



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

July 3, 2025

Juan Carlos Paredes-Gomez
West Broad, LLC

RE: **(25-003 LD) – 25040004 – 1223 WEST BROAD STREET – LAND DEVELOPMENT PLAN – Ward 13, Zoned CL, plan dated April 2, 2025, last revised June 18, 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.

Miscellaneous Engineering

1. Per Article 925, Appendix A, a stormwater escrow charge of \$45.60 per SF will be assessed based upon the proposed increase in impervious coverage.
2. An engineer's opinion of probable cost has been submitted to the Engineering Bureau. A revised copy is attached and as edited it is also approved by the City Engineering Bureau.
3. All units in the proposed building will utilize the street address of 1223 W Broad St. See attached markup of the provided floorplans for more information.
 - a. The existing restaurant will now be Suite 100
 - b. 2nd floor units will be known as Units 201-203
 - c. 3rd floor units will be known as Units 301-303

ZONING

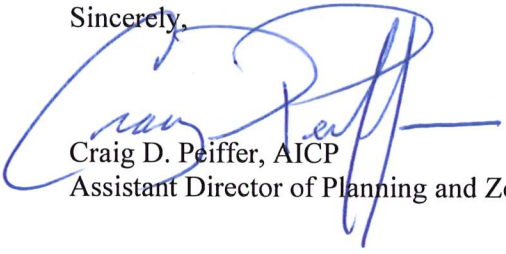
1. Sheet SP-1, Dumpster Enclosure Note, replace "chain link," with "vinyl."

GENERAL

1. A Recreation Fee of \$9,000.00 shall be paid at the time of execution of the developer's agreement.
2. 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.
3. 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

This item will be placed on the July 10, 2025, Planning Commission Meeting Agenda.


Sincerely,




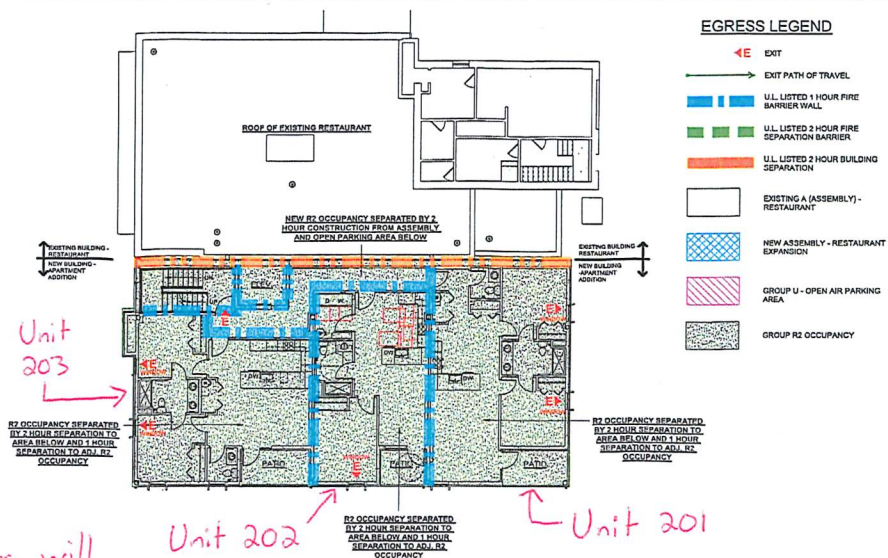
Craig D. Peiffer, AICP
Assistant Director of Planning and Zoning

C.	Basel Yandem	Adam Herbold	Craig Baer	Greg Cryder
	Cathy Fletcher	Olivia Teel	Michael Halbforester	Cody Callahan,
	David Taylor	Robert Taylor	Ryan Knause	Barry Isett & Associates

