



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7094

Fax: 610-865-7330

TDD: 610-865-7086

June 22, 2022

Susan Mauser, CEO
1560 Valley Center Parkway
Bethlehem, PA 18017

RE: **(22-006 LD) – 22040005– 2040 AVENUE C (Lehigh Valley Academy) – Land Development Plan – WARD 13, Zoned PI, plan dated April 1, 2022 and last revised May 23, 2022**

Dear Ms. Mauser:

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

ENGINEERING

Public Works – Engineering

1. There is no existing sidewalk for 2040 Avenue C. Sidewalk shall be constructed in the right of way along the entire Avenue C and Schoenersville Road frontage. Sidewalk is required in the City of Bethlehem per Article 905, below.

905.02 NEW DEVELOPMENT – CURB, GUTTER AND
SIDEWALK REQUIREMENTS. (Ord. 4154; Passed 11/6/02)

(a) Curbs, gutters and sidewalks shall be required as a condition of each building permit or new subdivision, except in those areas deferred by action of the City Planning Commission, upon recommendation by the Director of Public Works. (Ord. 4159; Passed 12/3/02)

Consistent with prior developments in the vicinity of 2040 Avenue C, sidewalk shall be required. A separate memo is attached from the Department of Public Works recommending a denial of the attached sidewalk deferral request from Terraform Engineering in a letter dated May 23, 2022.

2. In accordance with Ordinance 4342, at the time of the execution of the developer's agreement, a sanitary sewer tapping fee of \$2527 per EDU shall be paid. That amount will be determined after the submission of a sanitary sewer facilities planning module application.

Public Works – Traffic

1. Per the conversation with McMahon on 2/22/22, the developer was to complete additional counts and traffic analysis in the form of a Traffic Impact Memo including the following analysis of the following intersections:
 - a. Schoenersville Road and Avenue C/Stoke Park Road
 - b. Avenue C and Western Site Access
 - c. Avenue C and Middle Site Access
 - d. Avenue C and Eastern Site Access

2. The developer will investigate if timing changes are necessary during the peak periods at Schoenersville Road and Avenue C/Stoke Park Road. Based on our discussion, if timings are required, the City will likely make the signal timing modifications.
3. The signals on Schoenersville Road are part of a coordinated system. If changes are necessary to the signal at Schoenersville Road/Stoke Park Rd./Avenue C we would suggest that the overall cycle length be maintained on the corridor so that the entire signal system does not have to be analyzed.
4. Further comments will follow once the additional study information is reviewed by the City's Traffic Consultant.

Public Works – Forestry

1. Incorporate low growing vegetation such as boxwood, holly, and decorative grasses in landscape parking lot islands and around proposed building. Mulch may be used around these grasses and shrubs.
2. Our computation of proposed parking lot trees total 32 trees, not 40 trees. Since only 24 parking lot trees are required (not 30), the plan provides only 8 additional parking lot trees are provided. Since 13 parking lot trees are to be removed, 13 additional trees must be provided. Five additional parking lot trees must be provided. They must be added to the rear parking lot area, since no parking lot trees exist in the rear. These trees must be contained in 9' by 18' landscaped islands in accordance with Section 1319.02 of the Zoning Ordinance.

FIRE

1. The architect/engineer must confirm Fire Department vehicles have the required turning space to access all areas. (See attached turning radius information for our largest vehicle.) Please submit a turning plan.
 - *Turn plan must be extended into the circle turn-around*
 - *Provide vehicle turn-around compliant with 2015 IFC **D103.4 Dead ends**. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.*
2. Indicate the location of all Fire Department Connections (FDC). Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise *approved* by the Fire Marshal. Please add note: "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
 - *FDC's were indicated for the two existing buildings, however the locations of the FDC's do not meet the requirements for the distance from a FDC to Fire Hydrant, NFPA 14 (2013) 6.4.5.4 or 6.4.5.4.1. Provide additional fire hydrant(s) on property*
 - *Provide FDC location on "proposed building"*
3. All buildings less than 30 feet in height must have 20 foot wide, minimum, access road(s). All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.) At least one of the required access roads meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from each building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
 - *The access road to the "proposed building" is sufficient; however the access road(s) to the two existing buildings do not meet the requirements indicated above. *** At least one of the required access roads meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from each building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)*
4. Contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any question related to Fire Code requirements.

ZONING

1. Sheet C2.01, Site Plan, indicates 20 bicycle parking spaces on the parking chart. We are unable to locate the spaces on the plan. Please clarify. Ref. 1319.02(o).
2. Provide details on the dumpster enclosure and locate on the plan. Even if the dumpsters exist, the dumpsters and gates must be enclosed in vinyl, concrete or wood, in accordance with Section 1318.26.a since the revisions to the site constitute a land development plan.

