



CITY OF BETHLEHEM

AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

May 13, 2025

Juan Carlos Paredes-Gomez

RE: **(25-003 LD) – 25040004 – 1223 WEST BROAD STREET – LAND DEVELOPMENT
PLAN – Ward 13, Zoned CL, plan dated April 2, 2025.**

Dear Mr. Paredes-Gomez,

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

PUBLIC WORKS

Sanitary Engineering

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$11,792.67 will need to be paid. This value is based upon sanitary sewer flow projections previously provided by the developer.
2. PADEP has granted an exemption from sanitary sewer planning per a letter dated November 27, 2024; Ref. DEP Code No. 2-39002088-3E.

Miscellaneous Engineering

1. Per Article 925, Appendix A, a stormwater escrow charge of \$0.10 per SF may be assessed upon the increase in impervious coverage area. Existing and proposed impervious areas shall be shown on the plan in square feet rather than in percentage terms.
2. A 10' drainage and utility easement is required along the sides and rear of the property. The following note shall be added to the plans:
 - a. The drainage easement provides for the flow of storm water across lots, and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easements areas without sufficient provision for the passage of storm water, and any such proposed provision shall be approved in writing by the City Engineer.
3. Applicant shall provide floorplans of the proposed building for unit addressing. Street addresses shall be indicated on the plan for both the subject property and all adjoining properties.
4. Provide an Engineer's estimate of probable cost for site and public improvements.
5. Per Article 909 of the City Codified Ordinances:
 - a. Deficient segments of the public sidewalk shall be removed and replaced.
 - b. All (3) driveway aprons shall be removed and replaced to City standard. Include clear sight triangles on the plan.
 - c. The curb ramp at the corner of 12th Avenue & Schaffer Street shall be removed and replaced to ADA standard. A design must be presented to engineering upon application for permit.
 - d. City standard sidewalk and curb details are attached and should be added to the detail sheet.
 - e. Engineering permits shall be obtained prior to any work within the public right-of-way.

6. The plans shall be updated with the following items:
 - a. Indicate that the property is located in Block 64 in the Site Data.
 - b. Add a survey benchmark to the plan.
 - c. Include width of cartway on roadways.
 - i. West Broad Street (16' - 58' - 16')
 - ii. 12th Avenue (10' - 40' - 10')
 - iii. Schaffer Street (3' - 14' - 3')
 - d. Include contour lines on the record plan. Alternatively, the grading plan can be recorded as well.

Traffic

1. Add a "Stop Sign," and a "Do Not Enter Sign" at the north exit (onto W. Broad St.) of the lot.
2. The existing features drawing has the stop sign on the south side of 12th Avenue facing north; update this drawing to properly show the sign facing south.

Forestry

1. Include the City of Bethlehem planting detail on the landscape plans.
2. All trees must come from the City of Bethlehem approved tree list; ref. attached list.
3. Include low growing vegetation in the parking lot planting island off of 12th Avenue.

FIRE

The City of Bethlehem Fire Department currently enforces the 2018 Edition of the International Fire Code in its entirety including Appendices, with local amendments, as adopted in Article 1501 of the Codified Ordinances of the City of Bethlehem, Ordinance 2022-15.

A condensed version of Article 1501/Ordinance 2022-15 listing the common items that affect Land Development Projects is attached at the end of this document for reference. For a copy of the full ordinance please visit: <https://www.bethlehem-a.gov/CityOfBethlehem/media/BFDMedia/Fire-Code.pdf>

1. The architect/engineer shall confirm Fire Department vehicles have the required turning space to access all areas (Contact BFD for turning radius information for fire vehicles). Submit a turning plan drawing.
2. A Knox Box for City of Bethlehem Fire Department access shall be installed (Add a note to the plan and with location TBD).
3. Indicate the proposed location of all Fire Department Connections (FDC). Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise *approved* by the Fire Marshal. Add a note to the plan, "Any change in the location of the Fire Department Connection shall be approved by the City of Bethlehem Fire Department."
4. All "Fire Lanes" or "Fire Department Access Roads" shall be identified and properly marked (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information. Locations for signs and markings can be determined as the project progresses).
5. Dead end fire access roadways may have a maximum length of 150' without a turnaround (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information).
6. All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information). At least one of the required access roads meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information).

