



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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April 6, 2022

Jordan Clark
The Ballina Group, LLC
1439 Monroe Avenue, Suite 1
Dunmore, PA 18512

RE: **(21-003 LD&S) - 21020002–SOUTH NEW STREET APTS – 319-27 S. NEW STREET - Ward 3, Zoned CB, plan dated October 29, 2020 and revised February 21, 2022.**

Dear Mr. Clark:

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 of execution of the developer's agreement, a sanitary sewer tapping fee of \$115,231 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 proposed sanitary lateral crosses multiple utilities and is extremely close to an existing storm sewer line. This connection shall be shifted further north in order to avoid some of these conflicts.
3. Sidewalk and ADA ramp replacement must be coordinated with the South New Street Streetscape project. The developer will be required to install paver sidewalk along the entire frontage and the 2 ADA ramps at the intersection of S New St and E Graham Place. Details of the proposed ADA ramps are included in the City's project and the developer shall use them for installation of the two ramps at S New St and E Graham Place. The developer shall follow the details in the City's streetscape project. The City will provide the pavers.
4. The westernmost proposed building is extremely close to the existing curb and catch basin. This could prevent the ability for maintenance of the existing curb and catch basin. An alternate design shall be investigated to shift the column further away from these structures. Excavation for this column may also interfere with the proposed ADA ramp and sidewalk that is being installed with the South New Street Streetscape project. The developer shall coordinate with the City project.
5. Curb shall be extended along the entire E Graham Place frontage.
6. A plan shall accompany the aerial easement description. It appears the easement description has an error in line 3, this should read S 81°46'4" **WEST**, 81.01 ft.
7. The Engineer's opinion of probable cost shall be revised as follows:
 - a. Increase unit cost of item 2, City standard Concrete curb, to \$100/SF as this is more in line with current pricing. Also increase quantity to include curb along E Graham Pl.
 - b. Replace Item 7 with "Install City provided pavers" as the City will be requiring the developer to install the paver sidewalk along the entire S New St frontage to tie in with the City project.
 - c. Clarify what line 8, Access Ramp, is for.
 - d. Add item for ADA ramp upgrades at S New and E Graham Pl. This shall have a unit cost of \$10,000.
8. Please see attached addressing plan. All addresses/apartment numbers shall be clearly displayed at the entrances.

Public Works – Traffic

1. The trip generation calculation shall include all uses in the proposed building (multifamily housing, commercial, restaurant, etc.) It does not appear that the submitted trip calcs include all uses. Additionally, the applicant shall prepare a transportation study per SALDO Section 1347.14 if the trips are as follows: an abbreviated traffic study is required if trips are between 50 and 100 new vehicle trips in the peak direction (inbound or outbound) during the site's peak traffic hour. A full traffic study is required if 100 or more new vehicle trips in the peak direction (inbound or outbound) during the site's peak traffic hour are projected. Since it is projected that the vehicles associated with the development will utilize the parking garage, the study shall focus on not only vehicular traffic, but also pedestrian and bike access as well.
2. As discussed with the developer, utilities will need to be installed within the roadway during the summer, before the City completes the Streetscape Project and paves the road. Additionally as discussed, a pre-construction meeting will be needed with the City's contractor to discuss the sidewalks, proposed lighting, landscaping, benches, ADA ramps, etc.
3. The Developer shall provide a design for the Greenway area (which will include landscaping, trees, etc.) adjacent to the property which will coincide with the City's S. New Street Streetscape design.
4. Indicated where loading will occur for the tenants and commercial uses.

Public Works – Lighting

1. The two previous items were addressed in the response letter dated 2/25/22 but there was no detail on the sheets provided showing the note or the lights under the breezeway.
 - a. Show the breezeway proposed lighting.
 - b. Add note to the water and fire line details about existing utilities in the same general area and that additional caution is required.

ZONING

1. Sheet 1 of 5 and Sheet 2 of 5, Zoning Data, Minimum Lot Width, correct from SF to LF.
2. Sheet 1 of 5 and Sheet 2 of 5, Statement of Intent, correct ...The ground floor of the building will be designated for Retail, Restaurant or Personal Service Uses.