GENERAL

1. LANTA currently provides public transportation service directly to the project site, with a westbound bus stop on Avenue C along the property frontage, in between the Schoenersville intersection and the main entrance driveway to the existing 3-story building on Avenue C. LANTA strongly recommends including a sidewalk along the full length of the property frontage to help complete a gap in the sidewalk network on the north side of Avenue C. LANTA and LVPC also recommend a walkway from the existing bus stop location along the main entrance driveway to the main entrance of the building, as well as a comprehensive pedestrian network throughout the project site to support the walkability of the charter school campus. The revised plans indicate that the internal sidewalk walkways were added to the plan. The City is recommending the installation of full sidewalk along both property frontages. See LVPC’s attached letter dated April 29, 2022.
2. Amend the City of Bethlehem signature block on Sheets 1 to read as follows:
 “Approved by the City of Bethlehem Planning Commission at its meeting on _____.” Amend the signature lines to stipulate “Chairman” and “Secretary.”
3. If Sheet 1 is the only plan intended to be recorded, it must clearly indicate on the plan that the Site Plan, Sheet 3, is part of the recorded pages. The site plan must be able to be found with all other recorded plans for this project in the Lehigh County Recorder of Deeds office.
4. Comments from the City’s Environmental Advisory Council are attached. Address each comment in your revised plan before June 24, 2022, since they were not addressed yet.
5. Submit elevation drawings of the proposed gymnasium for our review.

This item will be placed on the June 30, 2022 Planning Commission meeting agenda. The applicants must be present at the meeting.

Sincerely,

Darlene L. Heller, AICP
Director of Planning and Zoning

- | | | |
|-----|------------|----------------------------|
| Cc: | B. Yandem | R. Taylor |
| | C. Peiffer | P. Terry, Benchmark Eng. |
| | P. Godbout | M. Wood, LANTA |
| | T. Wells | L. Rothman, EAC |
| | D. Shaffer | T. DeGroot, Terraform Eng. |
| | M. Reich | |

Enclosures



May 23, 2022

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

Re: Lehigh Valley Academy Regional Charter School
Sidewalk Waiver Request
City of Bethlehem
Lehigh County, PA.
Terraform Project No. 21051

Dear Darlene,

On behalf of Hatboro-Horsham School District we are requesting an additional waiver and documenting our understanding of the status of the previous waiver requests made to the Council on March 28, 2022.

ARTICLE 909 – Sidewalks, Curbs, Gutters and Driveways, Section 909.02 (a) requires every owner of property abutting a public street to provide sidewalk along the street frontage. The subject site has frontage on Avenue C and Schoenersville Road and there is current no sidewalk along the frontage of either street or on the properties to the west or north of the subject site. A waiver is requested from this requirement to limit the sidewalk to the area between the intersection of Schoenersville Road / Avenue C and the east driveway on Avenue C to the building. The sidewalk will be extended to the front door on the school.

The proposed sidewalk will connect the intersection with the school entrance and provide sidewalk for the LANTA bus stop located between the intersection of Schoenersville Road / Avenue C and the eastern school driveway on Avenue C. We do not see evidence that a serious pedestrian safety issue exists along the subject property frontage. Constructing additional sidewalk at this time will not provide any pedestrian connections to other existing sidewalk networks.

Should you have any questions, or require additional information, please contact me at our Bethlehem, PA office at (484) 895-4632.

Sincerely,

A handwritten signature in black ink that reads "Terry P. DeGroot".

Terry P. DeGroot P.E.
Project Manager

cc: Susan Mauser and Holly Parkinson, LVA
Jeff Breaully, Pure PM
Michael Metzger, Alloy5 Architecture

CITY OF BETHLEHEM

DEPARTMENT OF PUBLIC WORKS – BUREAU OF ENGINEERING INTEROFFICE MEMORANDUM

TO: Darlene Heller, Director of Planning and Zoning

FROM: Phillip Godbout, Project Engineer

RE: Sidewalk Deferral Request – 2040 Avenue C

DATE: June 14, 2022

The engineering comment regarding sidewalks for 2040 Avenue is reproduced below.

There is no existing sidewalk for 2040 Avenue C. Sidewalk shall be constructed in the right of way along the entire Avenue C and Schoenersville Road frontage. Sidewalk is required in the City of Bethlehem per Article 905, below.

**905.02 NEW DEVELOPMENT – CURB, GUTTER AND
SIDEWALK REQUIREMENTS. (Ord. 4154; Passed 11/6/02)**

(a) Curbs, gutters and sidewalks shall be required as a condition of each building permit or new subdivision, except in those areas deferred by action of the City Planning Commission, upon recommendation by the Director of Public Works. (Ord. 4159; Passed 12/3/02)

Consistent with prior developments in the vicinity of 2040 Avenue C, sidewalk shall be required.

