

June 4,,2024

City of Bethlehem - Planning Commission
10 E. Church Street
Bethlehem, PA 18108

Buchanan Street Parking Lot
Colliers Engineering & Design Project No. 23003642A

Dear Planning Commission Members,

On behalf of our client, Peron Pierce LLC, we are requesting the following waiver of the referenced sections of the Subdivision and Land Development Ordinance for the aforementioned project:

A. WAIVER OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE §1349.08 (d) PLANTINGS.

Street trees shall be planted along all street rights-of-way which abut the applicant's property, unless this requirement is waived by the Planning Commission. Tree species and spacing for planting shall follow the guidelines in the current edition of the pamphlet entitled "Street Trees For The City Of Bethlehem". All trees shall be balled and burlapped unless this requirement is waived by the City Forester for any specified variety.

The property is a vacant lot that formerly contained an office building for Bethlehem Steel. The site have been vacant for over 25 years. The frontage of the property has 8' wide sidewalks and decorative street lights. As part of the plan to construct an off-street parking lot, street trees are proposed with species and spacing that follows the guidelines of the City. The applicant is proposing to install the street trees behind the sidewalk, which requires a waiver from the Planning Commission since they will be located outside of the public right of way. This plan is consistent with the streetscape immediately to the east of this property. This property also contains overhead utility lines over the sidewalk that will be impacted by the trees as they grow. Placing the trees behind the sidewalk will allow them to grow without impacting the utility lines. See photo attached to this letter that shows the adjacent trees and overhead utility lines.

Sincerely,



Richard Roseberry P.E., AICP
Regional Manager

Colliers Engineering & Design, Inc.

