



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7094

Fax: 610-865-7330

TDD: 610-865-7086

May 31, 2024

Richard Roseberry



RE: (24-001 LD) – 24040017 – 702 East Third Street – Land Development Plan – Ward 4, Zoned IR-R, plans dated April 12, 2024.

Dear Rick,

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

PUBLIC WORKS

Engineering

1. Correct typo on cover sheet and title blocks, Northampton has been misspelled.
2. Grading on the Northwest corner of the proposed ADA parking spaces shall be revised to avoid stormwater from channeling onto sidewalk through the proposed ADA ramps.
3. Type 1A Driveway Apron Detail: Minimum sidewalk width shall be 5'. Contact Bureau of Engineering at 610-865-7063 for a Type 2 driveway entrance and apron detail.
4. Concrete Driveway Apron Detail: Sidewalk and Apron at driveway shall be 8" thick per City standards. Contact Bureau of Engineering for Construction Standard No. 1 for concrete curb and sidewalk detail. Flare/taper dimensions (2.5' vs 1.5' width) on site improvements plan (page 4 of 14) shall be consistent with the dimension on the detail.
5. Depressed Concrete Curb at Driveway Detail: Revise flare/taper to match proposed improvements. Total curb height shall be minimum 21" per City standards. Sidewalk and Apron at driveway shall be 8" thick. Reference Type 2 driveway entrance apron and detail and Construction Standard No. 1 for concrete curb and sidewalk detail.
6. Concrete Curb (Next to Curb): ½" Expansion joints shall be installed at 30ft intervals. ½" Contraction joints shall be installed at 5' intervals. Sidewalk shall be 6" thick. Contact Bureau of Engineering for Construction Standard No. 1A for concrete curb, gutter and sidewalk expansion and contraction joint detail.
7. Concrete Curb (Asphalt and Concrete Pavement) Detail: Total curb height on public ROW shall be 21".
8. Provide detail(s) of the 1.5' high curb South of the property.
9. Provide additional information on the size river stone and details of the erosion control matting to be used.
10. There is an approximate 4' change in grade over an approximate 15' distance where the greenway asphalt walk is closest to the proposed parking lot (148.10 to 245). Fencing is recommended to prevent accidental falls.

Forestry

1. Include Notes Section on the last page of the Landscape Plan Requirements sheet.
2. Include compliance calculations to 1319.02 (j)(1) along with the one provided for 1319.02 (j)(2). Note: 1319.02(j)(1) is for street trees and 1319.02(j)(2) is for parking lot trees; correct the zoning citation on the Landscaping Requirements Chart.
3. Revise plan to include deciduous trees in landscape islands.
4. See also Zoning Comments for additional landscaping.

ZONING

1. Sheet 4 of 14, Site Improvement Plan and Sheet 6 of 14, Landscape Plan and the Landscaping Requirements Chart contained therein shall be modified to reflect additional required landscaping as follows:
 - a. Buffer yards are required along ...the district boundaries between a new or expanded non-residential use and any...institutional districts that directly abuts the non-residential district...; Ref. 1318.23. See also 1318.23(f) and 1349.08(c) for buffer yard requirements. This provision applies along the South Bethlehem Greenway.
 - b. In addition, an 8 feet minimum width buffer strip along a public street shall be required where new parking spaces for 10 or more vehicles are proposed to be adjacent to and visible from a public street...; Ref. 1318.23(l).
 - c. The proposed use of a Riverstone perimeter along E 3rd Street shall be replaced with landscaping, Ref. 1319.02(g)(6), a principal parking lot shall be separated from the curb line of a street (not including an alley) by a minimum of fifteen (15) feet, which shall be maintained in vegetation...and 1349.08(e) all open space, parking and loading areas shall be landscaped with trees, shrubs, and/or flower beds...
 - d. Verify the calculation for minimum required street trees: approximate length along E 3rd Street is 258', the length along Buchanan Street is 148', or $406' / 30 = 14$ required trees; Ref. 1319.02(j)(1), see also 1349.08(d).
 - e. Account for a minimum of six parking lot trees: $83 / 15 = 6$; Ref. 1319.02(j)(2).
 - f. Account for the minimum ten (10%) area represented by approved plantings; Ref. 1349.08(f)(1).
2. Sheet 3 of 14, Site Demolition Plan and Sheet 4 of 14, Site Improvement Plan add a note, "Protection methods shall be put in place to preserve the existing tree line along the eastern lot line; any encroachment shall require approval from the City Forester."
3. Sheet 4 of 14, Site Improvement Plan, add clear sight triangles to the plan; Ref. 1318.06.
4. Sheet 8 of 14, Lighting Plan, reduce the height of the Light Pole Standards from 25' to 20'; Ref. 1318.25(b) and 1319.02(i).

