

D:\PROJECTS\LANDCORE\PROJECTS\2021\08\01\5 - ONYX - BETHLEHEM PLANNING\EXHIBITS\ENGINEERING\RENDERING\PHASE3\PHASE3_FINAL_PHASE3.DWG
LANDCORE_P3.dwg 2021-08-30 10:00 AM

PROJECT STATISTICS					
LOT AREA		(SF)		(AC)	
#2425 SCHOENERSVILLE (WESTGATE SIDE)		434,944		9.98	
#2285 SCHOENERSVILLE (MAIL MALL)		552,260		12.68	
TOTAL		987,204		22.66	
LOT COVERAGE		EXISTING		PROPOSED	
		(SF)	(%)	(SF)	(%)
PERVIOUS AREA		45,163	4.57%	120,670	12.22%
IMPERVIOUS AREA		942,041	95.43%	866,534	87.78%
BUILDING AREA		EXISTING		PROPOSED	
RETAIL A		39,191		39,191	
RETAIL B		34,493		34,493	
RETAIL C		34,065		26,566	
RETAIL D		25,018		13,378	
RETAIL E		9,046		-	
RETAIL F		11,911		-	
RELOCATED GROCERY G		63,215		63,215	
RETAIL H		41,175		-	
RETAIL I		5,128		5,128	
RETAIL J		3,639		-	
RETAIL K		-		1,500	
TOTAL RETAIL		266,881		183,471	
MALL CORRIDORS		16,980		6,555	
INDUSTRIAL (PROPOSED H)		-		41,175	
QUICK SERVE RESTAURANT A		-		4,183	
QUICK SERVE RESTAURANT B		-		1,500	
PROPOSED CAFE		-		2,300	
PORPOSED FAST-FOOD RESTAURANT		-		4,425	
PROPOSED FINANCIAL INSTITUTION (BANK)		-		3,000	
PROPOSED FINANCIAL INSTITUTION (CREDIT UNION)		-		3,131	
FUEL KIOSK / GAS STATION		2,443		2,443	
2ND STORY OFFICE		12,800		12,800	
TOTAL BUILDING AREA/COVERAGE [1]		EXISTING		PROPOSED	
OVERALL TRACT	BUILDING AREA	286,304		252,183	
	BUILDING COVERAGE	29.0%		25.5%	
	GROSS FLOOR AREA [1]	282,124		258,428	
	GROSS FLOOR AREA [1]	282,124		258,428	
#2425 SCHOENERSVILLE (WESTGATE SIDE)	BUILDING AREA	109,518		113,701	
	BUILDING COVERAGE	25.2%		26.1%	
	GROSS FLOOR AREA [1]	109,518		113,701	
	GROSS FLOOR AREA [1]	109,518		113,701	
#2285 SCHOENERSVILLE (MAIN MALL)	BUILDING AREA	176,786		138,482	
	BUILDING COVERAGE	32.0%		25.1%	
	GROSS FLOOR AREA [1]	172,606		144,727	
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1) GROSS BUILDING SQUARE FOOTAGE (GSF) INCLUDES THE 2ND FLOOR OFFICE SPACE AND EXCLUDES MALL CORRIDORS

GSF = BUILDING AREA + OFFICE AREA - CORRIDORS

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GSF = BUILDING AREA + OFFICE AREA + CORRIDORS

