letters from Benchmark and the EAC are enclosed.
4. The Greenway Landscape Design and the private property landscaping shall be coordinated.
5. The Developer shall work with the Planning Bureau and Public Works Department to prepare a design and implement a landscaping plan for the abutting Greenway.
6. The 8 story building proposes 87 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 9 units meet all the guidelines of affordability for residents at 80% of AMI. The applicant is reviewing the feasibility of this request.

This item will be placed on the December 9, 2021 Planning Commission agenda. The applicant must be in attendance.

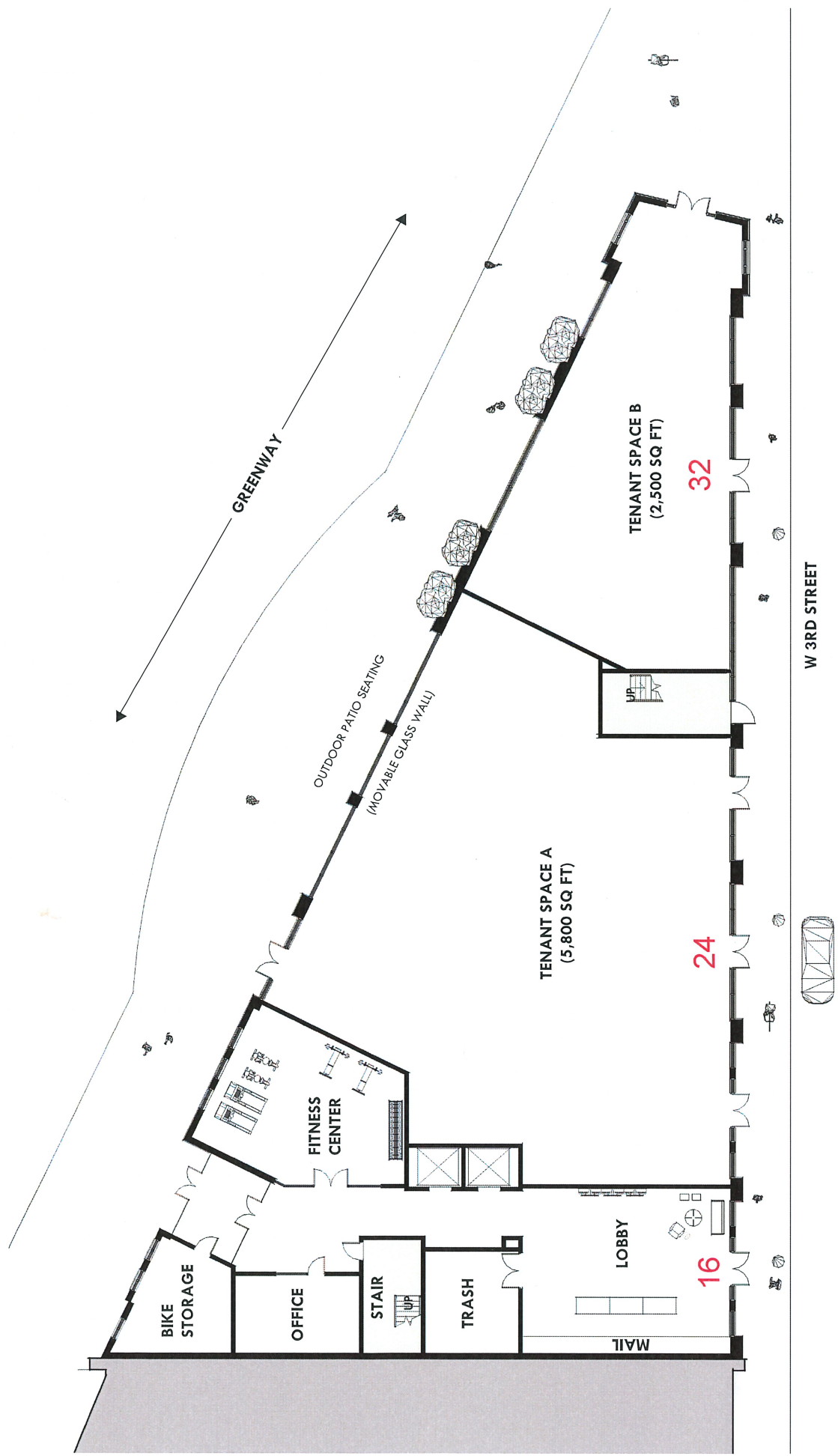
Sincerely,



Tracy E. Samuelson  
Assistant Director of Planning and Zoning

Cc: B. Yandem                      G. Cryder  
C. Peiffer                         J. Engelhardt, Langan Engineering  
A. Rohrbach                     P. Terry, Benchmark Engineering  
T. Wells

Enclosures



**Spillman  
Farmer  
Architects**

**all addresses are W 3rd St, Bethlehem, PA 18015**  
**3rd Street Mixed Use Building**

**1st Floor**  
SCALE: 1/16" = 1'-0"



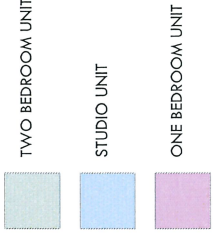
05 April 2021

- TWO BEDROOM UNIT
- STUDIO UNIT
- ONE BEDROOM UNIT



## 3rd Street Mixed Use Building





# 3rd Street Mixed Use Building

- TWO BEDROOM UNIT
- STUDIO UNIT
- ONE BEDROOM UNIT



**7th & 8th Floor**  
 SCALE: 1/16" = 1'-0"



05 April 2021

**3rd Street Mixed Use Building**

**Spillman  
 Farmer  
 Architects**

September 27, 2021

Ms. Darlene Heller, Director of Planning and Zoning  
Ms. Tracy Samuelson, Assistant Director of Planning and Zoning  
City of Bethlehem  
10 E. Church Street  
Bethlehem, PA 18018

**RECEIVED**

NOV 10 2021

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

**Re: Bethlehem City's Climate Action Plan (CAP) – Response  
14-36 W. 3<sup>rd</sup> Street  
City of Bethlehem, Northampton County, Pennsylvania  
Langan Project No.: 240052001**

Dear Ms. Heller & Ms. Samuelson:

We received a review letter from Lynn Rothman, Chair, Bethlehem EAC, dated August 30, 2021, regarding the above referenced project. Below are our responses to the individual comments contained in this letter.

