



City of BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

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March 6, 2019

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

RE: (18-012LD&S) – #18120586 – LVIP VII Lots 83 & 85 – LAND DEVELOPMENT and SUBDIVISION PLAN and DEFERRAL REQUESTS, 1145 Hellertown Road, 1198 and 2020 Feather Way, Ward 16, Zoned IR, Plans dated December 21, 2018 and last revised February 2, 2019.

Dear Mr. Engelhardt:

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

ENGINEERING

Stormwater

1. The Stormwater Management Report dated December 21, 2018 shall be submitted to LVPC and a copy of their approval letter shall be submitted.
2. Flow channels shall be added to the Outlet Control Structures. This shall be shown on the details sheet CG-501.
3. It is recommended CB-C-101 be increased to a double structure to adequately carry the flows from the swale to the west.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of \$14,151 will need to be paid for Lots 83 and \$22,404 will need to be paid for Lot 85.
2. The invert elevations for both force mains shall be added to the MH-3 data on the Feather Way Profile found on sheet CG-304 once the detailed calculations are completed by the engineer.
3. On sheet CG-304, clearly indicate that MH-1 is a drop manhole. This is not clear.
4. In areas where the sanitary sewer crosses over the water line, concrete encasement is required for 10 feet on either side of the water main. This shall be noted on the profiles where crossings may occur.

Miscellaneous Engineering

1. A copy of the amended DEP NPDES permit shall be submitted to the City.
2. It shall be noted that at the time of construction of the Feather Way extension, existing pavement may need to be milled or filled in order to tie into the proposed extension. This will be addressed in the field at the time of construction but should be noted on the plan.
3. Depressed curbing has been used at all driveways along Feather Way. This is the City's preference and a depressed curb shall be shown for all driveways on Feather Way.
4. The driveway entrance to Curtis Wright will be required to be improved at the time of Feather Way extension. This shall include radius curbing and upgraded ADA ramps. A detail of the proposed driveway, including the radius curb and ADA ramps, shall be included on sheet CG-100.
5. A 2% cross slope must be maintained along the pedestrian pathway at all driveways. This shall be noted on the driveway details on sheets CG-100 & CG-101.
6. Guiderail shall not be placed within the public ROW. This shall be removed, or relocated onto private property.
7. Sidewalk shall be installed around the entire cul-de-sac to the property
8. Upon receipt, a copy of the PennDOT HOP for the proposed emergency access driveway off of Easton Rd is required to be submitted to the City.

9. Descriptions of all proposed easements shall be submitted for review.
10. Deferral requests are being addressed via separate memo.

Public Works – Water

1. Under “UTILITY NOTES”, make the following change:
 - # 17. Valves and Hydrant shall open LEFT.

Public Works – Traffic Bureau

1. Trip generation calculations are acceptable.
2. Developer agreed to contribute towards the study and installation of a traffic signal at the intersection of Commerce Center Boulevard and Gilchrist Drive (when warranted). This shall be included in the Developer’s Agreement for a future date.
3. The center turn lane north of the extension on Feather Way shall continue south to the new cul de sac location. A small “teardrop” hatched area could be created just south of the proposed driveway for Lot 89.
4. Please continue to copy the City on all correspondence and submittals to PennDOT.
5. Comments from the City’s Traffic Consultant are enclosed.

