



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

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April 26, 2022

Robert Smith
RJ Holdings
P.O. Box 4427
Bethlehem, PA 18018

RE: **(21-014 LD&S) – 21090004 – (Isabella Court Apartments) 130 W. Goepp Street– Land Development Plan – Ward 8, Zoned RT, plan dated September 16, 2021.**

Dear Mr. Smith:

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

ENGINEERING

Public Works – Engineering

Erosion and Sedimentation

1. Silt fence drawn but not labeled nor in legend, add silt fence to detail.

Right of Way

1. Add directional arrows to all bearings, street and property.
2. The approximant slope of Orchard St near Goepp St is 10%. Your ramp design shows a slope of 8%, therefore, please provide detailed design engineer drawings for each ADA ramp, showing spot elevations, slopes, landings, and ramp tiles etc.
3. Contours on sheet 3 do not match Main Driveway Profile on Monocacy St entrance, please verify.
4. Show apron with depressed curb on sheet 3 on Orchard Lane.

Storm Water

1. Owner agreement text should be unobstructed.
2. Existing and proposed impervious area not clearly defined.

Utilities

1. Label size of D.I.P. water main (4" main).
2. Provide storm manhole elevation at Monocacy St. and Goepp St.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$33,255 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.

Miscellaneous

1. Remove similar sinkhole details on page 6 & 9.

2. Add existing fence line to legend on sheets 1, 3, & 1 of drainage plan. Add proposed tree to sheet 1 of drainage plan.
3. Proposed and existing concrete/sidewalk do not match legend.
4. Text is cut off near edges of drawing, arrange text until fully visible.
5. Scale bar text on sheet 2 should be unobstructed.
6. Pavement restoration detail base should be 25mm not 37mm.
7. State the Ward and Block of project site.
8. Perform text clean up on Orchard Lane.
9. Show PA One Call on all sheets.

Add the following notes to the plan:

1. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
2. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
3. It is the owner's responsibility to perform maintenance on the ADS filter.

ZONING

1. Sheet 1 of 9, Record, Statement of Intent, include lot consolidation.
2. Sheet 1 of 9, Record, indicate on the plan the Applicant's request for variances, to permit parking in the front yard, to exceed the maximum area for parking within the front yard and to decrease the minimum separation distance between dwellings and parking, were approved with conditions by the Zoning Hearing Board at their March 23, 2022 Hearing.
3. Sheet 1 of 9, Record, Ref. 1318.06(b). The one-way ingress and egress for the south parking lot requires 8' clear sight triangles. The two way ingress and egress for the north parking lot requires 3' clear sight triangles. Correct and label the graphics. Differentiate on the plan the driveway clear sight triangles from the 15' street clear sight triangles.
4. Sheet 1 of 9, Record, north parking lot, correct the parking count from 10 to 9.
5. Sheet 1 of 9, Record, Ref. 1311.06 and 1319.02(o). Indicate the quantity of bicycle parking spaces and provide a rack detail on Sheet 9 of 9, Construction Details.
6. Sheet 4 of 9, Lighting and Landscape, add the clear sight triangles.
7. Sheet 9 of 9, Construction Details, provide the 30" sitting wall detail.
8. The plan set did neither include architectural floor plans nor elevations; Ref 1311.05(h). Applicant shall reference Article 1311 Design Standards, and specifically, but not limited to Sections: 1311.05(a) ... building shall not have a front facade comprised of more than 33 percent vinyl or aluminum siding; 1311.05(i) New construction should have rooflines that are similar to adjacent older buildings. Flat roofs should be avoided...; 1311.10(f) Where existing adjacent older buildings have a certain pattern and door and window spacing, then they should be continued; 1311.10(g) Overly modernistic or bland buildings devoid of details should be avoided...; 1311.10(i) ... new porches should be considered on the front of new buildings.

GENERAL

1. A recreation fee of \$27,000 shall be paid prior to completion of the Developer's Agreement.

2. Also enclosed are comments from the Bethlehem Environmental Advisory Council dated April 25, 2022.
3. The project is on a parcel currently designated as eligible for Local Economic Revitalization Tax Assistance (LERTA) benefits. Increased assessment resulting from new construction, renovation, and improvements may be eligible for a 10-year abatement on increased property taxes. Applications for LERTA must be submitted within 60 days of receiving the building permit. To discuss the program, please contact the Dept. of Community & Economic Development
4. The three story building proposes 18 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 2 units meet all the guidelines of affordability for residents at 80% of AMI.
5. The proposed fence on the north side of the property shall be labeled as a minimum 4' solid fence.

This item will be placed on the May 12, 2022 Planning Commission Meeting Agenda.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem
C. Peiffer
J. Pergosky
A. Karner
L. Rothman, EAC
J. Rentko, Black Forest Eng.

Enclosure



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

April 25, 2022

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed development 130 W. Geopp Street. 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 utilize sustainable building materials and 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, 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. 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). Secure indoor and outdoor bike parking facilities for residents and visitors would be ideal, especially since it can be difficult to store a bike in an apartment if there isn't dedicated space.

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend, Vice Chair

Ben Felzer

Ben Guthrie, Secretary

Vibhor Kumar

Mike Topping

Katie Trembler

cc: Bethlehem City Council

Mayor J. William Reynolds