New construction projects provide opportunities to employ energy saving strategies that will lower the business' energy costs, while at the same time reduce pollution from traditional energy sources. Therefore, we strongly recommend that the developer explore energy efficiency measures beyond the building code, such as passive solar design features, advanced lighting controls, high efficiency HVAC equipment, increased insulation and advanced air sealing techniques to reduce infiltration. A green roof would contribute to lessening the heat island effect, which is of great concern on the Southside of Bethlehem, especially as the climate continues to warm, Green roofs also help lower the heat inside the building and aid in stormwater management.

**Response: The developer will explore energy efficiency measures as building design moves forward.**

Furthermore, we encourage the developer to evaluate the inclusion of solar panels or at least constructing the building with adequate structural rooftop capacity and electrical rough-ins so that solar could easily be added at a later date.

**Response: The developer will explore the option of the inclusion of solar panels as building design moves forward.**

Northampton and Lehigh Counties adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for solar, increased energy efficiency and water conservation projects to be attached to the property instead of the owner. This can free up developers' finances by placing the assessment on the property and structuring repayment through property taxes. In addition, the federal government offers renewable energy tax credits.

**Response: Acknowledged. The owner will look into this option.**

Whenever possible, existing trees should be preserved. Landscaping is important and we recommend coordinating with the City Forester in the selection of native species for both street trees along the front of the building as well as trees and landscaping in the back of the building. Increased greenery along the street will also soften the building's impact and make it more inviting.

**Response: Acknowledged. Plans are submitted to the city forester for review. 9 new street trees are propose for the front of the building along 3<sup>rd</sup> street.**

We support the collaboration with the City's Department of Public Works with regard to stormwater management and with the City Traffic Engineer to lessen the impacts on traffic during construction and address the impact of additional vehicles resulting from 87 new residential units.

**Response: Acknowledged. A stormwater memorandum and a traffic assessment have been submitted along with the application.**

Due to the height of the building and what appear to be large windows on all sides, we note the potential for bird impacts. We suggest that the design, location and lighting of the building be evaluated for potential collision risk. It is possible to purchase glass made specifically to reduce bird flight impacts and bird kills, known as bird friendly glass. The following links to brief educational videos, made in collaboration with Muhlenberg College, speak to this issue and how and how it can be addressed.

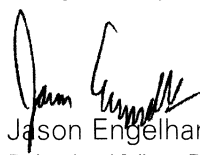
**Response: Acknowledged. The developer and architect will look into the use of bird friendly glass.**

Other recommendations are the inclusion of bicycle racks for residents and visitors and a building setback as wide as possible to allow for easy flow of pedestrians. Both are in keeping with the goals of the CAP to make the City more pedestrian/bike friendly for the health of our residents and to reduce greenhouse gas emissions.

**Response: Acknowledged. The lobby of the apartment building has a large bike storage room.**

If you have any questions, please do not hesitate to contact me at 610-984-8500.

Sincerely,  
**Langan Engineering & Environmental Services, Inc.**



Jason Engelhardt  
Principal/Vice President

cc: Joe Posh, Posh Properties

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November 5, 2021

**RECEIVED**

NOV 10 2021

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

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

**Re: 14-36 W. 3<sup>rd</sup> Street Traffic Study Review #1 – Response  
City of Bethlehem, Northampton County, Pennsylvania  
Langan Project No.: 240052001**

Dear Ms. Samuelson:


We received a review letter from Peter A. Terry, PE, PTOE, PMP, RSP<sub>21</sub>, Benchmark Civil Engineering Services, Inc., dated August 27, 2021, regarding the above referenced project. Below are our responses to the individual comments contained in this letter.

1. The existing site conditions description for S. New Street north of 3rd Street should be revised to describe the existing sidewalk on the east side of the roadway which crosses the New St. Bridge and to provide a more detailed description of the existing three lane cross section on 3rd Street.  
**Response: The site condition section has been revised accordingly.**
2. Identify the number of parking spaces anticipated for the site and confirm that parking is available offsite.  
**Response: The exact number of parking spaces is still being determined, however, we have stated in the report that parking will be available within the New Street Parking Garage**
3. We concur with the projected trip generation for the site. Please also include the Saturday peak hour traffic volumes in a revised table.  
**Response: The Saturday trip generation has been added to the revised table as requested.**
4. Identify how deliveries, loading and unloading will be made to the mixed use building and whether a valet or short term parking area will be provided for the mixed use building.  
**Response: A paragraph has been added to the traffic statement detailing the proposed loading zone that will be located along W 3<sup>rd</sup> Street.**
5. Per City Ordinance 1347.14, the study shall include discussion of the pedestrian paths associated with the site entrance(s) and the connections to the existing sidewalk adjacent to the site and to reach the adjacent parking garage.  
**Response: A Pedestrian Circulation section has been added to the revised traffic statement.**

If you have any questions, please do not hesitate to contact me at 610-984-8500.

Sincerely,

**Langan Engineering & Environmental Services, Inc.**



Jason Engelhardt  
Principal/Vice President

CC:

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