GENERAL

1. A recreation fee of \$93,731.25 shall be paid prior to the execution of a developer's agreement.
2. The 9 story building proposes 61 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. The developer has agreed to create 6 dwelling units that meet all the guidelines of affordability for residents at 80% of AMI. This information will be included as a special provision in the Developer's Agreement.
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. Since the proposed building encroaches onto Graham Place and the Greenway, a landscaping plan must be designed in collaboration with the Planning Bureau adjacent to the north side of the building facing the Greenway. The approved landscaping plan must be installed by the Developer at his /her expense.
5. In the event the City and developer are able to reach agreement to permit the developer to access or encroach with its building into the City's street right of way over Graham Place and onto the Greenway, such agreement to include appropriate compensation to the City, the developer shall execute a recordable easement and license agreement with respect to the proposed building encroachment in such form as shall meet the requirements of the City.
6. The total gross area of the proposed encroachment on the Greenway shall be calculated. Please provide the following: (1) size of the requested easement of East Graham Place; (2) size of the requested easement of the Greenway building overhang; and (3) size of the requested access easement of the Greenway.
7. The requested access easement over a portion of the Greenway containing 1820.51 sq ft shall be enlarged to show an access easement over E. Graham Place also. The City must approve the size of the access

easement.

8. The square footages of the proposed encroachment provided in Note 14 under project notes do not appear to be accurate when comparing them to the plan. More exact calculations shall be provided in which the plan and the plan notes stipulate the same amounts.
9. Location and limits of any future lay by area for construction shall be submitted to and approved by the City of Bethlehem.
10. Any easement, lease, sale, or other transfer or conveyance to the developer of any of the City's rights to the Greenway or to the right-of-way above Graham Place must be made in accordance with any applicable provisions of the Third Class City Code, the Optional Third Class City Charter Law, City ordinances, and any other applicable law.

When these comments are addressed, submit two full sets of plans, partial sets for electrical and traffic, electronic plans and a comment/response letter for further review.

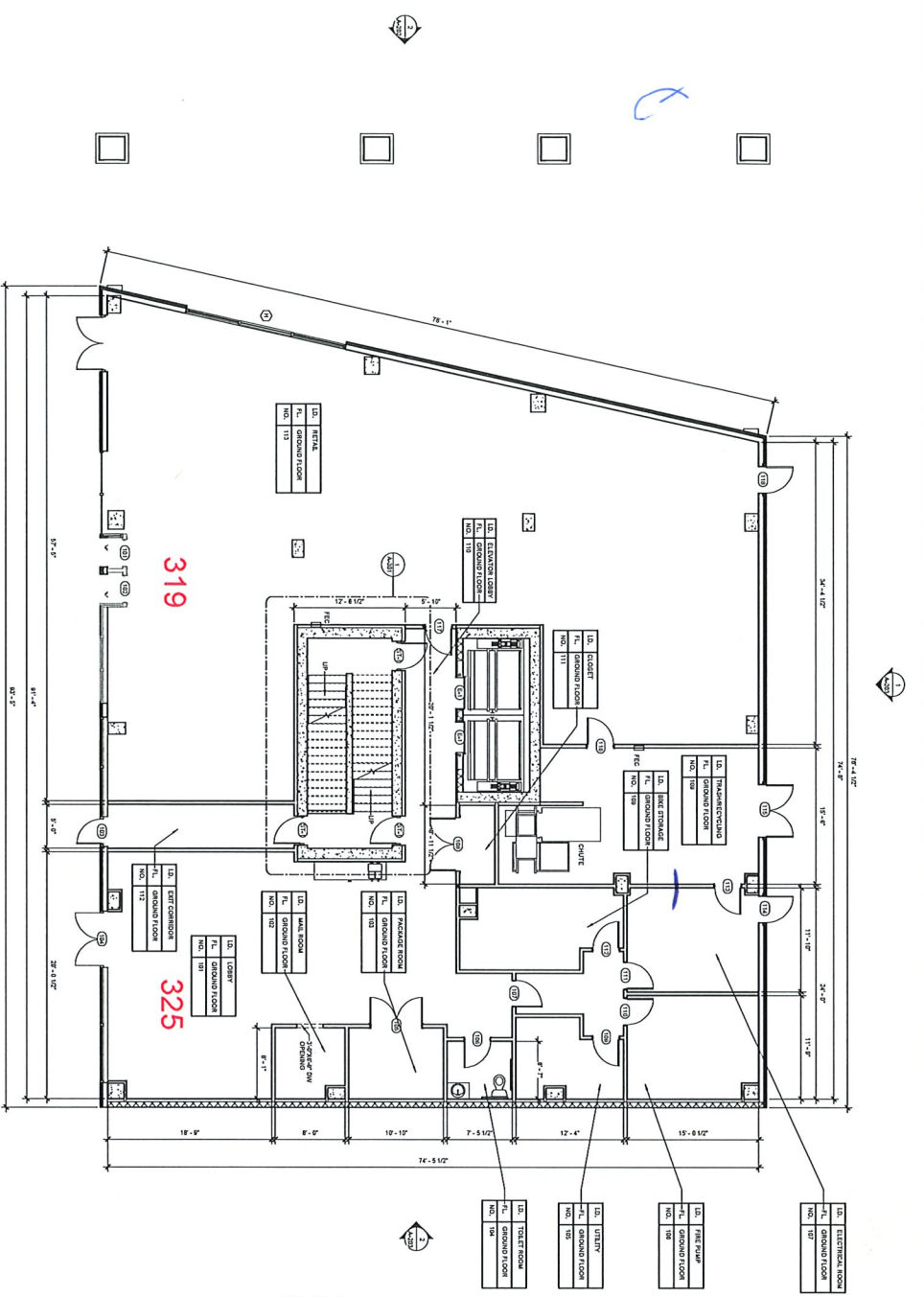
Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem T. Wells
 A. Rohrbach G. Cryder
 C. Peiffer L. Turoscy, Lehigh Engineering Assoc., Inc.

