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May 7, 2026

Craig Peiffer
Stephany Sebesta
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018



RE: Traffic Review 1
404 E. Third Street Mixed Use Development
City of Bethlehem
Benchmark Project No. 038102

Dear Craig and Stephany:

Benchmark Civil Engineering Services, Inc. has reviewed the following materials concerning the subject development of 404 E. Third Street.

- Trip Generation Letter Mechanic Street Mixed Use Prepared by Bowman dated 1/28/2026
- Site Plan Prepared by Bohler Engr. Dated 1/2/2026

The proposed mixed-use development at 404 E. Main Street is proposed to consist of 80 multifamily residential dwelling units and 13,332 sf of commercial space located on the ground floor. We offer the following comments.

1. The trip generation letter calculates the trips for the proposed development based on ITE use #221 Multifamily Housing (Mid-Rise) for the residential component and ITE use # 822 Strip Retail Plaza (<40,000 sf) for the retail portion. This is an acceptable and conservative estimate (higher) that would be estimated using ITE use #231 Mid-Rise Residential with Ground Floor Retail which could also be used for this development.
2. This proposed development will not have any on-site parking with all parking for the residential and commercial use either in the adjacent parking garage or on street. Adequate loading space(s) must be provided for deliveries to both the residential and retail uses on site to insure that through traffic will not be blocked on the adjacent roadways.

Craig Peiffer and Stephany Sebesta
City of Bethlehem
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3. We concur that the new trip generation will fall between the 25 and 49 new motor vehicle trips (inbound or outbound) during the peak hours therefore a limited transportation impact study is required. The description included in the Trip Generation Letter is acceptable and addresses pedestrian safety concerns related to access to the site.

If you have any questions please do not hesitate to contact me.

Sincerely,

Peter A. Terry, P.E., PTOE, PMP, RSP2I

PAT/slc