



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

March 27, 2026

Tom Serpico, P.E.

RE: (26-003 LD) – 26020002 – 110 MOUNTAIN DRIVE SOUTH / 65-66 UNIVERSITY DRIVE –
LAND DEVELOPMENT PLAN – Ward 3, Zoned I, plans dated January 30, 2026.

Dear Mr. Serpico:

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 a request for a building permit, a sanitary sewer tapping fee of \$2,527 per EDU shall 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.

Stormwater Engineering

1. Provide a copy of the transmittal and review letter for the stormwater management report from the Leigh Valley Planning Commission (LVPC).
2. The existing and proposed impervious coverage shall be shown in square feet.

Miscellaneous Engineering

1. An erosion & sedimentation control plan shall be required and shall be reviewed by the Pennsylvania Department of Environmental Protection (PaDEP). A copy of the National Pollutant Discharge Elimination System (NPDES) permit shall be submitted to the City.
2. The Legend on the Overall Existing Conditions and Demolition Plans shall be modified to include only those features in the "To be Removed" section that are proposed to be removed.
3. Provide details for the proposed ADA ramps.
4. The following note shall be added to the Notes Sheets CS002 and CS9501:
 - a. 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.
5. The Erosion and Sedimentation Control Notes (E&S) sheet shall be placed before any plan sheets for E&S.
6. Sheet CS6001 has a concrete sidewalk detail that conflicts with the City standard sidewalk detail listed below it. Although the City recommends use of the City standard, it is not required, because the entirety of the scope of work is on private property. If the applicant uses their own standard details, then the City standard shall be removed from the plan.

Forestry

1. Include a compliance chart for landscape requirements referencing applicable sections.
2. Include the correct City of Bethlehem planting detail (attached).

Water

1. Indicate the Domestic Line Size & Fire Line Size.

Electrical

1. Comments, if any, will be issued separately.

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-pa.gov/CityOfBethlehem/media/BFDMedia/Fire-Code.pdf>

1. Fire comments were submitted via email on March 20, 2026, and a response was received on March 26, 2026. Please continue to keep the Planning & Zoning Bureau copied on this correspondence.

Please contact the City of Bethlehem Fire Department office at 610-865-7143, and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Lucas Fuller (lfuller@bethlehem-pa.gov) with any questions regarding Fire Code requirements or to obtain any documents required to complete the submittal for review.

GENERAL

1. Add a note to the Notes Sheet, CS0002, "All landscaping, as approved on final site plans, shall be completed and maintained, including the replacement of dead plantings by the applicant or their successors and assigns.
2. 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
3. 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.
4. The waiver request from SALDO 1349.15(C)(2), to reduce the minimum width for sidewalks from five feet to four feet, is not required, because the entirety of the scope of work is on private property.

This plan will be placed on the April 9, 2026, Planning Commission Agenda.

Sincerely,



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

- | | | | | |
|----|------------------|---------------|----------------------|-------------------------------|
| C. | Geoffrey Karanja | Craig Baer | Greg Cryder | Joe Kiocek, Lehigh University |
| | Dylan Schloss | Olivia Teel | Michael Halbforester | |
| | David Taylor | Robert Taylor | Ryan Knause | |
| | Cathy Fletcher | | | |

Enc.



March 6, 2025

Cathy Fletcher 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. Fletcher and Mr. Peiffer,

We appreciate the opportunity to comment on the proposed building expansion on **65-66 University Drive**. 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.

Acknowledgements

- We applaud Lehigh University for including a 'green roof' in the plans. This will help to offset some of the green space being replaced by the building and improve campus environmental sustainability.
- Similarly, the watertight underground pond is a creative and effective solution to handle water runoff from the building and capture it for landscaping purposes. This is especially timely as our region continues to experience drought warnings.

Strong recommendations

- In order to make the site more conducive to bicyclists, we suggest the inclusion of bicycle parking. The CAP recommends the inclusion of "easily-accessible, secure, sheltered bicycle parking" (Transportation Strategies T1.2 and T1.9). Consider adding indoor bicycle parking at each wing or at least covered and protected bike rack near the ramped areas.
- Consider LEED guidelines in the building structure. Adopting LEED guidelines will lower utility costs, provide healthier air, and yield higher asset value.
- We 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 like Heat Pumps, increased insulation and water conservation, and indoor air quality measures.

- If an abundance of windows is planned, we note the potential for bird impacts. Birds are not capable of seeing glass, which is either clear (see-through) or reflective. When windows in a building line-up with one another, birds often see habitat on the far side and try to fly through to it, often hitting with a terrible and fatal force. According to Dr. Daniel Klem Jr., “Every year up to one billion birds are killed or fatally injured colliding with glass windows in North America alone.” Should the building incorporate large areas of glass, we suggest that the design, location and lighting of the building be evaluated for potential collision risk. It is possible to purchase glass made specifically to reduce bird flight impacts and bird kills, known as bird friendly glass. Please let us know if you would like more information.

Considerations

- The City Forester will be able to advise on the selection of native species for trees and shrubs that will best tolerate the increasing heat and precipitation resulting from climate change. In addition, the City Forester will be able to guide the species selection in regard to nuisance berries or trees with shallow roots that have a propensity to damage and uplift sidewalks. Consideration could be given to using native plants/grasses that will retain soil, provide pollinator habitat and do not need to be mowed. This low maintenance measure would provide a savings on landscape services and reduce greenhouse gas emissions from mowing.
- 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, water conservation and indoor air quality measures 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. The Sustainable Energy Fund (SEF) administers the C-PACE program for Northampton County and can provide information on the program (www.theSEF.org). In addition, there are currently tax credits for new solar energy systems. The savings in electricity realized by a solar energy system may equal or exceed the cost of electricity for the building.

Thank you for your consideration.

Sincerely,

Steve Olshevski, Chair

On behalf of the Bethlehem EAC:

Ben Felzer, Vice Chair

Ben Guthrie, Secretary

Vibhur Kumar

Megan Lysowski

Mandy Tolino

Katie Trembler

cc: Bethlehem City Council

Mayor J. William Reynolds