Enclosures

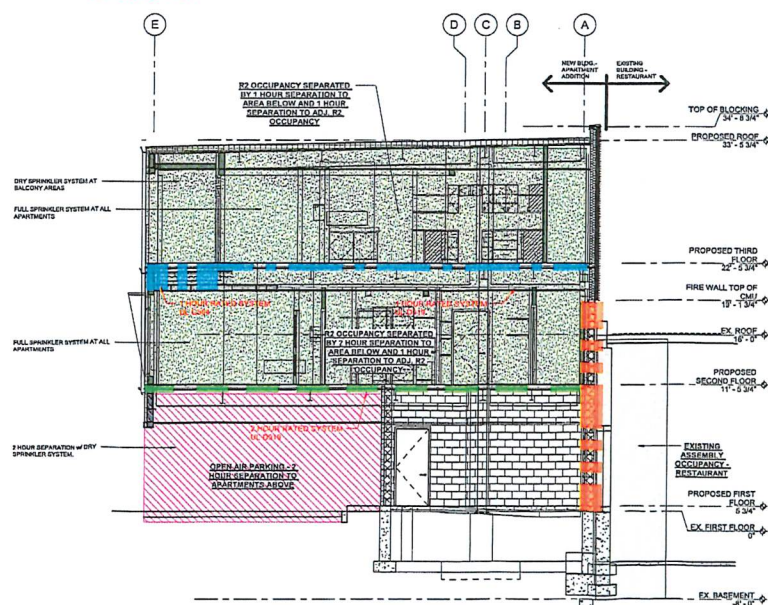
SITE CONSTRUCTION COST OPINION FOR ESCROW				Date: June 18, 2025 Revised:					
PROJECT 1223 W Broad Street - Mint Apartments				<div>BARRY ISETT & associates INC <small>MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS</small></div>					
LOCATION City of Bethlehem, Lehigh County									
ENGINEER CDC									
	PROJECT NO. 1004124.000	ESTIMATOR CDC/AMS				City Revision 2025/07/02 - AJH			
		UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE	SUBTOTALS	Unit Price	Total Price	Subtotals
A. Demolition						\$63,331.22			\$ 65,262.78
1. Bituminous Pavement Removal		SY	966	\$8.00	\$7,726.22		\$ 10.00	\$ 9,657.78	
2. Curb Removal		LF	601	\$30.00	\$18,030.00		\$ 30.00	\$ 18,030.00	
3. Sidewalk Removal		SF	2,505	\$15.00	\$37,575.00		\$ 15.00	\$ 37,575.00	
B. Paving and Curbing						\$102,448.33			\$ 122,794.33
1. 6" Concrete Curb		LF	592	\$25.00	\$14,800.00		\$ 40.00	\$ 23,680.00	
2. Depressed Curb		LF	62	\$25.00	\$1,550.00		\$ 40.00	\$ 2,480.00	
3. Concrete Sidewalk		SF	3,012	\$12.00	\$36,144.00		\$ 15.00	\$ 45,180.00	
4. Pavement - 1 1/2" Wearing Course		SY	911	\$15.00	\$13,658.33		\$ 15.00	\$ 13,658.33	
5. Pavement - 4" Base Course		SY	911	\$26.00	\$23,686.00		\$ 26.00	\$ 23,686.00	
6. Pavement - 8" 2A Stone		SY	911	\$10.00	\$9,110.00		\$ 10.00	\$ 9,110.00	
7. ADA Ramps		EACH	1	\$3,500.00	\$3,500.00		\$ 5,000.00	\$ 5,000.00	
C. Misc. Site Improvements						\$15,250.00			\$ 15,250.00
1. Pavement Markings		LS	1	\$2,000.00	\$2,000.00		\$2,000.00	\$ 2,000.00	
2. Bollards		EACH	9	\$1,150.00	\$10,350.00		\$1,150.00	\$ 10,350.00	
3. Micellaneous Site Signage		EACH	7	\$300.00	\$2,100.00		\$300.00	\$ 2,100.00	
4. Car Stops		EACH	10	\$80.00	\$800.00		\$80.00	\$ 800.00	
D. Storm Sewer						\$4,782.00			\$ 4,782.00
1. Pipe HDPE									
4"		LF	36	\$22.00	\$792.00		\$22.00	\$ 792.00	
2. ACO 451D K100 Trench Drain		LF	4	\$435.00	\$1,740.00		\$435.00	\$ 1,740.00	
3. 2' Dia Nyloplast Area Drain		EACH	1	\$2,250.00	\$2,250.00		\$2,250.00	\$ 2,250.00	
E. Landscaping						\$7,836.05			\$ 7,836.05
1. Deciduous Trees		EACH	9	\$400.00	\$3,600.00		\$400.00	\$ 3,600.00	
2. Shrubs		EACH	49	\$85.00	\$4,165.00		\$85.00	\$ 4,165.00	
3. Lawn Seeding		SY	203	\$0.35	\$71.05		\$0.35	\$ 71.05	
F. Lighting						\$4,000.00			\$ 4,000.00
1. Wall-Mounted Lights		EACH	4	\$1,000.00	\$4,000.00		\$1,000.00	\$ 4,000.00	

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PROJECT NO. 1004124.000		ESTIMATOR CDC/AMS				City Revision 2025/07/02 - AJH			
		UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE	SUBTOTALS	Unit Price	Total Price	Subtotals
G. E&S Controls						\$3,811.00			\$ 3,936.00
1. Inlet Protection									
Filter Bag		EACH	1	\$175.00	\$175.00		\$ 300.00	\$ 300.00	
2. Concrete Washout		EACH	1	\$2,000.00	\$2,000.00		\$ 2,000.00	\$ 2,000.00	
3. Compost Filter Sock (12")		LF	106	\$6.00	\$636.00		\$ 6.00	\$ 636.00	
4. Removal of E&S controls		LS	1	\$1,000.00	\$1,000.00		\$ 1,000.00	\$ 1,000.00	
H. Miscellaneous									\$ 5,000.00
1. As-Builts & AutoCAD Format Fee		EACH	1				\$ 5,000.00	\$ 5,000.00	
TOTAL									
						\$201,458.61			\$ 228,861.16
10% Contingency						\$20,145.86			\$22,886.12
5% Inspection Fee						\$10,072.93			\$11,443.06
2% As-Built Plan and Profiles in AutoCAD Format Fee						\$4,029.17			N/A
GRAND TOTAL						\$235,706.57			\$ 263,190.34










2 PROPOSED SECOND FLOOR PLAN - Life Safety / Egress Plan

* All units will utilize 1223 w Broad St



4 BUILDING SECTION 1 - LIFE SAFETY
02.1 1/4" = 1'-0"

	EXIT
	EXIT PATH OF TRAVEL
	U.L. LISTED 1 HOUR FIRE BARRIER WALL
	U.L. LISTED 2 HOUR FIRE SEPARATION BARRIER
	U.L. LISTED 2 HOUR BUILDING SEPARATION
	EXISTING AS (ASSEMBLY) - RESTAURANT
	NEW ASSEMBLY - RESTAURANT EXPANSION
	GROUP U - OPEN AIR PARKING AREA
	GROUP R2 OCCUPANCY

bodal architects
architecture + design
clarks summit
bethlehem
www.bodalkrill.com

1223 WEST BROAD STREET
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

Sheet Number:

PROJECT MANAGER:	KAA
SCALE:	As indicated
JOB NO.:	24112.01
DATE:	06/13/2025

G2.1

ALL DIMENSIONS AND EXISTING
CONDITIONS SHALL BE VERIFIED BY
THE CONTRACTOR IN THE FIELD

NOT FOR
CONSTRUCTION