



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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September 1, 2022

Dennis Benner  
B. Land Co.  
2005 City Line Road  
Bethlehem, PA 18017

RE: (21-007 LD&S) – 21060016 – 30 W. 4<sup>th</sup> Street - Ward 2, Zoned CB, plan dated June 11, 2021 and revised July 19, 2022.

Dear Mr. Benner:

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

## **PUBLIC WORKS**

### **Engineering:**

#### **Sanitary**

1. In accordance with Ordinance No. 4342, at the time of a request for a building permit or at the execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
2. Existing sanitary sewer connections shall be capped. This must occur prior to demolition. Capping permits are required from the Engineering Bureau.

#### **Traffic:**

1. A loading / unloading plan shall be provided to the City. Although parking is not required in this district, a loading and unloading area is required. A truck turn plan shall incorporate such loading movements.
2. Because the project is located in the CB Zoning District and will generate pedestrian and bike trips in addition to vehicular trips, the following items from SALDO 1347.04(c)(i) are still required to be submitted for further City review for this project:
  - a.
    - i projected peak AM PM SAT traffic volumes
    - ii projected ADT
    - v projected split of traffic by mode - auto, walk, bike, transit
    - vi sight distance at driveways
    - vii existing and proposed pedestrian paths from streets and within the site to entrances to all buildings
  - b.
    - iii. Sight distances for all access drives intersecting with all streets shall meet City and/or PennDOT requirements as applicable
    - iv. If pedestrian paths cross vehicular drives and parking areas within the site, adequate measures to ensure pedestrian safety

- v. Safe pedestrian access and, if feasible, bicycle access to the site
  - vi. Where appropriate, effective traffic calming measures should be outlined.
- Each of these items shall be incorporated into a modified traffic report to assist the City in assessing pedestrian and bike safety impacts.

**Water:**

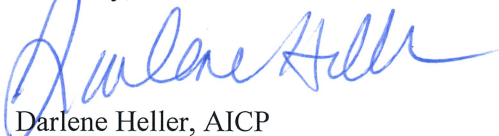
- 1. The 2" Domestic Line needs to be copper.
- 2. The 4" Fire Line needs to have a Post Indicator Valve or Wall Valve installed.
- 3. The 2" Domestic also needs a shut-off, independent of the fire line shut-off.
- 4. All Existing service lines need to be cut at the main.

**GENERAL**

- 1. A recreation fee of \$39,700.00 shall be paid prior to the execution of a developer's agreement.
- 2. Final review by the Historic Conservation Commission for approval of architectural elements and materials is still required.
- 3. The plan shows encroachment onto the Right-of-Way of both W. 4<sup>th</sup> and Vine Streets. Existing meters at each of parking spaces currently produce an ongoing revenue source for the Bethlehem Parking Authority. The Bethlehem Parking Authority will reach out to the developer to calculate ongoing and future meter revenue for these spaces. The calculated amount may then be forwarded for future payment in conjunction with the Developer's Agreement.
- 4. At least one existing parking space shall be retained along Vine Street. A loading/unloading space needs to be included on the Land Development plan. The loading/unloading space shall be abutting the project site and the remaining metered parking space to the south on Vine Street shall be retained.
- 5. An extended "Bump Out" area is proposed to accommodate outdoor dining in front of the proposed building. The additional "Bump Out" area proposed on W. 4<sup>th</sup> Street shall either be extended across the entire lot frontage of 22 W. 4<sup>th</sup> Street or not encroached on that frontage at all. Currently, the new "Bump Out" extends approximately 1/3 across the frontage of 22 W. 4<sup>th</sup> Street. The cost of constructing the "Bump Out" across the remaining 2/3 of that frontage shall be calculated and submitted with a revised plan submission. The City will work with the developer to determine the most appropriate area for extension of the proposed "Bump Out" area.
- 6. Environmental Advisory Council (EAC) comments are attached.

**This project is scheduled for review at the September 8, 2022 Planning Commission meeting. Submit an electronic copy of the colored plans prior to the meeting date for use at the meeting.**

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

Cc: B. Yandem R. Taylor  
P. Godbout D. Heckman – Keystone Consulting Eng.  
T. Wells

Enclosure



10 East Church Street  
Bethlehem, Pa. 18018  
[www.bethlehemeac.org](http://www.bethlehemeac.org)

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

November 23, 2021

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed development at 117 E. 4th 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 explore 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. We commend the vegetated green space on the third floor roof tops on each side of the building. A fully green roof would contribute to lessening the heat island effect, which is of great concern on the Southside of Bethlehem, 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. Financing options are available for solar, increased energy efficiency and water conservation projects. The Sustainable Energy Fund (<https://www.theseef.org>) may be a good resource in this regard. In addition, the federal government offers renewable energy tax credits.

Landscaping is important and we recommend coordinating with the City Forester in the selection of native species for landscaping and trees along the front and back of the building.

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

indoor bike parking room for residents and visitors alike would be ideal, especially since it can be difficult to store a bike in an apartment if there isn't dedicated space. This site is on the Greenway, a great amenity providing trail access for cyclists and walkers.

Due to the height of the building and what appear to be large windows on the top floor, we note the potential for bird impacts. We suggest that the design, location and lighting of the building be evaluated for potential collision risk. It is possible to purchase glass made specifically to reduce bird flight impacts and bird kills, known as bird friendly glass. The following links to brief educational videos, made in collaboration with Muhlenberg College, speak to this issue and how and how it can be addressed for this and future projects.

<https://www.youtube.com/watch?v=AHNWS9fxLuQ>

<https://www.youtube.com/watch?v=txyqmFiOabE>

Thank you for your consideration.

Sincerely,

*Lynn Rothman*

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend	Ben Guthrie
Elisabeth Cichonski	Brian Nicas
Ben Felzer	Mike Topping

cc: Bethlehem City Council  
Mayor Donchez