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April 27, 2018

Ms. Darlene Heller, AICP, Planning Director
City of Bethlehem, City Hall
10 East Church Street
Bethlehem, Pennsylvania 18018

**RE: Zoning Map Amendment – Institutional District (I) to Limited Commercial
District (CL)
City of Bethlehem
Lehigh County**

Dear Ms. Heller:

The Lehigh Valley Planning Commission (LVPC) Comprehensive Planning Committee reviewed the proposed zoning map amendment at its April 24, 2018 meeting pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC).

The proposed amendment would change a parcel located immediately south of 143 W. Broad Street and directly adjacent to Pennsylvania Route 378 to the west from an Institutional District (I) to a Limited Commercial District (CL). The zoning map change would allow for construction of a multi-family residential development on the site.

The proposed amendment is generally consistent with the County Comprehensive Plan. However, the LVPC notes that the parcel under consideration contains steep slopes of 15-25%. While the Comprehensive Plan recommends a maximum of one dwelling unit per acre on such sloped land, the plan states that infill development may be allowed on sites in urban areas containing steep slopes "if site design can eliminate or greatly reduce the negative environmental impacts of the project" (p. 21).

The LVPC also recommends that the municipality thoroughly consider the potential noise and air pollution impacts of Pennsylvania Route 378 on any residential development on the site. The Comprehensive Plan states that "[n]eighborhoods should be protected from adverse impacts including environment impacts. Such impacts include but are not limited to noise, air pollution, visual blight, offensive odors, glare and vibrations" (p. 62).

If you have any additional questions regarding the content of this letter, please do not hesitate to call. Kindly send a copy of the final amended zoning ordinance that is adopted by the City Council, per the requirements of the MPC. Thank you very much.

Sincerely,

John von Kerczek
Principal Community Planner

cc: Louise M. Kelchner, City Clerk, City of Bethlehem
Adam Waldron, President, Bethlehem City Council
J. Spirk Jr., Esq.