



10 East Church Street
Bethlehem, Pa. 18018
www.bethlehemeac.org

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

November 1, 2021

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed development at 3rd and Taylor Streets. Our recommendations are in support of Bethlehem City's Climate Action Plan (CAP), which aims to reduce our carbon footprint, increase sustainability and utilize alternative energy sources.

New construction projects provide opportunities to employ energy saving strategies that will lower energy costs and 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.

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.

Whenever possible, existing trees should be preserved or replaced elsewhere in the City, as required. 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.

Another recommendation is the inclusion of "easily-accessible, secure, sheltered bicycle parking" as recommended in the CAP (Transportation Strategies T1.2 and T1.9). A secure indoor bike parking room for residents and visitors alike would be ideal, especially since it can be difficult to store a bike in an apartment if there isn't dedicated space. This site is a block from the Greenway, a great amenity providing trail access for cyclists and walkers.

In the big picture, this plan is compatible with the land use and transportation strategies in the Climate Action Plan. The site is well served by LANTA (Strategy T1.1), encourages walkability through mixed-use spaces (Strategy T1.9), encourages compact urban development areas (Strategy L1.1), and has access to multiple modes of travel, including transit (Strategy L1.2).

Due to the height of the building and what appear to be large windows on the top floor, 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 for this and future projects.

<https://www.youtube.com/watch?v=AHNWS9fxLuQ>

<https://www.youtube.com/watch?v=txyqmFiOabE>

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend	Ben Guthrie
Elisabeth Cichonski	Brian Nicas
Ben Felzer	Mike Topping

cc: Bethlehem City Council
Mayor Donchez



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CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

November 29, 2021

RE: Mixed Use Building at Third and Taylor Streets
305 East Third Street
Bethlehem, Pennsylvania
USA Project No. 2021-031

Subject: Response to Environmental Advisory Council comments.

Dear Sirs:

Please see USA Architects responses to your comments.

Comment No. 1: Energy efficiency

USA Response: The building has been designed to exceed the requirements of the International Energy Conservation Code. The all-wood construction relies on renewable material while most remaining products and finishes are local/regionally sourced. The building insulation and insulated windows will meet or exceed current energy requirements. Efficient mechanical systems, water-efficient plumbing, and LED lighting in common corridors and stairwells are included.

Comment No. 2: Transportation

USA Response: The building plans have been updated to include easily accessible, secure, sheltered bicycle parking. Interior bike racks for 16 bikes are provided in the Mud Room/Bike Storage Room. Bike racks for additional 4 bikes will be provided outside the building.

The building is well served by LANTA bus service, promoting the use of public transportation by tenants.

Comment No. 3: Recycling

USA Response: Multiple recycling bins will be provided at the Trash Room for tenant use. Garbage and Recycling services will be contracted by the Owner.

USA ARCHITECTS, PLANNERS, AND INTERIOR DESIGNERS, P.A.

A handwritten signature in black ink, appearing to read "Paul Swartz". The signature is stylized and cursive.

Paul Swartz
Partner for the Firm

cc: USA File