

City of Bethlehem Bureau of Planning & Zoning
Ms. Darlene Heller
Director of Planning & Zoning
10 East Church Street
Bethlehem, PA 18018

April 26, 2022

RE: (21-003 LD&S) – 21020002-SOUTH NEW STREET APTS- 319-327 S. NEW STREET- Ward 3, Zoned CB, plan dated October 29, 2020 and revised February 21, 2022.

Dear Darlene:

In response to your letter dated April 6, 2022, for the above reference project, we offer the following responses:

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.

Response: Project and process will comply.

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.

Response: Revised plans will reflect this change.

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.

Response: A preconstruction meeting on site with city staff is in the process of being scheduled for May to coordinate all final requirements.

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.

Response: These items shall be coordinate with the City's project. Any necessary revisions to the plans shall be made.

5. Curb shall be extended along the entire E Graham Place frontage.

Response: Updated drawings to reflect curb.

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.

Response: To be corrected / provided.

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.

Response: To be updated and resubmitted.

8. Please see attached addressing plan. All addresses/apartment numbers shall be clearly displayed at the entrances.

Response: This will be included in the architectural plans.

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.

Response: Additional traffic shall be less than 50 trips associated with this project.

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.

Response: To be coordinated with the city staff at pre-construction meeting currently being scheduled.

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.

Response: To be submitted for review.

4. Indicated where loading will occur for the tenants and commercial uses.

Response: Loading will occur on scheduled times in front of building. Developer to submit schedule

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.

Response: Breezeway lighting to be submitted along with proposed fixture cut sheet. Additional requested notes added to drawings.

ZONING

1. Sheet 1 of 5 and Sheet 2 of 5, Zoning Data, Minimum Lot Width, correct from SF to LF.

Response: Corrected.

2. Sheet I 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.

Response: Corrected

GENERAL

1. A recreation fee of \$93,731.25 shall be paid prior to the execution of a developer's agreement.

Response: To be paid.

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.

Response: Agreed.

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.

Response: To be coordinated by developers.

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.

Response: This shall be coordinated with the City and Civil Engineer for compliance.

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.

Response: To be coordinated with the City and Developers attorney.

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.

Response: Requested easement over E. Graham Place: 1,138 SF
Building Overhang into Greenway: 770 SF
Requested access easement into Greenway: 1,820.51 SF (includes building overhang)

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.

Response: The total easement requested (Greenway and E. Graham Place): 2,958.51 SF

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.

Response: Please see above quantities.

9. Location and limits of any future lay by area for construction shall be submitted to and approved by the City of Bethlehem.

Response: Site logistics plan shall be submitted for approval prior to construction beginning.

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.

Response: Project to comply.

Should you need anything further, please do not hesitate to contact us at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "AGCL".

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The Ballina Group, LLC

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