PARKING REQUIREMENTS					
REQUIREMENT		EXISTING [1]		PHASE 3	
MINIMUM STALL SIZE	9 FT X 18 FT	9 FT X 18 FT		9 FT X 18 FT	
MINIMUM AISLE WIDTH	24 FT	25 FT		25 FT	
PARKING STALL REQUIREMENTS					
USE	REQUIREMENT	EXISTING [1]		PHASE 3	
		BLDG AREA / EMPLOYEES	PARKING REQ	BLDG AREA / EMPLOYEES	PARKING REQ
SHOPPING CENTER (2)	4 STALLS PER 1,000 SF OF GFA	261,753	1047.9	178,343	713.4
AUTO SERVICE	4 STALLS PER SERVICE BAY	-	-	8	32.0
	1 STALL / EMPLOYEE	-	-	8	8.0
OFFICE	1 STALL PER 300 SF	12,800	42.7	12,800	42.7
INDUSTRIAL	1 STALL PER 10,000 GSF + 1.5 PER EMPLOYEE (20 EMPLOYEES)	-	-	41,175	18
GAS STATION	1 SPACE PER 1.5 PERSONS EMPLOYED ON THE PREMISES AT MAXIMUM EMPLOYMENT SHIFT	3	2.0	3	2.0
FINANCIAL INSTITUTION (BANK)	1 STALL PER 200 SF	-	-	3,000	15
	1 STALL PER 1.5 EMPLOYEES	-	-	15	10
FINANCIAL INSTITUTION (CREDIT UNION)	1 STALL PER 200 SF	-	-	3,131	15.70
	1 STALL PER 1.5 EMPLOYEES	-	-	20	13.3
RESTAURANT (A)	1 STALL PER 4 CUSTOMER SEATS	-	-	80	20
	1 STALL PER 2 EMPLOYEES	-	-	20	10
RESTAURANT (B)	1 STALL PER 4 CUSTOMER SEATS	-	-	12	3
	1 STALL PER 2 EMPLOYEES	-	-	4	2
RESTAURANT (CAFE W/ DRIVE-THRU)	1 STALL PER 4 CUSTOMER SEATS	-	-	51	12.75
	1 STALL PER 2 EMPLOYEES	-	-	8	4
RESTAURANT (FAST-FOOD W/ DRIVE-THRU)	1 STALL PER 4 CUSTOMER SEATS	-	-	58	14.50
	1 STALL PER 2 EMPLOYEES	-	-	20	10
TOTAL PARKING REQUIRED		1091.7 USE 1092		946.36 USE 947	
TOTAL PARKING PROVIDED		1182		1165	
ACCESSIBLE PARKING	20 + 1% X 179 = 21.79 - 22 WHERE 1/8 VAN ACCESSIBLE			39 (8 VAN ACCESSIBLE)	
BICYCLE PARKING (3)	MINIMUM OF 2 OR 5% X 1,179 = 58.95 - 59			5 (CREDIT UNION) 5 (FAST FOOD RESTAURANT) 5 (CAFE W/ DRIVE-THROUGH)	

1) EXISTING CONDITIONS REFERENCE PREVIOUSLY APPROVED PHASES 1 AND 2 PLAN INFORMATION

2) FOR ENCLOSED SHOPPING MALLS. AREAS EXCLUSIVELY FOR USE OF PEDESTRIAN CIRCULATION ARE TO BE EXCLUDED

[1] EXISTING CONDITIONS REFERENCE PREVIOUSLY APPROVED PHASES 1 AND 2 PLAN INFORMATION
[2] FOR ENCLOSED SHOPPING MALLS, AREAS EXCLUSIVELY FOR USE OF PEDESTRIAN CIRCULATION ARE TO BE EXCLUDED

BULK REQUIREMENTS				
REQUIREMENT		REQUIRED	EXISTING [1]	PROPOSED
MINIMUM LOT AREA	(SF)	87,120	987,204	936,583
	(AC)	2,000	22,663	21,570
MINIMUM LOT WIDTH	(FT)	300	>300	>300
	(FT)	300	>300	194.07
MINIMUM YARD SETBACKS				
FRONT YARD [3]	(SCHOENERSVILLE RD)	(FT)	40	49.11
	(WESTGATE DR)	(FT)	29.65	NC
SIDE YARD [4-5]	(CATASAUQUA RD)	(FT)	25	43.82
	(LOT LINE)	(FT)	89.83	50.99
REAR YARD [6]	(FT)	25	50.92	NC
	(FT)	2	>2	NC
ACCESSORY STRUCTURE	(FT)	20	7.39	NC
	(FT)	20	7.39	NC
RESIDENTIAL BUFFER YARD	(%)	90	95.4	92.2
	(SF)	-	942,041	866,534
MAXIMUM IMPERVIOUS COVERAGE	(%)	40	23.0	26.4
	(SF)	-	286,304	247,758
MAXIMUM BUILDING COVERAGE	(%)	40	23.0	26.4
	(SF)	-	286,304	247,758
MAXIMUM BUILDING HEIGHT [7]	(FT)	80	<80	<85
	(FT)	80	<80	<85

