



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
SOBE 117, Inc.
2205 City Line Road
Bethlehem, PA 18018

RE: (21-015 LD) – 21100009 – 117 E. 4th Street– Land Development Plan – Ward 2, Zoned CB, plan dated October 1, 2021 and revised July 19, 2022.

Dear Atty. Benner:

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

PUBLIC WORKS

Engineering:

Plans are approved by Engineering based on the following:

1. In accordance with Ordinance No. 4342, prior to the execution of the developer's agreement, a sanitary sewer tapping fee of \$125,732 will need to be paid.
2. Final building plans shall be provided to ensure units are properly addressed.
3. An Engineer's opinion of probable cost shall be submitted for review and approval.

Traffic:

1. 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 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

Lighting:

1. The clear sight triangle on Sheet 4 of 7 shall be removed since the Zoning definition of clear sight triangle is not located in the right of way.

Forestry:

1. Incorporate foundation plantings in courtyard areas.

ZONING

1. Add a General Note to Sheet 2 of 7 regarding garbage and recycling removal via large tote canisters and these canisters must remain inside until they will be emptied.
2. The Architectural Plans and Land Development Elevations are not detailed enough to make a judgement on compliance.

GENERAL

1. A recreation fee of \$110,175.00 shall be paid prior to finalizing the developer's agreement.
2. Label Sheet 4 of 7 the "Lighting and Landscape Plan" as indicated in the Sheet Index on the Cover Sheet.
3. The abutting Brinker Lofts building at 321 Adams St has windows along the eastern wall. With the construction of the proposed development, these windows will be blocked. The developer shall coordinate with the property owner of existing building to consider options to allow light and air to the existing abutting use.
4. 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. After January 1, 2023, the LERTA requirements will change for mixed use projects. To discuss the program, please contact the Dept. of Community & Economic Development.
5. Environmental Advisory Council (EAC) comments are attached.
6. The Historic Conservation Commission did not review final architectural details. Final HCC review will be necessary.
7. The building essentially has two front facades because it fronts on the Greenway as well as Fourth Street. Additional information is necessary to review the façade facing the Greenway. The 92 foot building height along the Greenway should be designed to be compatible with the Greenway.

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 G. Cryder
C. Peiffer D. Shaffer
A. Rohrbach A. Karner
T. Wells D. Heckman, KCE, Inc.

Enclosure



10 East Church Street
Bethlehem, Pa. 18018
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.these.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