In the sidewalk waiver request a claim is made that the proposed sidewalk will connect the intersection with the school entrance and provide for access to the LANTA bus stop. Additionally, that there is no evidence that a serious pedestrian safety issue exists and that additional sidewalk will not provide pedestrian connections to other existing sidewalk networks at this time.

While it is accurate that access to the school entrance from the LANTA bus stop is currently the most important pedestrian access it is the view of the City of Bethlehem that safe pedestrian access is a long term goal. Development provides an opportunity to build pedestrian access where it has not previously existed. The area between Avenue C to the north and Industrial Drive to the south was originally developed without sidewalks. Today there is a patchwork of completed sidewalk. Through consistent adherence to the City ordinance this pedestrian network becomes more complete.

In view of the above information, the Department of Public Works does not support a deferral of sidewalk at this property.

Route to: M. Alkhal → B. Yandem → File



STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

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CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

April 29, 2022

Darlene Heller, AICP
Director of Planning and Zoning
10 East Church Street
Bethlehem, PA 18018

**RE: Lehigh Valley Academy Regional Charter School (New LVA Campus) – Land Use of Regional Significance
City of Bethlehem
Lehigh County**

Dear Ms. Heller:

The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings were virtual and occurred on:

- LVPC Comprehensive Planning Committee Meeting
 - April 26, 2022 at 12:00 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - April 28, 2022 at 7:00 PM
 - <https://lvpc.org/meetings.html>

The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the 'Educational Facilities' land use category. The project proposes a 25,520-square-foot gymnasium and redevelopment of existing office space for a new Lehigh Valley Academy Campus. The project is located at 2040 Avenue C (parcel number 641940680929). This proposal exhibits general consistency with *FutureLV* because it is in the development area of the General Land Use Plan and relocates a school along a Corridor (of Policy 4.3). Additionally, the relocation of the school on an existing developed property 'encourages reuse and redevelopment within urban areas' (of Policy 1.1), 'expands access to education' (of Policy 4.1) and enhances the long-term viability of assets (of Policy 1.3).

Multimodal Accessibility

LANTA provides public transportation service directly to the project site, with a westbound bus stop on Avenue C along the property frontage, in between the Schoenersville Road intersection and the main entrance driveway to the existing three-story building on Avenue C. The LVPC strongly recommends including a sidewalk along the full length of the property frontage to help complete a gap in the sidewalk network on the north side of Avenue C. LVPC also recommends a walkway from the existing bus stop location along the main entrance driveway to the main

entrance of the building, as well as a comprehensive pedestrian network throughout the project site to support the walkability of the charter school campus and 'connect assets to diverse transportation options' (of Policy 1.3). The addition of sidewalk along this property would 'promote safe routes to schools and playgrounds' (of Policy 5.2).

Environmentally Sensitive Building and Landscape Design

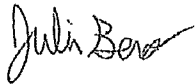
The LVPC recommends that educational institutions incorporate environmentally sensitive building design and green infrastructure improvements, such as rain gardens and rain barrels, which can be used to capture runoff for greywater reuse, and renewable energy sources such as solar or geothermal. These enhancements further academic endeavors related to sustainable technologies, improve campus aesthetics, demonstrate environmental leadership within the region and 'reduce climate change impacts through mitigation and adaption' (Policy 3.4).

The LVPC has copied appropriate representatives from adjacent municipalities to further 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Feel free to call me with any questions about this review.

Sincerely,



Julie Benco
Regional Planner

cc: Michael Alkhal, PE, City of Bethlehem Engineer/Public Works Director; Lehigh Valley Academy Regional Charter School, Applicant/Property Owner; Terry DeGroot, Terraform Engineering; Mark Thomas, Chair, Hanover Township Planning Commission, Lehigh County; John J. Finnigan, Manager, Hanover Township, Northampton County; Irene Woodward, AICP, Director of Planning & Zoning, City of Allentown; Kerry Rabold, Planning & Zoning Officer, Salisbury Township; Christopher Bennick, Chair, Fountain Hill Borough Planning Commission



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 26, 2022

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed development at 2040 Avenue C. 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, which is of concern, especially on the Southside of Bethlehem, as the climate continues to warm. Green roofs also help lower the heat inside the building, aid in stormwater management and would provide an educational opportunity for students.

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 should be incorporated in coordination with the City Forester in the selection of native species for both trees and shrubs.

Another recommendation is the inclusion of "easily-accessible, secure, sheltered bicycle parking" on the property, as recommended in the CAP (Transportation Strategies T1.2 and T1.9).

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend

Ben Felzer

Ben Guthrie

Vibhor Kumar

Mike Topping

Katie Trembler

cc: Bethlehem City Council

Mayor J. William Reynolds