Bethlehem Parking Authority
33 Walnut Street Parking Garage Replacement

December 6, 2023 HARB Meeting
From an eyesore...
... our downtown has an opportunity

Correct the mistakes of the past

Improve the aesthetic appeal of the block
- Honoring and enhancing historic district

Maximize public benefit with smart planning and design
- Multiple uses—parking, retail, and residences
- Building a parking garage portion that meets needs without overbuilding and killing space
- Designing space for retail to activate street level, enrich visitor and local experience, and support further economic vitality of the historic downtown district
- Adding residential units in the core of the historic downtown district, meeting market demand, and supporting local businesses with more daily customers
INTRODUCTION – PROJECT OVERVIEW

• Demolition of existing parking structure located at 33 West Walnut Street, Bethlehem, PA
• Construction of proposed parking facility which will include core/shell design for approximately 3,000 sf of retail space at ground tier
• West side of site - future development
• Zoning District: CB Central Business District, Downtown Bethlehem Historic District
PRELIMINARY ELEVATION CONCEPT - NORTH

PRECAST THIN BRICK

ORNAMENTAL SCREENING

VERTICAL STANDING SEAM

CURTAIN WALL
PRELIMINARY ELEVATION CONCEPT - EAST

- PRECAST WITH REVEALS
- PRECAST THIN BRICK
- STAIN PRECAST CONCRETE (to make artificial openings)
SITE PLAN: GARAGE AND PROPOSED DEVELOPMENT
GROUND & SECOND TIER PLANS

SECOND TIER PLAN

GROUND TIER PLAN

PARKING SPACE TABULATION

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GARAGE PARAMETERS

- 278'–10" L. X 122'–10" W. GARAGE FOOTPRINT
- 90" PARKING SPACES, 8'–6" X 18'–0" STALLS
COMPARATIVE MASSING – PROPOSED vs EXISTING GARAGE
COMPARATIVE HEIGHT OF STRUCTURE – PROPOSED vs EXISTING GARAGE

North Elevation Overlay – Commercial Side Along Walnut St

- Refer to elevation diagram below for overall heights, and height differentials
- Calculated “Height of Structure” Along Walnut Street: 64 feet
COMPARATIVE HEIGHT OF STRUCTURE – PROPOSED vs EXISTING GARAGE

South Elevation Overlay – Bordering Residential Zone

- Refer to elevation diagram below for overall heights, and height differentials
- Calculated “Height of Structure” Along South Elevation: 59.67 feet
SURROUNDING CONTEXT

Intersection of Main Street and Market Street

Intersection of Main Street and Market Street

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• Storefronts have large sheets of glass, and the systems are primarily composed of glass and decorative metalwork
• Storefronts are often recessed within an alcove, especially at the Entrance Door
• The Storefront Cornice provides an “eyebrow” at the ground floor to maintain pedestrian scale
• Above the Display Windows, the Storefront system typically has a Transom Window with a Signage Marquee or Awning
• Upper Floors are primarily solid, more “simple”/less textured, with punched openings
• Brick or stone is primary building material for Upper Floors, while the Ground floor “base” may have a slightly more textured material

• Ornamental Building Cornices: Projected moldings / decorative roofline providing a visual cap
• Cascading floor level and roofline due to grade changes
BUILDING MATERIALS - THA PARKING STRUCTURES
BUILDING MATERIALS - THA PARKING STRUCTURES
BUILDING MATERIALS – GARDEN WALL
EXISTING GARAGE
Thank you!!