ZONING

1. We are in receipt of the proposed colored elevation drawings for the warehouses. Article 1308.01.e.4 requires specific design criteria for buildings over 150’ in length, including variations in rooflines, overhangs, setbacks, color, façade materials, etc., and present the appearance of smaller connected buildings. Although some of these features are included in the colored renderings, inclusion of more elements must be explored. More architectural details are required for the facades of the buildings facing Easton Road and Route I 78.
2. With the reduction in parking spaces on Lot 83 to 90 spaces, this lot now only requires 6 parking lot trees. Lot 85 requires 19 parking lot trees. Section 1319.02.j.3 of the Zoning Ordinance requires the 25 parking lot trees to be contained within 9 x 18 planting areas. Lot 85 trees comply but only 3 parking lot trees on Lot 83 comply with this requirement.
3. It is unclear which are the 10 replacement trees on Sheets LP-101 and LP-102. Please clarify. The symbol for replacement trees does not appear on these sheets.
4. Bicycle parking shall be shown on the plan in accordance with Section 1319.02.o, which requires bike racks to be provided equivalent to 5% of required vehicle parking (2 racks for Lot 83 and 3 racks for Lot 85).
5. Remove any reference to sign area on the elevations, since we cannot determine square footage compliance and there are no specific designs provided. Keep in mind wall signage in the IR Zone cannot exceed 20 percent of the exterior building wall in which they are located and cannot exceed 25’ height above grade.

GENERAL

1. The recreation fee for Lot 83 is \$48,930.25 and the recreation fee for Lot 85 is \$75,353.75. These fees shall be paid prior to finalizing the Developer’s Agreement.
2. This item will be placed on the March 14th Planning Commission agenda. Bring colored site plans and elevation drawings to the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

- Cc: M. Dorner
A. Rohrbach
T. Wells
R. Taylor
LVIP Lots 83 and 85 Owner, LLC
P. Terry, Benchmark Engineering

Enclosure



1727 Jonathan Street • Allentown, PA 18104
Phone: (610) 776-6700 • Fax: (610) 776-1190 • www.bencivil.com

March 4, 2019

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

RE: Traffic Review 1
LVIP VII Lots 83 and 85
Trip Generation Comparison
Benchmark Project No. 038064

Dear Tracy:

Per your request, *Benchmark* has reviewed the report "Trip Generation Comparison LVIP VII Lots 83& 85" dated revised February 20, 2019 by Langan Engineering and Environmental Services. We offer the following comments:

1. The trip generation appropriately utilizes the ITE Trip Generation Manual 10th Ed. to compare the trip generation for the previously proposed uses and the now existing 175,000 sf manufacturing (Lot 81), 450,000 sf manufacturing (Lot 84) and the currently proposed two warehouses of 189,460 sf (Lot 83) and 295,680 sf (Lot 85). We concur that the existing and proposed uses generate a lower number of trips than the original uses in the LVIP VII approved traffic study.
2. The findings from the initial LVIP VII traffic impact study utilize a higher volume of generated trips from the site and therefore the proposed uses will have less impact than identified in the original study.

If you have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Peter A. Terry". The signature is written in a cursive, flowing style.

Peter A. Terry, P.E., PTOE, PMP, RSP

PAT/slc

c: Tiffany Wells

CITY OF BETHLEHEM

DEPARTMENT OF PUBLIC WORKS INTEROFFICE MEMORANDUM

SUBJECT: Waiver/ Deferral Requests - LVIP VII Lots 83 & 85 Preliminary/Final Major Subdivision and Land Development Plans– Feather Way, Ward 16, Plans dated December 21, 2018. (18-012 LD&S) Permit #18120586

FROM: Amy B. Rohrbach, Project Engineer

TO: Tracy E Samuelson, Assistant Director Planning/Zoning

DATE: March 4, 2019

The following waiver and deferral requests were made by Hanover Engineering Associates, Inc. on behalf of Lehigh Valley Industrial Park, Inc.

