

# CITY OF BETHLEHEM

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## DEPARTMENT OF PUBLIC WORKS – BUREAU OF ENGINEERING INTEROFFICE MEMORANDUM

**TO:** Tracy Samuelson, Assistant Director of Planning and Zoning

**FROM:** Amy Rohrbach, Project Engineer

**RE:** Sidewalk Deferral Request – 1031 Hellertown Rd, UGIES Bethlehem Terminal Feather Way Access

**DATE:** January 31, 2018

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UGIES Bethlehem Terminal at 1031 Hellertown Road is proposing a land development of the property. Plans include the transfer of land along Feather Way from LVIP to UGIES so the facility can install a driveway accessing Feather Way. We have received a request for deferral of sidewalk along Feather Way from the developer's engineer, Langan, dated January 18, 2018.

The west side of Feather Way currently does not have sidewalk and, with the exception of the UGIES Facility, there is no development on the west side that would generate pedestrian traffic. In addition, the proposed development by UGIES is not anticipated to generate any pedestrian traffic. There is sidewalk along the east side of Feather Way and then along the NE side of Gilchrist to connect with Commerce Center Blvd.

In view of the above information, the Department of Public Works supports a deferral of sidewalk at this property until such time that the west side of Feather Way is further developed and a pedestrian need is present.

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Copies to: M. Alkhal  
M. Dorner  
File

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Mailing Address: P.O. Box 1569 Doylestown, PA 18901

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**To:** Michael Alkhal, Director of Public Works

**From:** Gregory Elko, P.E. / Andrew Rakowski, P.E.

**Info:** Gregory Sklar, LPG Operations Manager - UGI Energy Services, LLC (UGIES)  
Tracy E. Samuelson, Assistant Director, City of Bethlehem

**Date:** January 18, 2018

**Re: Deferral Request**  
UGIES Bethlehem Terminal Feather Way Access  
City of Bethlehem, Pennsylvania  
Langan Project No.: 200081201

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This deferral request is intended to supplement the application for minor Land Development for the above referenced project. In a review letter dated December 20, 2017, the City of Bethlehem had the following comment on the current plan set:

*"In accordance with the LVIP 7, Phase 5 subdivision plan approved on October 10, 2013, sidewalk is required on all lots fronting Feather Way at the time of development. Add public sidewalk to the Feather Way frontage."*

The applicant respectfully requests the following deferral from the City of Bethlehem code requirements:

- **Section 1349.06(b) – Sidewalk**

The referenced section requires full sidewalks on both sides of all public streets.

The applicant requests a deferral from the requirement to provide sidewalk within the site frontage along Feather Way. The applicant has entered into an agreement with Lehigh Valley Industrial Park (LVIP) to obtain the portion of land between the existing site parcel(s) and the street right-of-way for Feather Way. A copy of the agreement, dated December 20, 2017 has been included with this memorandum.

The project will not generate pedestrian traffic and as such the required sidewalk will not be necessary for the proposed entrance driveway to be installed as part of this project. The nature of the existing use of the UGIES Bethlehem Terminal (propane storage and operations) does not support employees leaving or entering the site via pedestrian routes.

Furthermore, LVIP has installed sidewalk on Feather Way that can be used by employees of the industrial park on the opposite side of the street. The existing sidewalk connects to Gilchrist Drive, north of the project site. To the south of the site is mostly vacant land and at this time, pedestrian access from those properties would not be necessary or encouraged. Attached is an aerial map of the project site and the existing sidewalk

# MEMO

Deferral Request  
UGI Bethlehem LNG Facility  
City of Bethlehem, Pennsylvania  
Langan Project No.: 200081201  
January 18, 2018- Page 2 of 2

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installed along Feather Way and Gilchrist Drive. Lastly, a letter of support from LVIP has been included for your review.

Enclosures:

1. Letter of Support from LVIP, Dated January 18, 2018
2. Agreement between LVIP and UGIES, LLC dated December 20, 2017.
3. Figure 1 – Aerial Exhibit of Existing Sidewalk on Feather Way and Gilchrist Drive.

End of memorandum.

**Lehigh Valley Industrial Park, Inc.**

1720 Spillman Drive | Suite 150  
Bethlehem, PA 18015-2164

Tel: 610.866.4600

800.360.5847

Fax: 610.867.9154

[www.lvip.org](http://www.lvip.org)



January 18, 2018

Tracy Samuelson  
Planning  
City of Bethlehem  
10 E. Church Street  
Bethlehem, PA 18018

RE: UGIES Bethlehem Terminal Feather Way Access

Dear Tracy:

This correspondence shall serve as Lehigh Valley Industrial Park's formal approval of UGI Energy Services' request for a deferral of sidewalk along Feather Way in LVIP VII. We support this request and UGI Energy Services' plan for access to Feather Way.

