



City OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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July 6, 2018

Jason Engelhardt, P.E.
Langan Engineering
One West Broad St., Suite 200
Bethlehem, PA 18018

RE: (18-001 Site Plan) – #18060605 – Whitaker Site – Webster St. & E. Morton – Lehigh University Health Science Technology Building – Zoned Institutional Overlay, I-O, plan dated June 18, 2018

Dear Mr. Engelhardt:

The above-referenced plan has been reviewed by the appropriate city offices. We offer the following comments:

ENGINEERING

1. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of a request for a building permit or at the execution of the developer's agreement, a sanitary sewer tapping fee will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. Please include a cover letter describing the project in the planning module submittal.

Public Works – Urban Forestry

1. Please submit a landscape plan.

Public Works – Traffic Bureau

1. Please provide explanation of where the existing cars in the parking lot will be relocated to and where employees of the proposed facility will park.
2. Please refresh the crosswalk markings in thermoplastic at the intersection of Webster Street and 5th Street to enhance pedestrian safety in the area.

FIRE

1. The proposed plan complies with the 2009 International Fire Code which require that the access route(s) shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.) The proposed setback of 20' along Morton St would meet that requirement.
2. A Knox Box for City of Bethlehem Fire Department access must be installed. (Please add note to plans)
3. Indicate the location of the Fire Department Connection (FDC) on future submission. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the Fire Marshal. (IFC 912.2.1) Additionally, it must be within 200 feet of a fire hydrant. Please add note: "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
4. The project must meet the following ordinance requirement if applicable:

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"1701.02 Additions and Modifications
IBC 903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated. (Ord. 2014-21 – Passed 8/5/14).
5. Please contact the Fire Department 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 questions regarding Fire Code requirements.

ZONING

1. The applicant will be appearing in front of the Zoning Hearing Board for a Dimensional Variance for the setback and/or height requirements along both Morton and Webster Streets. The applicants are proposing to construct a five-story, 105' high Health Science Technology Building. The required setback from each street is 20' for a 60' high building. The applicant is proposing a 105' high building, which requires a 35' setback and a 20' setback is proposed.
2. The maximum permitted height of the building (60') shall be added to the plan. This is based on the right of way width of Morton and Webster Streets.

RECYCLING

1. Indicate on the land development plan how recycling and solid waste will be handled. Explain if the Webster Street crossover will be the location for waste removal.

GENERAL

1. An updated overall parking plan must be submitted for review and approval.
2. This item will be placed on the July 12, 2018 Planning Commission agenda. Please submit colored elevations and site plans on boards for the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dornier S. Borzak
Z. Sayegh M. Reich
L. Smith B. Stringfellow
T. Wells