



City OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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May 23, 2019

Karl Leitner
Barry Isett & Associates, Inc.
85 South Route 100
Allentown, PA 18106

RE: ((19-001LD) (SKETCH PLAN) – #19020001 – First Terrace Housing – 496-520 First Terrace – Ward 4, Zoned RT, plan dated January 25, 2019 and last revised April 12, 2019.

Dear Mr. Leitner:

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

This sketch plan lacks much of the information necessary for a thorough evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

ENGINEERING

Stormwater

1. In accordance with Article 925, since greater than 10,000 SF of new impervious is proposed, a stormwater plan is required and must be reviewed by the City and the LVPC. A copy of the LVPC approval letter is required to be submitted.
2. Per Article 925, a fee of \$2,142 will be required for the increase in impervious surface.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee will need to be paid. The developer shall submit a cover letter explaining the project along with a sanitary sewage planning module exemption post card so that the proposed flows can be calculated. The PNDI report shall also be included. Once the flows are reviewed and the credit for the existing flows is applied, we will assess a tapping fee.

Miscellaneous Engineering

1. A lot consolidation plan is required as the developer proposed to consolidate the 4 existing parcels into 1 parcel.
2. A warrant of survey from the City's Engineering Bureau will be required for the proposed curbing.
3. The curb at unit 516 must be brought up to full height curb at the end of the property limits.

4. City standard driveway, sidewalk and curb details shall be shown. Details are attached.
5. Addresses of the proposed units shall be 500 through 516 First Terrace, Bethlehem, PA 18015. The western most building shall use even numbers 500-506 and the eastern most building shall use even numbers 510-516.

Public Works – Traffic Bureau

1. Due to the narrow width of First Terrace, the City recommends that the road become one-way between Stoneman Street and Selfridge Street. The City can discuss with the developer which direction makes the most sense.
2. Traffic circulation in the immediate area still needs to be assessed as the plan progresses through the review process. This could include closing or vacating a street, one way options, street widening, etc.
3. Applicant shall show all No Parking signs to be replaced along both sides of First Terrace.

ZONING

1. Since this property is located in the RT zone, Article 1311, Design Guidelines, of the Zoning Ordinance applies. Article 1311.04.b requires garage doors to be located to the rear or side of principal buildings. This lot does not contain an alley behind it, but it does contain steeper slopes at rear. A Variance from the Zoning Hearing Board is required.
2. Double car garages are proposed. This creates space for 4 cars per lot but appears to exceed the overall lot maximum of 50 percent of the front yard being paved in accordance with Article 1319.02.m (the amount will need to be computed by the applicant but it appears that more than 50 percent is paved).
3. Article 1319.03.e states no more than 4 cars may back out onto a street from a private lot. This development proposes 16 cars backing out onto First Terrace. A Variance from the Zoning Hearing Board is required.
4. The required maximum square footage of paving in the 25' required front yard and the proposed square footage of paving in that same area must be added to the chart since only 50% of required front yard is permitted to be paved. Add this category to the Site Data chart.
5. Add the zoning district to the Site Data.
6. Clarify on the Site Data what “within boundary” and “outside boundary” means in the impervious coverage column.
7. Exact width and length of each building shall be dimensioned on the plan.
8. Since street trees will be required in the 8' curb and sidewalk area, the proposed planting strip is not wide enough at 2.5' to accommodate a tree. Move the sidewalk back 2' to partially be located on private property so the planting strip is wide enough to contain a street tree. A sidewalk easement can be created on your private property.
9. An elevation of the proposed retaining wall at the easternmost driveway shall be provided.
10. Article 1318.28, Tree Conservation, mandates the submission of a tree inventory plan locating all healthy trees 8 inches or greater in diameter on the overall site that are proposed to be removed. This plan must be submitted with a tally of all trees to be removed. If the number of replacement trees falls short of the number of trees removed, a fee can be paid to the City in lieu of planting the replacement trees on the site.
11. Provisions of Article 1316, Steep Slopes, shall be met. It appears that the entire lot contains steep slopes between 15 and 25%, since the slope legend on Sheet SS-1 does not have a category for slopes under 15 percent. This shall be corrected.
12. It is also difficult to determine the meaning of those areas that are both dotted (manmade slopes) and shaded (steep slopes in varying degrees). This shall be corrected to indicate one or the other so Article 1316 can be properly applied to the site.
13. The surface slope data supplied on Sheet SS-1 indicates there are existing areas of steep slopes between 15% and 35% which exceed 500 sf in all categories, therefore no exception for small areas of slope under 500 sf can be made. A minimum 4 acre lot is required for this development and only .7 acres (30,276 sf) is proposed. A maximum of 10% impervious coverage is permitted (3,076 sf) and over 46% impervious coverage (13,966 sf) is proposed. Significant impervious coverage and lot area variances will need to be requested before the Zoning Hearing Board..

GENERAL

1. All provisions of Article 1311, Design Guidelines, shall be met. Efforts should be made to blend all new infill development with the surrounding community. Facade materials shall be described on the colored elevation plan to determine compliance with Section 1311.05.h.
2. A recreation fee of \$1500 per dwelling unit shall be paid prior to the execution of a developer's agreement.
3. Although the first and second floor decks were removed, all decks may be more appropriately placed on the rear side of the building.
4. This sketch plan lacks much of the information necessary for a thorough planning and engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.
5. In our March 18, 2019 letter sent to you from the Planning Commission, one of their recommendations was to complete a parking demand analysis. This has not been submitted.
6. We have not yet determined if this revised plan needs to be reviewed by the Planning Commission again prior to your application to the Zoning Hearing Board, since so much information was missing from the initial plan for city staff to make a comprehensive review of the proposed development. We will contact you next week regarding our decision.

Sincerely,

The image shows a handwritten signature in blue ink that reads "Darlene Heller, AICP". The signature is written in a cursive style. To the right of the signature, there are some additional handwritten initials or a mark that appear to be "tbs".

Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
A. Rohrbach
T. Wells
C. Peiffer
A.Siboni