If there are questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Kerry A. Wrobel".

Kerry A. Wrobel  
President

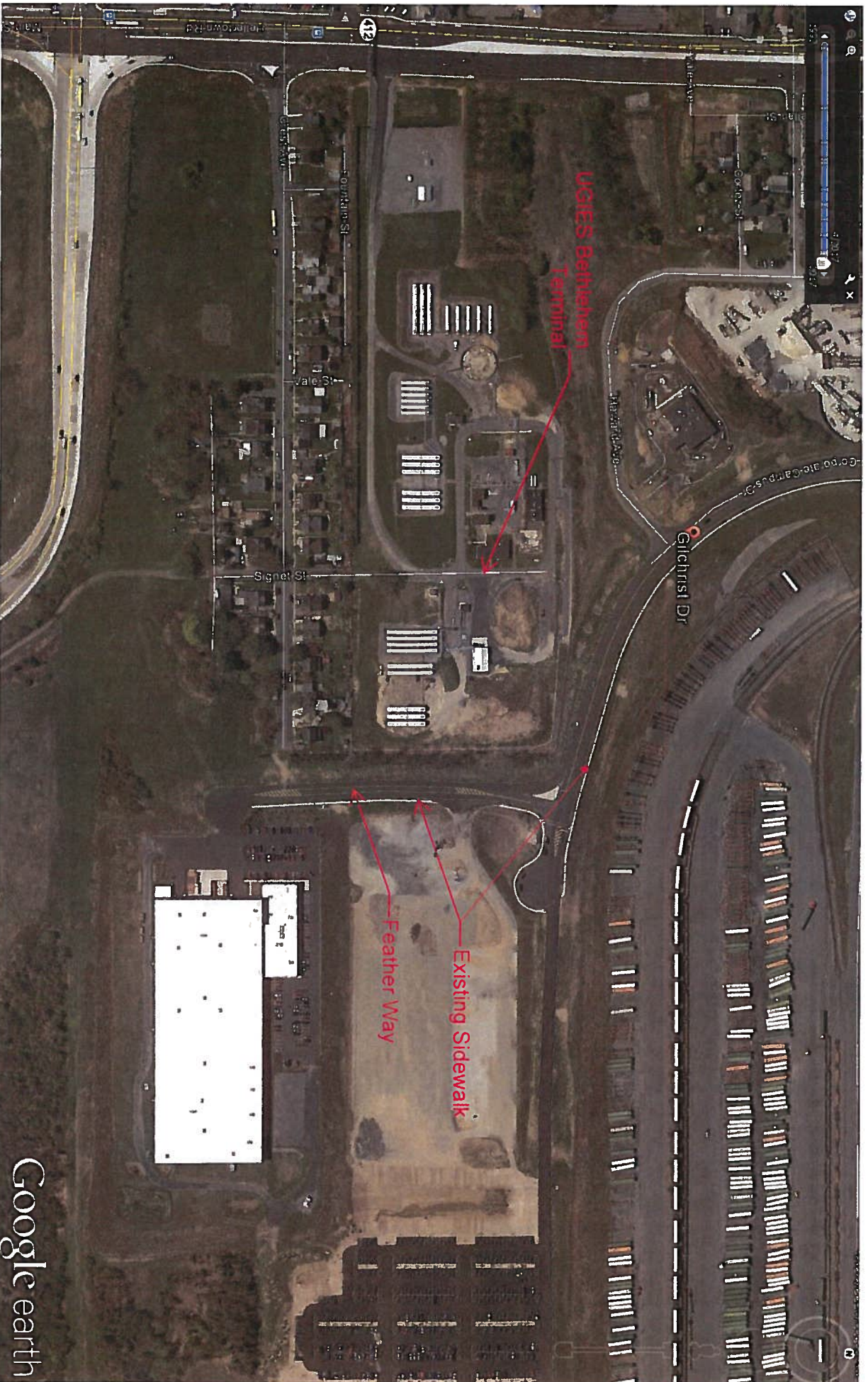


FIGURE 1: AERIAL EXHIBIT OF EXISTING SIDEWALK ON FEATHER WAY AND GILCHRIST DRIVE