

CITY OF BETHLEHEM

DEPARTMENT OF PUBLIC WORKS INTEROFFICE MEMORANDUM

TO: Tracy Samuelson, Assistant Director of Planning and Zoning
FROM: Matthew D. Dorner, Deputy Director of Public Works/Chief of Engineering
RE: Sidewalk Deferral Request – 960 East Market Street
DATE: January 3, 2018

960 East Market Street had a previously approved subdivision and land development plan that required curb, sidewalk, and street trees along the Market Street frontage of the parcel. We have received a request for deferral of these improvements along Market Street from the developer's engineer, Keystone Consulting Engineers, dated January 23, 2018.

This area of East Market Street currently does not have sidewalk with the exception of one home closer to Stefko Boulevard. Most of the area is industrial. The previously approved plan was for a community health center and was never constructed.

In view of the above information, the Department of Public Works supports a deferral of curb, sidewalk, and street tree installation at this property until such time as the lot is further developed or a pedestrian need is present.

Should you have any questions, feel free to contact me.

cc: M. Alkhal
File

By: _____
Chief of Engineering



January 23, 2018

Tracy Samuelson, AICP, Assistant Director
City of Bethlehem, Bureau of Planning and Zoning
10 East Church Street
Bethlehem, PA 18018

Subject: Public Improvements Deferral Request
St. Luke's Hospital Community Health Center
960 East Market Street

Dear Ms. Samuelson:

On behalf of MDGP Management Corporation, the owner of the subject property, Keystone Consulting Engineers, Inc. hereby requests deferrals for the following sections of the City's SALDO related to the installation of public improvements required in conjunction with the St. Luke's Hospital Community Health Center subdivision and land development plan, originally approved by the Planning Commission in 2002.

1349.06(a), Curbing - Due to the lack of existing sidewalk and other pedestrian facilities in the vicinity of the project site, the installation of an approximately 230-foot disconnected stretch of sidewalk along the subject property frontage would provide little, if any, benefit to pedestrians. Furthermore, the existing surrounding industrial uses generate minimal pedestrian traffic.

1349.06(b), Sidewalks - Currently, the south side of East Market Street is entirely uncurbed. Stormwater runoff from the road drains in sheet flow fashion in a southerly direction through the adjacent properties to the nearby Lehigh River. The installation of an approximately 230-foot length of curbing along the subject property frontage would concentrate and redirect runoff, possibly causing damage to downstream properties.

1349.08(d), Street Trees - Currently, the entire subject property is surfaced with bituminous pavement, hard packed crushed aggregate, or other effectively impervious surfaces which do not provide favorable growing conditions for street trees.

As of the date of this letter, construction of the proposed health center has not yet begun. The tenant for which the project was specifically intended terminated its agreement with the owner thereby forcing the owner to delay construction while he actively seeks to secure another suitable occupant for the facility. For these reasons, I respectfully request that the Planning Commission grant a deferral for the completion of the required public

improvements until six (6) months following the issuance by the City of a building permit for the subject project.

Thank you in advance for your thoughtful consideration of this request. Please do not hesitate to contact me if you wish to discuss this matter in further detail prior to the upcoming public meeting.

Very truly yours,

KEYSTONE CONSULTING ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read "Kevin J. Horvath". The signature is written in a cursive, flowing style.

Kevin J. Horvath, P.E.

Cc: Patrick J. Ruggiero, MDGP Management Corp.