



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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January 26, 2023

BAHX, LLC
2 Ridgedale Ave., Suite 370
Cedar Knolls, NJ 07927

RE: **(22-003 Sketch Plan Review) – 22120003 – 2235 W. BROAD ST. (HANOVER APARTMENTS)
– SKETCH PLAN REVIEW – Zoned RS, plan dated November 23, 2022.**

Dear Sir/Madam:

The purpose of this letter is to provide overall planning and guidance to the applicant. The applicant proposes to redevelop four vacant parcels into a multi-family development consisting of 317 apartment units in four buildings along Hanover Ave. (in Allentown) and W. Broad St. (in Bethlehem) on an 8.74 acre lot:

Comments regarding the Site Plan Review requirements specified in Article 1322.01 and 1322.02 of the Zoning Ordinance (attached) and the Sketch Plan requirements found in Section 1345.03 of SALDO are as follows:

The above-referenced plan has been reviewed by the appropriate City offices. Per Zoning Ordinance Sections 1322.02.a.1 and 3 (Site Plan Review for projects determined to have a significant impact upon an adjacent neighborhood), the Planning Commission may recommend conditions of approval that should be considered by the Planning Commission during land development approval because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to engineering details required under any later land development plan process.

Some of the main purposes of the Site Plan Review process are to emphasize neighborhood compatibility issues, vehicle/pedestrian circulation, and special features such as buffer yards and the preservation of natural features.

General review comments for consideration are as follows:

GENERAL

1. A recreation fee of \$475,500.00 will be required at the time of the completion of the Developer's Agreement.
2. Application only included rendered perspective drawings. Provide elevation drawings with proposed façade materials prior to the sketch plan meeting to be held on February 9th. Submission shall include eight paper sets and one electronic copy.
3. Environmental Advisory Council (EAC) comments are attached.
4. LANTA provides public transportation directly to the project site, with one eastbound bus stop immediately nearside of the Hanover Avenue and N. Wahneta St. intersection, and a second eastbound bus stop along the property frontage on W Broad Street, nearside of Grandview Blvd. This Bus Stop ID 1123 at W Broad Street and Grandview Blvd is significantly important as ridership is expected to increase from the nearby Enhanced Bus Service (EBS). Given the proposed use of multifamily residential on this significant property along the Hanover

Avenue/W Broad Street corridor, LANTA recommends including adequate space fronting the sidewalk in the proximity of the existing Bus Stop ID 1123 for a future bus shelter and additional transit and pedestrian amenities.

5. Additionally, LANTA is considering potential future service connections along W Wahneta St, therefore a future bus stop along the proposed sidewalk frontage at the main entrance of the complex would benefit residents as well.
6. LANTA strongly recommends continued early engagement with their Planning Department to continue discussion of bus stop design details and service to the project site. For any questions or follow up, contact Molly Wood at mwood@lantabus-pa.gov.
7. The final land development submission shall also include a separate sheet for subdivision (Lot consolidation) and zoning data for each parcel and the consolidated parcel.

Additional comments to be addressed at the Subdivision & Land Development Plan review stage are attached.

This plan will be placed on the February 9, 2023 Planning Commission agenda. Please let us know who will be attending in person. As a sketch plan submission, no formal action is required from the Planning Commission, but since this plan qualifies for Site Plan review, then they may make recommendations to the Zoning Hearing Board regarding the overall plan.

Sincerely,



Craig D. Peiffer
Assistant Director of Planning and Zoning

Cc:

B. Yandem	R. Taylor
A. Rohrbach	M. Wood
P. Stefanelli	L. Rothman
T. Wells	K. Fruck, Cornerstone Consulting Engineers & Architectural, Inc.

Enclosure

Additional Comments Related to the Overall Land Development

PUBLIC WORKS

Engineering

Stormwater

1. The Sketch Plan is showing the approximate location of a 20' Storm Sewer Easement. This needs to be accurately shown, not approximately.
2. The storm line shown within the 20' Storm Sewer Easement does not appear to match City records. City base maps shows a 48" RCP with a reduction chamber down from a 60" coming from Allentown. The reduction chamber is shown approximately 50' from Hanover Ave. close to alignment with Wanetta St.
3. The north eastern portion of the storm system shall not be connected to the existing storm inlet in Grandview Blvd. A separate connection is required.
4. Where is the drain for the parking area under Building B4?
5. A stormwater man hole is shown in one of the Multi-Sport Courts. Is this accurate?
6. The utility plan shows an inlet under the proposed Clubhouse, Building #B2 & #B3. Please confirm.
7. No trash enclosures are defined on the plans. All will need containment with filtered drainage prior to connection to the Stormwater System.
8. All Stormwater Maintenance Responsibility & Schedule notes shall be on the record plan.

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. The existing sanitary line on the property appears to be shown incorrectly. There is an 8" line from Club Ave. that heads south approximately 200' from West Broad St. then increases to a 12" line running east in line with Ritter St. This shall be updated on the plans.
3. As proposed, building 4 is located over an existing sanitary line. This line will need to be relocated or the building shifted.
4. Invert elevations shall be shown at all proposed manholes.
5. Size and material of all proposed utilities shall be shown.
6. Improvements to the existing sanitary line may be required once projected flows are submitted and the City's sanitary sewer model is run. This will be addressed in future reviews.

Miscellaneous Engineering

1. An Erosion and Sediment Control Plan is required and shall be reviewed by the LCCD. A copy of the NPDES permit shall be submitted.
2. The existing driveway on Grandview Blvd. will need to be closed with full height curb and City standard sidewalk.
3. ADA ramps at all corners of the property shall be upgraded to current standards.
4. All deficient sidewalk along the property frontage shall be up replaced.
5. City of Bethlehem standard curb and sidewalk details shall be shown on the plans.

