



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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September 19, 2017

Laura Eberly
Pennoni Associates, Inc.
2041 Avenue C – Suite 100
Bethlehem, PA 18017

Re: (17-003 Site Plan) – #17080757 – 422-440 BRODHEAD AVENUE - SITE PLAN REVIEW - Ward 2,
Zoned I, Plan dated August 17, 2017

Dear Ms. Eberly:

The above-referenced plan has been reviewed by the appropriate City offices. Our comments are as follows:

ENGINEERING

Miscellaneous

1. This site plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

Public Works – Traffic Bureau

1. Trip generation calculations must be provided.
2. A truck-turn plan must be provided demonstrating garbage pick-up and potential loading areas.
3. Additional comments will be forthcoming once more detail is provided.

Public Works – Water

1. Provide a utility plan. No water mains currently exist in Brodhead. A fire hydrant exists at 4th Street and at Pcker Avenue. An additional hydrant will be required in between these 2 hydrants on Brodhead. A 12” main is recommended on Brodhead. Water flow information is being provided to the developer.

Public Works – Electrical

1. In accordance with Article 1311.05 of the Zoning Ordinance, parking lot lights cannot exceed 20’ in height from grade and must use a decorative design approved by the City.

ZONING

1. The applicants have requested dimensional variances to the setbacks for this project along all street frontages. They will appear in front of the City’s Zoning Hearing Board on October 4, 2017. They are requesting relief along Packer Avenue: 5.14’ instead of the required 20’; along Birkel Avenue: 14.48’ instead of the required 20’; and along Brodhead Avenue: 11.3’ instead of the required 20’.
2. In accordance with off-street parking requirements, Dormitories are required to have one off-street parking space for every four beds, plus one additional space for each two employees. However, the requirements give the City the option to approve the placement of the parking at an off-site location if the institution provides a regular shuttle service, which it does provide. An in-depth study was performed by Lehigh University and presented to the City Staff, which showed that the University is required to have 1,030 student parking spaces (including on-site staff). Lehigh actually has 1,544 parking spaces for the exclusive use of their students. A comprehensive study was completed by Lehigh and submitted to the City Staff showing their bus routes and locations of all spaces.

3. In addition, Lehigh submitted documentation to show where the relocated parking spaces will be on campus if the proposed Dormitories are constructed. There are 243 parking spaces on the existing lot. Lehigh has reassigned their parking to accommodate 270 on-campus parking spaces. Based on this information, off-street parking is satisfied and no relief from the City's Zoning Hearing Board will be required.

FIRE

1. The applicant must confirm Fire Department aerial apparatus have the required access to the building. Problems preventing access are as follows: (A) parking on both sides of Birkel Ave, (B) trees on Birkel and Brodhead, (C) wires along sides fronting Birkel, Brodhead and Packer). In discussions with Lehigh, aerial access suggestions were reviewed. They include access to the proposed courtyard from Brodhead by moving street trees closer to the courtyard, removing a length of street parking on Brodhead for a fire lane sufficient to locate a fire truck, and placing overhead wires underground. All these suggestions must be explored by Lehigh.
2. Location of all Fire Department Connections (FDC) must be within 200 feet of a fire hydrant. Bethlehem Fire prefers the FDC location to be at or near the Birkel/Packer intersection. Please add note: "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
3. The applicant must submit a utility plan. Fire hydrant(s) will be required in addition to existing hydrants.
4. The applicant must install a Knox Box for City of Bethlehem Fire Department access. Please add a note to the plan.
5. Fire Department connections must be within 200' of a fire hydrant. One is suggested at Packer and Brodhead.
6. An exhibit will be prepared by the project engineer and the architect for coordination with the Fire Department regarding aerial access to the building from Brodhead Avenue.

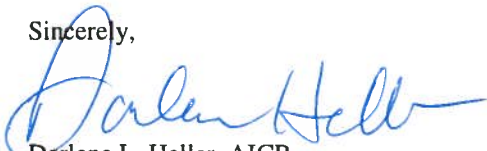
RECYCLING

1. There is no allowance for solid waste or recycling shown on the plan. This must be provided.

GENERAL

1. New principal buildings over 150' in length shall include variations in rooflines, overhangs, architectural details, setbacks, colors, and façade materials in accordance with Article 1311.05 of the Zoning Ordinance.
2. Parking areas shall be well-screened from the street by landscaping, in accordance with Article 1311.08.c.
3. All other design standards in Article 1311 shall be met.
4. This item will be placed on the September 25, 2017 Planning Commission agenda for discussion. Please bring colored elevations and colored site plans on boards to the meeting.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
M. Emili
C. Smith
T. Wells
S. Borzak
M. Conway
M. Reich
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