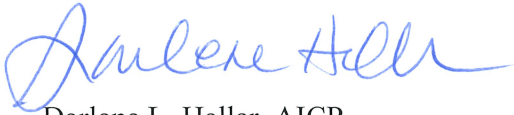
GENERAL

1. Sheet 1 of 14, Cover Sheet, General Information, Note 2, Statement of Intent, verify the intended use of the lot, more specifically will this lot be for the sole use of residence of 610 Flats or by employees and patrons of the commercial spaces at 610 Flats or by a combination thereof. Also indicate on the comment response letter if the use of the lot will be monitored to restrict use by the general public.
2. Street trees should be relocated to between the curb and sidewalk to replicate the streetscape along the East 3rd Street Corridor.
3. Comments from the Environmental Advisory Council are enclosed for your review and comments. Please make sure responses are provided for the letter when the revised plans are submitted.

4. A Recreation Fee of \$1,500 shall be paid prior to finalizing the Developer's Agreement.

When these comments are addressed, please submit two (2) full sets of revised plans, one (1) partial set of revised plans for Forestry, an electronic plan, and a comment/response letter for further review.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

C. Basel Yandem
Geoffrey Karanja
Emanuel Machado
Olivia Teel

Rob DeBeer, Peron Pierce LLC

Enclosure



May 22, 2024

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,

The EAC appreciates the opportunity to comment on the proposed parking lot at 702 E. 3rd Street. Our recommendations are in support of Bethlehem City's Climate Action Plan (CAP), which aims to reduce our carbon footprint, increase sustainability, utilize alternative energy sources and promote resilience to changing climate conditions.

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 and we commend the use of LEDs and photocells to light the parking lot.

We strongly recommend the addition of electric vehicle charging stations at this time, which is also a strategy in the CAP. This may incentivize residents of Six 10 Flats to invest in electric vehicles, serve as a great convenience for those that have them and be a draw for future residents. Wiring could also be completed now for more stations in the future.

Furthermore, a recommendation in the CAP is the inclusion of "easily-accessible, secure, sheltered bicycle parking" as recommended in the CAP (Transportation Strategies T1.2 and T1.9). Unless there are already provisions inside Six 10 Flats, we suggest the inclusion of bicycle parking.

Of special concern with this project is the proximity to the Lehigh River, which was recently named the seventh most endangered river in the U.S. by American Rivers. During demolition and construction, we echo that sediment and erosion plans be strictly monitored and coordinated with the City's Engineering Bureau and, equally important, coordination with the Engineering Bureau in the design of the permanent stormwater control system. We note a discrepancy on

the Land Development Plan as to the amount of future impervious and pervious cover on pages one and thirteen under General Notes, number six.

Green infrastructure to slow stormwater and filter pollutants from the parking lot should be included to the greatest extent possible. Additional landscaping around the garage and as a buffer to the Greenway will aid in stormwater management and enhance the Greenway. The selection of native species for both trees and shrubs be coordinated with the City Forester, as the changing climate and other factors may impact the optimum selection.

The EAC recommends that all measures be taken to protect the trees to the east of the site.

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