(NC) NO CHANGE | (V) VARIANCE REQUIRED | (EX) EXISTING NON-CONFORMANCE | (N/A) NOT APPLICABLE
[1] EXISTING CONDITIONS REFERENCE PREVIOUSLY APPROVED PHASE 2 LAND DEVELOPMENT PLAN INFORMATION
[2] MIN LOT AREA MAY BE REDUCED TO 12,000 SF AND LOT WIDTH REDUCED TO 150' FOR A PROPOSED LOT PROVIDED EACH SUCH LOT INCLUDES A LEGALLY BINDING AND RECORDED RESTRICTION STATING THAT THERE WILL NOT BE VEHICLE ACCESS DIRECTLY FROM THE LOT ONTO A PUBLIC STREET. ANY SUCH LOT SHALL HAVE VEHICLE ACCESS USING A SYSTEM OF INTERNAL DRIVEWAYS WITH SUCH ACCESS BEING FULLY COORDINATED AMONG ALL OF THE USES WITH THE DEVELOPMENT TRACT.
[3] IN THE CASE OF A CORNER LOT, THE OWNER MAY DESIGNATE EITHER STREET LINE AS THE FRONT LOT LINE.
[4] SIDE LOT LINE: ANY LOT LINE NOT A FRONT LOT LINE NOR A REAR LOT LINE.
[5] ON A CORNER LOT, THE MINIMUM SIDE YARD ADJACENT TO A STREET SHALL EQUAL THE REQUIRED FRONT YARD OF THE MOST RESTRICTIVE DISTRICT WITHIN THE SAME SIDE OF THE SAME BLOCK AND FRONT ON THE SIDE STREET.
[6] REAR LOT LINE: THE LOT LINE OPPOSITE THE FRONT LOT LINE.
[7] IF A BUILDING IS PROPOSED TO HAVE A HEIGHT EXCEEDING 35', THEN 1' OF ADDITIONAL SETBACK SHALL BE REQUIRED FROM AN ADJUTING LOT LINE OF AN EXISTING DWELLING IN A RESTRICTIVE DISTRICT FOR EACH 1' OF BUILDING HEIGHT OVER 35'. IF SUCH DWELLING IS IN COMMON OWNERSHIP AT THE TIME OF CONSTRUCTION OF THE TALLER BUILDING WITH TEN USE PROVIDING THE SETBACK, THE ADDITIONAL SETBACK MAY BE WAIVED.
[8] AN UNENCLOSED FRONT PORCH MAY INTRUDE UP TO 10' INTO THE MINIMUM FRONT YARD AS LONG AS THE FRONT PORCH IS COVERED BY A ROOF BUT DOES NOT HAVE A 2ND FLOOR

PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

A

B

C

D

PROJECT: WESTGATE MALL REDEVELOPMENT
PHASE 3: OUTPARCEL PAD DEVELOPMENT
SCHOENERSVILLE RD, CATASAUQUA & WESTGATE DRIVES
CITY OF BETHLEHEM, WARD 13, BLOCK 52X250, LEHIGH CO, PA

APPLICANT: WESTGATE MALL OWNER, LLC

TITLE: MASTER MARKETING EXHIBIT

DATE: 2021-08-30

SHEET: RN

REV. NO: 3

PROJECT NO: 180015-03A-05

DRAWN BY: M.T.H.

CHECKED BY: R.W.H.

CAO I.D. #: 180015-RNC_PHASE3

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NOT FOR CONSTRUCTION

REVISIONS

REV	DATE	COMMENTS
1	2021-09-22	REVISED PER CITY AND DOT COMMENTS
2	2021-10-25	CLIENT REVISIONS
3	2022-04-01	REVISED PER CITY COMMENTS

DP: JWB

LANDCORE

Engineering Consultants, P.C.