Enclosures



1
A-101
GROUND FLOOR PLAN

1st floor retail will utilize an address of
 319 S New St
 Bethlehem, PA 18015

325 S New St
 Apt XXX
 Bethlehem, PA 18015

Apartment will utilize an address of

- ROOM ABSTRACT:**
1. REFLECTS EXISTING, DETAILS AND PROPOSED REVISIONS FOR INSTALLATION OF MATERIALS.
 2. WALLS ARE SHOWN TO FINISH FACE, DOORS AND WINDOWS TO CENTERLINE.
 3. STEEL CHANGERS ARE TO FACE OF STEEL, OR CENTERLINE OF STEEL, AS NOTED BY STEEL AND LIFT.
 4. FINISHED FLOOR CHANGERS ARE FROM CENTERLINE OF FINITE TO FINISH FACE OF FINITE.
 5. FINISHED FLOOR CHANGERS ARE FROM CENTERLINE OF FINITE TO FINISH FACE OF FINITE.
 6. FINISHED FLOOR CHANGERS ARE FROM CENTERLINE OF FINITE TO FINISH FACE OF FINITE.
 7. REFER TO STRUCTURAL DRAWINGS FOR ALL CONNECTION, SLAB AND STRUCTURAL STEEL LOCATIONS AND QUANTITIES AND LOCATIONS.
 8. REFER TO FINISHING DRAWINGS FOR ALL FINISHING, CEILING AND FINITE DETAILS.
 9. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL, PLUMBING, POWER, DATA, TELEPHONE AND CABLE QUANTITIES AND LOCATIONS.
 10. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL, LIGHTING, POWER, DATA, TELEPHONE AND CABLE QUANTITIES AND LOCATIONS.
 11. QUANTITIES AND LOCATIONS.

THE EXISTING BUILDING:
 THE EXISTING BUILDING IS A
 100,000 SQ. FT. BUILDING
 WITH 10 FLOORS
 AND A TOTAL FLOOR AREA OF
 1,000,000 SQ. FT.