- 1. A waiver of Article 1345.06 – Plan Size...*
The Developer proposes to submit plans on sheet size 30"x42". Due to the nature of the plans, this is acceptable to the Engineering Bureau, therefore, the Department of Public Works supports a waiver of Article 1345.06.
- 2. A deferral of Article 1349.07(f), requiring full sidewalks on both sides of all public streets...*
The Department of Public Works is not in support of a deferral of installing full sidewalks along the Lot 83 & 85 frontage, since future development will occur on Lot 89. The developer shall install sidewalk around the entire cul-de-sac to Lot 83's lot line abutting lot 89. However, a deferral is recommended for the frontage along Lot 89 until such time as the lot is developed.
- 3. A waiver of Article 1349.06 – Sidewalk and Curb along Easton Road*
This area of Easton Road currently does not have curb or sidewalk in the City of Bethlehem or Lower Saucon Township on the opposite side of the street. The nearest sidewalk is at the Bethlehem Fields apartment complex near the intersection with Cherry Lane which is over 700 feet away. The property between the Bethlehem Fields property and this development is owned by PennDOT/FHWA and is likely to never have curb or sidewalk.

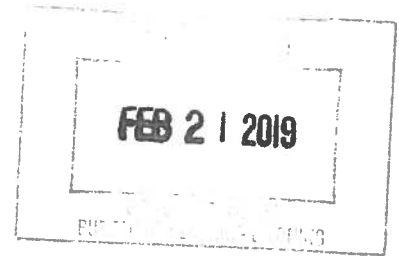
Curb and sidewalk deferrals were granted by the Planning Commission for 1125, 1235, 1245, 1355, 1475 and 1525 Easton Road. The area has no future prospects of heavy pedestrian traffic to warrant the need for sidewalks at this time. The area proposed is an industrial site. If sidewalk were to be installed it would only serve this property and would not provide continuity to support pedestrian traffic to other areas.

In view of the above information, the Department of Public Works supports a deferral of Article 1349.06 along Easton Road.

Route: M. Alkhal → M. Dorner → P. Hepler/file

February 20, 2019

Michael Alkhal, P.E.
Director of Public Works
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018



**Re: Request for Waivers/Deferrals
LVIP VII Lots 83 and 85
Preliminary/Final Subdivision and Land Development Plans
Langan Project No. 240046501**

Dear Mr. Alkhal,

On behalf of LVIP Lots 83 and 85 Owner, LLC, we formally request the following waivers and deferrals from the City of Bethlehem Subdivision and Land Development Ordinance for the above-referenced project:

1. **SALDO Section 1345.06 – Plan Size** – requires digital files of the final plan presented on twenty-four (24) inch by thirty-six (36) inch sheets, for which a waiver is requested. The proposed plan sheet size is 30 inches by 42 inches, which allows for Master plans at a reasonable scale to show all required information legibly.
2. **SALDO §1349.06(b) – Sidewalk (Feather Way)** – requires full sidewalk on both sides of a public street, for which a deferral is requested. A deferral was granted at the time the Subdivision Plan for LVIP VII – Phase 5 was approved by the City. The current proposal includes extending the existing sidewalk on the east side of Feather Way to the site. The requested deferral is for installation of sidewalk on the west side of Feather Way until such time as the City feels sidewalk would be necessary in that area.
3. **SALDO §1349.06 – Sidewalk and Curb (Easton Road)** – Subsections (a) and (b) require installation of concrete curb and full sidewalk on both sides of a public street. The applicant requests a deferral from this requirement along Easton Road. Although the project site abuts Easton Road, primary vehicle and pedestrian access to the site will be from the north and through the industrial park. The access driveway onto Easton Road is only intended for emergency vehicles and will be restricted by a locked gate. The absence of sidewalk allows increased security for the facility and reduces the risk of pedestrian conflicts. This area of Easton Road does not currently have sidewalk or curb in the City of Bethlehem or Lower Saucon Township on the opposite side of the street.

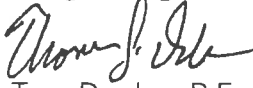
Request for Waivers/Deferrals
LVIP VII Lots 83 and 85
Preliminary/Final Subdivision and Land Development Plans
Langan Project No. 240046501

February 20, 2019
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Please contact me directly if you have any questions or require any additional information to support these waiver requests.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Tom Dredge, P.E.
Project Engineer

cc: Matt Nunn, George Laigaie – LVIP Lots 83 and 85 Owner, LLC

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