



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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August 3, 2022

Plamen Ayvazov, Member  
Beth-Boyd, LLC  
3128 Beaufort Drive  
Bethlehem, PA 18017

RE: **(22-007 LD&S) – 22040006– 128 E. 3<sup>RD</sup> ST. – Land Development and Subdivision Plan – WARD 3, Zoned CB, plan dated March 25, 2022 and revised July 5, 2022.**

Dear Mr. Ayvazov:

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 \$92,286 will need to be paid.
2. See attached marked up floor plan for addressing. The commercial space shall have an address of 128 E 3<sup>rd</sup> St and the apartments shall have an address of 308 Webster St. The apartment unit numbers shall be as follows:
  - a. 2<sup>nd</sup> floor – 201-212
  - b. 3<sup>rd</sup> floor – 301-312
  - c. 4<sup>th</sup> floor – 401-412
  - d. 5<sup>th</sup> floor – 501-511
  - e. 6<sup>th</sup> floor – 601-608
3. Developer shall submit an opinion of probable cost for use in preparing the Developer's Agreement.

### **Public Works – Traffic**

1. Trip calculations are being reviewed by the City's Traffic Consultant. Additional comments may be submitted under separate cover.
2. The Developer's Agreement shall include a note that all loading / unloading shall occur from the rear on Mechanic Street. Add this as a note on the Land Development Plan.

### **Public Works – Water**

1. The proposed 6" Water Main needs to be upsized to an 8" main, with an 8" x 6" Tee, 6" Valve, and a Fire Hydrant (City Supplied), to be installed 2' behind face of curb.

### **Public Works – Lighting**

1. The street lighting has been addressed on the drawings with text stating that they need to be city standard Main Street Acorn poles and fixtures but the street light cut sheets are incorrect in the drawings are not the proper light pole and fixture. type. The city standard acorn light poles and fixtures are made by Main Street Mfg. and the proper cut sheets need to replace the Victorian poles and fixtures by Phillips Hadco and Spring City Mfg.

**ZONING**


1. In accordance with Section 1318.28, Tree Conservation, and as requested by the developer in his response memo dated July 11, 2022 (zoning comment/response #5), the developer shall pay a fee in lieu of planting 3 street trees along Mechanic Street since existing underground utilities are located underneath the sidewalk. The fee is \$500 per street tree for a total of \$1500.00. The City Forester has confirmed that street trees shall not be planted along Mechanic Street's right of way.

**GENERAL**

1. A recreation fee of \$86,012 shall be paid prior to finalizing the Developer's Agreement.
2. The site is located in the South Bethlehem Historic Conservation (HCC) District. Conditional relief has already been granted for demolition of the existing noncontributing structure and construction of a 6-story building based on submitted drawings. Additional HCC review will be necessary to consider materials, etc. Particular attention will be given to the lower floors that are more visible from the street and that provide for more interaction with pedestrians. All decisions of the HCC must be implemented by the applicant.

**This item will be placed on the August 18, 2022 Planning Commission Meeting Agenda.**

Sincerely,



Darlene L. Heller, AICP  
Director of Planning and Zoning

- Cc:
- |             |   |
|-------------|---|
| B. Yandem   | G. Cryder                                     |
| C. Peiffer  | R. Taylor                                     |
| A. Rohrbach | S. Walsh, Dynamic Engineering Consultants, PC |
| T. Wells    | D. Shaffer                                    |