REVISIONS	NO.	DESCRIPTION	DATE

GROUND FLOOR PLAN
 TITLE
 2020-21 10/5/2021
 PROJECT NUMBER DATE
 SCALE 3/16" = 1'-0"
 DRAWN BY JGC
 CHECKED BY JGC

A-101

Ballina
 GROUP, LLC

100 HUNTER AVE.
 BETHLEHEM, PA 18018
 610-252-1111
 www.ballinagroup.com

LEA
 CONSULTANTS

LEA CONSULTANTS
 1000 EAST BROADWAY, SUITE 1000
 PHILADELPHIA, PA 19106
 WWW.LEACONSULTANTS.COM

Feiner+Rowen
 ARCHITECTS

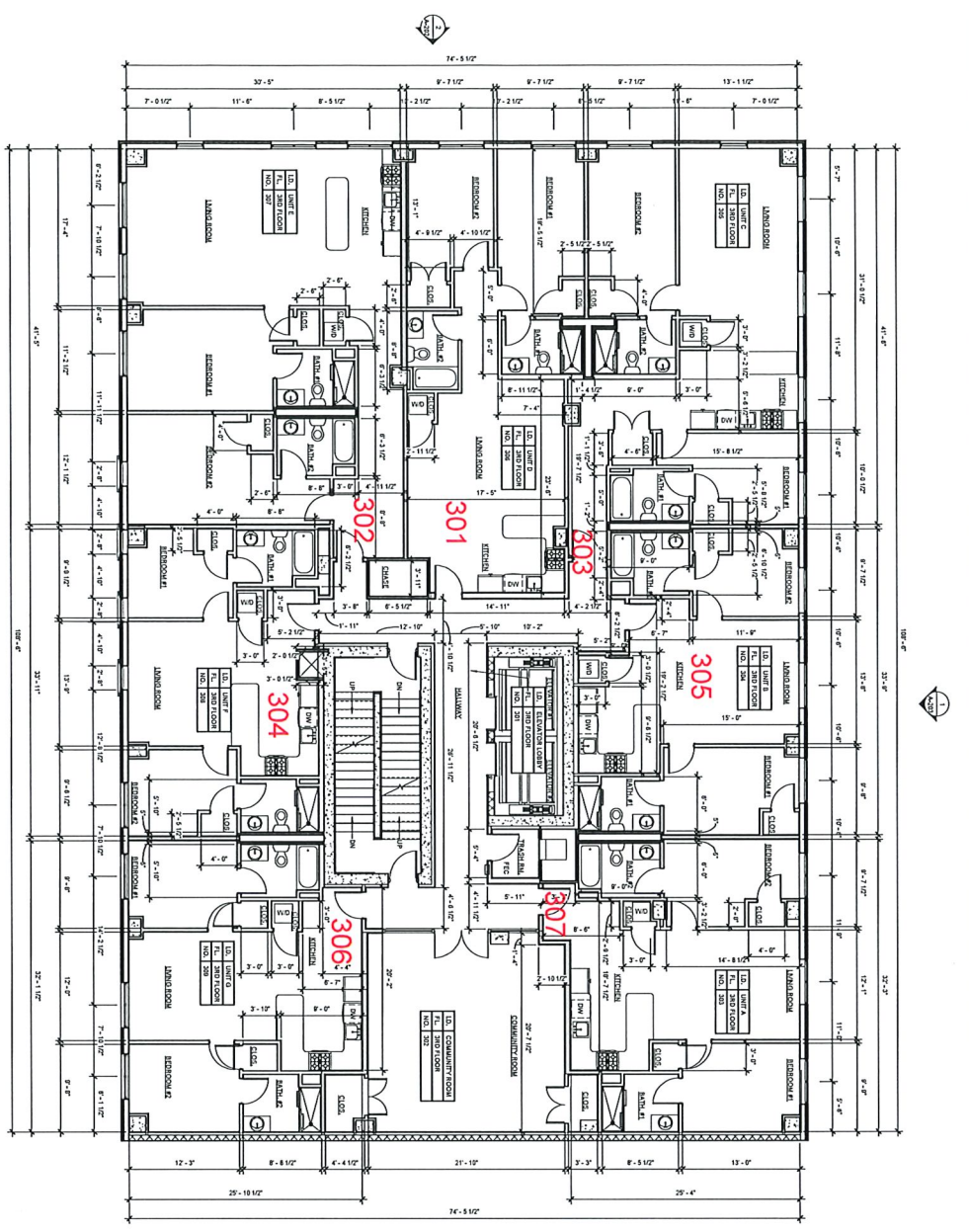
FEINER+ROWEN, PC
 1000 EAST BROADWAY, SUITE 1000
 PHILADELPHIA, PA 19106
 WWW.FEINERROWEN.COM

GPI
 GROUP INC.

