



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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July 2, 2026

Alec Nahas, P.E.

RE: **(26-001 LD) – 26010004 – 404 EAST THIRD STREET (aka 404 Mechanic Street) – LAND DEVELOPMENT PLAN – Ward 4, Zoned IR-R, plans dated January 2, 2026, last revised June 5, 2026.**

Dear Mr. Nahas

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 \$204,965.00 shall be paid. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

Miscellaneous Engineering

1. Due to conflicting details with the COB standards and ones listed for work within private property please add the following general note, "All improvements within the Public Right-of-Way shall comply with the City of Bethlehem standards and specifications and the appropriate public utility authorities."
2. Applicants shall submit a legal description and exhibit for the public access easement for the sidewalk on private property for review by the city and subsequent recording by the applicant. This shall be included under Additional Special Provisions within the Developer's Agreement and recorded prior to the release of final security.
3. Provide enlarged details identifying the slopes for the ADA ramps in each direction at the landing, ramp, DWS tile, and street tie-in.
4. The double doors proposed for the south façade, approximately center of the building, shall be recessed or relocated to not encroach upon the 6.4' sidewalk (the minimum clear sidewalk width is 5').

Forestry

1. A tree replacement fee of \$13,000 shall be paid at the time of execution of the developer's agreement.

Traffic

1. The proposed relocated stop sign on Mechanic Street at Polk Street is not located within the public right-of-way (ROW) and therefore would not be under the jurisdiction of the City. Either an easement shall be provided for this sign, or the sign shall be relocated to within the public ROW.
2. Previous comment: "An additional no parking – this block (R7-302 modified) sign shall be added on the north side of Mechanic Street, between the property line and Polk Street." This sign is shown on the plans on Polk Street and shall be moved to Mechanic Street.

3. Previous comment: "A no parking sign with a left arrow (R7-302) shall be added on Polk Street, at Polk Street and Mechanic Street." This sign is not shown on the plans; the no parking – this block was placed here instead. Add the aforementioned sign on Polk Street.
4. Previous comment: "The existing signage as shown on the plans on Polk Street and E 3rd Street shall be updated to current site conditions." See below changes that shall be made:
 - a. There is no longer a "no pedestrian crossing" sign (R9-3) and a "use crosswalks" (R9-3BR) sign on 3rd Street.
 - b. There is a folding stop sign (R1-1) on Polk Street at the intersection of 3rd Street.
 - c. There is a street cleaning no parking sign on the same pole as the no parking – right arrow (R7-302R) sign.

Water

1. The Domestic Line shall be split off the Fire Line outside of the building.

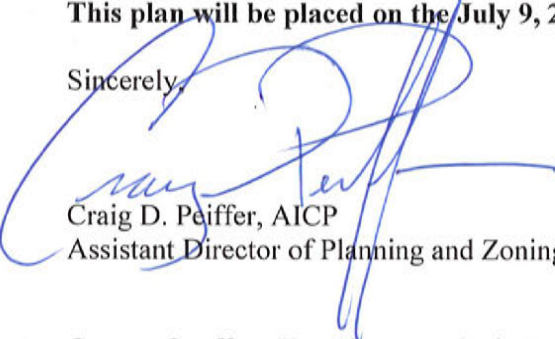
GENERAL

1. A recreation fee of \$124,812 shall be paid at the time of execution of the developer's agreement (3,394 SF + 2,183 SF + 7,671 SF = 13,248 SF x 0.25¢ = \$3,312 + \$1,500 = \$4,812, and 80 DUs x \$1,500 = \$120,000.00).
2. Architectural Sheet, Presentation Elevations, South Façade, Indicate the location and approximate size of signage for the second-floor Tenant C.
3. Architectural Sheet, Presentation Elevations, West Façade, The building faces three streets, E 3rd Street, a principal arterial, Polk Street, a secondary street and Mechanic Street, a tertiary street (alley). The architecture provides for principal façades facing E 3rd Street and Mechanic Street, with at grade fenestration. However, no fenestration is provided in this location along Polk Street. It is recommended that fenestration be provided on the first and second floors to achieve the desired goal of providing interaction and activity between the public space (sidewalk) and semi-public/private interior spaces (Tenants A and Tenant C). If fenestration is infeasible, then provide for the articulation of façade materials to create visual interest at street the level. Visual interest may also include murals; Ref. Bethlehem Fine Arts Commission, <https://bfac-lv.org/>.
4. The architect should specify bird-friendly glass being UV-reflective and patterned glass. There are a variety of manufactures including: Guardian Glass, Bendheim, Glaspro and Pilkington to name a few. The Applicant is encouraged to contact Muhlenberg College, Acopian Center for Ornithology, Dr. Daniel Klem, danielklem@muhlenberg.edu, to further discuss the most appropriate options.

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

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

Sincerely,


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

C.	Geoffrey Karanja	Craig Baer	Greg Cryder
	Dylan Schlosser	Michael Halbforester	Ryan Knause
	David Taylor	Robert Taylor	
	Cathy Fletcher		

Enc.