



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

July 3, 2018

John Noble
1800 Old Mill Road
Bethlehem, PA 18015

Re: (16-008LD) – #16090242 – Wilbur Mansion Development, 267 Cherokee and 202 Wyandotte Streets – REVISED LAND DEVELOPMENT PLAN – Ward 1, Zoned RG, plan dated September 9, 2016 and revised dated June 14, 2018

Dear Mr. Noble:

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

ENGINEERING

Stormwater/Erosion & Sedimentation Control

1. The stormwater management plan must be reviewed by the LVPC. The October 11, 2016 LVPC review letter noted inconsistencies in the stormwater review. Once approved, a copy of the LVPC approval letter shall be submitted for our files.
2. Please clarify the pump referenced in Exhibit E in the calculations for Underground System 1.
3. A NPDES Permit will be required. A copy of the permit shall be submitted.

Sanitary Sewer

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of will need to be paid. Due to the change in use from the previously submitted information, the developer shall submit revised flow calculations so an accurate tapping fee can be calculated. A cover letter explaining the project, shall be submitted with the updated planning module information.

Miscellaneous

1. A note shall be added to the plan indicating that all deficient sidewalk within the public ROW must be replaced. This includes areas along Brighton St and Cherokee St in the area of street trees.
2. An engineer's cost estimate must be submitted for review and use in the Developer's agreement.
3. Since a driveway is proposed to connect the Wilbur Mansion lot to the Sayre Mansion lot, an easement is required for this cross-access.

Public Works – Traffic Bureau

1. The City is in agreement with the supplementary traffic analysis.
2. Due to the fact that there is a documented queuing problem for southbound vehicles on Cherokee Street, especially in the pm peak hours, the City requests that the developer commit to a one-year post study of the intersection to calculate volume of vehicles and delays on the southbound approach. If the volume of vehicles exceeds those anticipated in the projected trip analysis, the developer shall work with the City on possible improvements in the area.

Public Works – Urban Forestry

1. Replace the deciduous tree planting detail with the City standard tree planting detail.
2. There are significant larger street trees along Cherokee and Brighton Streets which are indicated on the plan 'to be preserved'. We agree that these trees are worth saving. As the sidewalk sections abutting these trees are replaced (see Miscellaneous Engineering Comment 1) it may be necessary to push back the sidewalk area by 1 foot. A field meeting will be arranged with City Staff to discuss the situation.
3. The enlargement of the retaining wall on sheet 6 of 18 labels the landscaping as a boxwood hedge, however, *Prunus laurocerasus* (Cherry laurel) is indicated on the landscape plan. Cherry laurel grows too tall and wide for this site. It also appears that the placement of the guiderail necessitates planting one row of shrubs about 2' from the edge of the sidewalk. Any proposed shrub should have a maximum spread of 4' in order to avoid encroachment onto the sidewalk.

ZONING

1. The applicant received Zoning Hearing Board approval for the following Use and Dimensional Variances at its meeting on June 27, 2018:
 - use variance for a hotel, conference center and restaurant/bar.
 - dimensional variances as follows:
 - a) Relief of the maximum height of a building: permitted: 2 ½ stories; proposed: 4 stories
 - b) Off-street parking requirement: required: 69 spaces; proposed: 55 spaces;
 - c) Slope of a driveway between properties: maximum permitted: 10%; proposed: 12.73%.
2. Add a note to the Record Plan regarding all approved variances in Comment 1.

FIRE

1. The FDC must be within 200 feet of a fire hydrant. We do not see a fire hydrant in the area of the 4 story hotel structure. If there isn't one planned for that area, one must be added.
2. The driveway along the west and southwest areas of the building must be identified as a fire lane. Final determination of the exact area and markings can be accomplished in the field as the project progresses. Contact the Fire Department office as needed.
3. Please confirm the turn around on the west side of the building hasn't changed. If any of the dimensions have changed, please resubmit the fire apparatus turning plan.
4. Is an overhang, canopy, etc. planned for guest drop off at the main entrance? The Fire Department will be using that side of the structure for aerial truck access and must have no overhead obstructions in that area.
5. Please contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any question reference Fire Code requirements.

RECYCLING

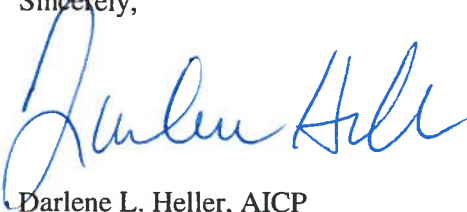
1. One Solid Waste area is not adequate for both buildings for Solid Waste and Recycling. We would recommend a 2nd solid waste/recycling pad located closer to 4 story apartment building of size 10' by 18'. As stated at the prior Planning Commission meeting, indicate if recycling and garbage will be inside the apartment building.
2. The detail for the dumpster enclosure on Sheet 13 indicates an 18' wide enclosure. The site plan shows a 10' X 10' dumpster pad. Please enlarge the dumpster pad near the 4 story hotel facility to make both plans consistent.

GENERAL

1. Provide elevation drawings of street view and parking lot view retaining walls along Cherokee Street. The design of the retaining wall facing the street shall be attractive to the public.
2. The recreation fee for the 64 dwelling units (64 x \$1,500 = \$96,000) and the 4 story hotel's recreation fee is \$1,500 plus \$0.25 per sq. ft. of total building floor area. Please provide square footage of hotel so a recreation fee can be calculated. This fee shall be paid prior to finalizing the developer's agreement.
3. Submit colored elevation drawings and colored site plans on boards for review at the Planning Commission meeting.

4. The ADA accessible path from the existing sidewalk on Cherokee Street to the apartment building, and from the existing sidewalk on Wyandotte Street to the new office building and rehabilitated Wilbur Mansion, must meet State standards.
5. This plan will be placed on the July 12, 2018 Planning Commission agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: NIP Wilbur, LLC & Nordel 1, LP
M. Dorner
A. Rohrbach
T. Wells
S. Borzak
C. Smith
Nick DeFrank, Van Cleef Engineering