ONE EIGHT SEVEN, N.E. 10TH
 AVENUE, SUITE 1000
 MIAMI, FL 33132
 WWW.GPIGROUP.COM

CONROTH ESSEX
 ARCHITECTS

CONROTH ESSEX ARCHITECTS AND
 INTERIORS, INC.
 325 S. NEW STREET
 APARTMENT COMPLEX
 317-573-NEWSPRINT
 BETHLEHEM, PA



1 THIRD FLOOR PLAN
A-103 SCALE 3/8" = 1'-0"

- FLOOR PLAN NOTE:**
- SEE WALL SECTION, DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
 - WALLS ARE EXCLUDED TO FINISH FACE, DOORS AND WINDOWS TO CENTERLINE.
 - FITTED DIMENSIONS ARE TO FACE OF FITTLE OR CENTERLINE OF FITTLE, AS DIMOTED BY FITTLE LINE AND DATE.
 - FINISHED FLOOR DIMENSIONS ARE FROM CENTERLINE OF FINITURE TO FINISHED FACE OF PARTITION.
 - MEASURE ALL WALL, EXCEPT LOCATIONS FOR ALL ALUMINUM CASING, COUNTERTOP, BATHROOM CONTRACTOR FINISH, PARTITIONS AND FOUNDATION WALL.
 - FINISH TO CONTRACTOR LOCATIONS OF ALL SUBSTRATE MATERIALS AND FINISHES TO CONTRACTOR FINISH POSITIONS AND FOUNDATION WALL.
 - REFER TO STRUCTURAL DRAWINGS FOR ALL CONNECTION, SLAB AND STRUCTURAL STEEL LOCATIONS AND DETAILS.
 - REFER TO FIRE PROTECTION DRAWINGS FOR ALL SPRINKLER HEADS AND PIPING SIZES AND LOCATIONS.
 - REFER TO FINISHING DRAWINGS FOR ALL FINISH LAYOUT, SIZES AND FINISH SCHEDULE.
 - REFER TO ELECTRICAL DRAWINGS FOR ALL WIRE LOCATIONS AND DETAILS, NOTE THIS SCHEDULE IS A PARTIAL QUANTITIES AND LOCATIONS.
 - REFER TO ELECTRICAL DRAWINGS FOR ALL CIRCUITRY, LIGHTING, POWER, DATA, TELEPHONE CIRCUIT QUANTITIES AND LOCATIONS.

DELETED PROGRESSIVE LEGENDA
 SEE 31000 FIRE PROTECTION
 NOTE: LOCATIONS TO RECEIVE FINISHES FROM THE

- REVISIONS**
- | NO. | DESCRIPTION | DATE |
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| | | |

THIRD FLOOR PLAN
 TITLE
 2020-21 10/5/2021
 PROJECT NUMBER DATE
 316" = 1'-0"
 SCALE
 CGA IRVISON, INC.
 DRAWN BY JGC
 CHECKED BY

A-103

Ballina
GROUP, LLC

1400 BANCROFT AVE.
SUITE 1000
PHILADELPHIA, PA 19103
www.ballinagroup.com

CONSULTANTS

EA
ENVIRONMENTAL ASSOCIATES, INC.
400 MARKET STREET
PHILADELPHIA, PA 19106
www.environmentalassoc.com

reuther-bowen
ARCHITECTS
1000 MARKET STREET
PHILADELPHIA, PA 19106
www.reuther-bowen.com

MEP ENGINEERS

GPI
GENERAL CONTRACTORS, INC.
1000 MARKET STREET
PHILADELPHIA, PA 19106
www.gpi.com

CONSULTING ENGINEER
 DRAWINGS OF THE PROPERTY OF BALLINA GROUP, LLC. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BALLINA GROUP, LLC.

325 S. NEW STREET
APARTMENT COMPLEX
 317-277 & NEW STREET
 BETHLEHEM, PA