The following notes are required on the plans.

1. By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.
2. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.

3. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
4. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.
5. This Sketch Plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

Traffic

1. The City's Traffic Bureau, The City's Traffic Consultant and the City of Allentown's Traffic Department will be meeting to discuss the intersection of Hanover Ave, Broad St, Eaton Ave and Club Ave, as this is a high-crash location. A detailed review of the traffic study will follow and may include requests from both cities to assist with traffic calming in this area.
2. LANTA shall review the plan and the plan shall include any future concrete pads needed for LANTA shelters.
3. Confirm how vehicles enter the garages to the back of the site (from the lot or the alley).

Water

1. Need to see a completed utility plan for review.

ZONING

1. 1306.01(a)(4)- Indicate impervious coverage measurement on Sheet 2 of 8.
2. 1306.01(a)(4)- Provide setback measurements from all property lines for each structure.
3. 1311.05(a)- Indicate percentage of vinyl siding (maximum shall be 33%).
4. 1311.05(b); 1318.24(b)- Remove lighting spillover on adjoining properties. In addition, provide light details including height.
5. 1311.05(h)- Provide types of material used for front façade.
6. 1311.08(c)- provide screening for proposed parking area at least 4' in height per 1311.08(e).
7. 1311.10(c)- No storage of materials from maintenance building in front yard.
8. 1311.10(j)- Indicate proposed HVAC locations and any necessary screening.
9. Scale for Site Plans shall be 1"=50' or less per 1322.02(c)(1)(ii).
10. 1318.06- Provide clear sight triangles/distances.
11. 1318.23- Provide any necessary buffer yards. A minimum 15' wide buffer yard is required along district boundaries and where apartment dwellings are proposed to abut single family detached dwellings. This provision applies to Ritter Street, Bascon Street and Florence Avenue, and where applicable, abutting primarily residential districts in adjoining municipalities.
12. 1318.26- Provide dumpster locations and associated details.
13. 1319.01(o)- Indicate type of bicycle spaces (i.e. hitch, rack, or lockers) as well as the measurement between the structure and bicycle parking on Sheet 2 of 8.
14. Must comply with City of Allentown's Reviews/Requirements.
15. 1322.02(c)(1)(i), Sheet 1 of 8, Sketch Cover Sheet, Provide a Statement of Intent. The statement shall include consolidation of four parcels into one 8.74 acre (380,770 SF) parcel and the construction of four structures containing a total of 317 multi-family dwellings. Also include the number of studio, one and two bedroom dwellings, the number of off-street parking spaces and a brief description of site amenities.

16. 1322.02(d)(1), Sheet 4 of 8, Sketch Existing Conditions Plan, indicate where existing vegetation is to be removed, or provide a note that all vegetation is proposed to be removed; Ref. 1318.28.
17. 1322.02(d)(4), Sheet 8 of 8, Sketch Utility Plan, provide a note indicating all utilities are to be located underground.
18. 1322.02(d)(2), Building Arrangement. The existing neighborhood context along the eastern edge consists of single-family detached dwellings, one, one and one half and two stories in height. Due to the topography, Building B2 (nearest these dwellings) will be six stories in height. To minimize disruption upon sunlight and viewsheds, the Applicant shall consider moving the podium, Buildings B1, B2 and B3 and site amenities west and closer to Wahneta street. This establishes the building street wall along Wahneta and places the parking behind the buildings.
19. 1322.02(d)(3), Pedestrian Circulation. Per the City's Zoning Ordinance, the front street level of Building B4 shall include a commercial use. The proposed parking level in lieu of this use separates human activity as viewed from Broad Street. Therefore, the Applicant shall consider adding stairs and stoops from grade to the first level of dwellings along the length of Broad Street.

Variiances

1. Variance required from 1322.03(ii)(4) for building #4. Maximum length allowed is 180 feet; 250-280 feet proposed by applicant
2. Variance required from 1305.01(a)(1) to allow for parking on street level in lieu of the required commercial space.



January 11, 2023

Darlene L. Heller, Director of Planning and Zoning
Craig Peiffer, Assistant Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

Dear Ms. Heller and Mr. Peiffer,

We appreciate the opportunity to comment on the proposed development at 2300 Hanover Avenue/2235 West Broad. 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.

Furthermore, we strongly recommend that the developer perform a solar assessment, and if feasible, include a rooftop solar energy systems. At a minimum the buildings could be constructed with adequate structural rooftop capacity and electrical rough-ins so that solar could easily be added at a later date. Note that there are currently tax credits for new solar energy systems.

In addition, Northampton County adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for solar, increased energy efficiency and water conservation projects to be attached to the property instead of the owner. This can free up developers' finances by placing the assessment on the property and structuring repayment through property taxes. C-PACE has recently been expanded to allow for multi-family developments. It is anticipated that Northampton County will approve and include this new provision in early 2023.

Landscaping is important and we recommend a buffer along the perimeter of the property to serve as a screen for neighboring homes. We advise coordinating with the City Forester in the selection of native species for trees and bushes. In addition, consideration should be given to the orientation of the buildings, so as not to unduly shade adjacent homes.

We commend the inclusion of bicycle parking spaces. The CAP recommends the inclusion of "easily-accessible, secure, sheltered bicycle parking" (Transportation Strategies T1.2 and T1.9). In addition, we strongly recommend EV charging stations in the various parking areas.

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Ben Felzer, Vice Chair

Ben Guthrie, Secretary

Vibhur Kumar

Mandy Tolino

Mike Topping

Katie Trembler

cc: Bethlehem City Council

Mayor J. William Reynolds