7. Add a note to the plan acknowledging that Chapter 33 of the IFC “Fire Safety During Construction and Demolition” will be enforced for the duration of the construction project.

Please contact the City of Bethlehem Fire Department office at: 610-865-7143, or email Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov), or Chief Fire Inspector Michael Reich (mreich@bethlehem-pa.gov), with any questions, referenced Fire Code requirements or to obtain any documents required to complete the submittal for review.

ZONING

1. Provide the types of structures/uses for all adjacent landowners/parcels to demonstrate that the proposal is in-kind with adjacent content [§1322.02(c)(1)(ii)].
2. Multi-Family Dwellings are a permitted use within the CL Zoning District; however, are subject to the dimensional requirements of the RT Zoning District, excluding height limitations [§1306.01(b)2.a)]. Add to the Zoning Data Table these requirements including, but not limited to, proposed lot size, lot area per dwelling unit, lot width, required yards, etc. [§1306.01(a)(3)].
3. Correct the parking calculation to indicate 1.5 parking spaces per dwelling unit as opposed to 1.75 [§1319.01(a)(1)(ii)].
4. Indicate on the plan the location for bicycle parking. Add a note to the Record Plan, “*Bicycle Parking maintenance, the current landowner shall be responsible to ensure that the hitch, rack or locker continues to be available and is well maintained and is replaced if damaged or removed. If the hitch, rack or locker is within a street Right of Way, a City encroachment permit shall be required*” [§1319.02(o)(2)].
5. Provide on the plans clear sight triangles and dimension aisle widths [§1318.06, §1319.02(n), §1319.03 and §1322.02(d)(3)].
6. Provide construction details for proposed dumpster enclosure [§1318.26(a)]. Note: dumpster enclosures shall be a decorative masonry wall and/or a weather-resistant decorative board or vinyl fence and gate.
7. Sheet LL-1, Street Tree Calculations, required shall be rounded up to the nearest whole number.
8. Add two street trees along W. Broad Street [§1319.02(j)].
9. Provide the gross floor area of the restaurant use, and if greater than 4000 SF, then locate and define the off-street loading area [§1319.04 and §1319.05].
10. Signs shall be reviewed and approved under a separate permit [§1320].

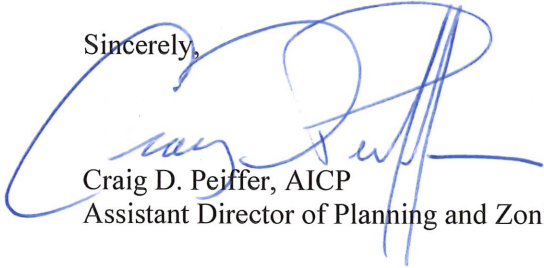
GENERAL

1. Sheet LL-1, upper right corner, relocate the name and contact information for the registered landscape architect, so as to not overlap with Parking Data.
2. Add a note to the plan indicating that the parcel is neither located within the floodway or any special flood hazard area; Ref. FEMA FIRM 42095C0307E, effective on 7/16/2014.
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. Comments, if applicable, from the Lehigh and Northampton Transit Authority (LANTA) will be issued under separate cover.
5. A Recreation Fee of \$9,000.00 shall be paid at the time of execution of the developer’s agreement.
6. The project should generally comply with the goals and objectives of the City’s Climate Action Plan for new development, including energy efficient construction, provisions for safe walking and biking, green development and other various provisions.

7. The project is on a parcel currently designated as eligible for Enterprise Zone (EZ) Tax Credit benefits. Eligible program activities include rehabilitation, expansion, improvement to a building(s), improvement to land, engineering, architecture, and acquisition. To discuss whether the project would qualify for a tax credit, please contact Alex Miller, Economic Development Coordinator, 610.865.4347 or amiller@bethlehem-pa.gov

When these comments are addressed, please submit two (2) full sets of revised plans, three (3) partial sets of revised plans for Traffic, Forestry and Fire, an electronic plan, and a comment/response letter for further review.

Sincerely,



Craig D. Pejffer, AICP
Assistant Director of Planning and Zoning

C. Basel Yandem
David Taylor
Adam Herbold

Craig Baer
Olivia Teel
Robert Taylor

Greg Cryder
Michael Halbforester
Ryan Knause

Cody Callahan,
Barry Isett & Associates

Enclosures