



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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September 20, 2019

Sue Kandil, PE
Penn Technology Consulting, LLC
P.O. Box 66
Fogelsville, PA 18051

RE: (19-004 Site Plan Review) – 19090020 – 1838 Center Street – Bethlehem Mews (Four 4-story Apartment Buildings containing 125 apartment units) – Ward 14, Zoned I, plan dated August 27, 2019.

Dear Ms. Kandil:

The above-referenced plan has been reviewed by the appropriate City offices. Per Zoning Ordinance Section 1322.02(a)(3), Site Plan Review, the Planning Commission may recommend conditions for approval that should be considered by the Zoning Hearing Board . . . because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to engineering details required under any later land development plan process.

Key points to consider are as follows:

1. A 3 story multi-family dwelling project of only 102 dwelling units was denied by the ZHB in 2010. The project consisted of four 3-story apartment buildings with an overall density on this 5 acre tract of 2,135 sq. ft. / dwelling unit. The densest zoning district is RT, which requires 2,500 sq. ft. / dwelling unit for 3 story apartment buildings. The subject proposal is for four 4-story buildings containing 125 dwelling units. The overall density is 1,742 sq. ft. / dwelling unit, even less than the prior 2010 proposal.
2. This property has been before the Zoning Hearing Board (ZHB) and Planning Commission numerous times in the last 10 years. A 102 dwelling unit proposal was denied by the ZHB in December 2010. The ZHB Order denying the 102 multi-family dwellings stated that the property can be used for a permitted Institutional use, and in fact was approved for a 125 bed assisted living facility in 2008. Furthermore, the applicant did not demonstrate that the land is subject to any unique physical circumstances that are peculiar to the property. A 96 unit proposal was heard at the December 2016 and January 2017 hearings. This application was withdrawn by the property owner prior to the ZHB decision being rendered. Since this is a prohibited use and a prior project with less dwelling units was denied by the ZHB in 2010, we suggest the Planning Commission recommend that the ZHB either deny the requested variance or that the ZHB elects not to consider the case since it was previously denied.
3. Section 1322.02.a.3 under Site Plan Review emphasizes neighborhood compatibility, layout, and traffic impacts. All adjacent residential neighborhoods, particularly the apartment complex directly across Center Street, have a much lower density. The existing apartment complex is zoned RG, Medium Density Residential, with a minimum density of 4,000 sq. ft. per dwelling unit. The other adjacent parcels are single family dwellings in the RS zone.
4. The subject project is over twice the density of the RG District directly across Center Street. The traffic impacts will be more fully shown after a traffic study is completed, but the traffic back-ups on Center Street today will only be intensified with the amount of density proposed. One of our recommendations is to reduce the density to the RG standards at a minimum.

5. The apartment buildings shall be moved forward to the front property line and all parking spaces located to the side and rear areas of the Lot. A revised layout emphasizing these goals will be required.
6. We recommend reducing the number of stories and revising the plan to more closely align with the RG standards of the apartment complex on the west side of Center Street.

General review comments are as follows:

ENGINEERING

1. This plan lacks much of the information necessary for a thorough 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.

Stormwater

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 of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits can not be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

Miscellaneous Engineering

1. The 20 foot driveway on Atwood Ave. is very close to the intersection of Center St. and Atwood Ave. No portion of any driveway, including this emergency access driveway, is allowed within 25 feet of the street line intersection.
2. Indicate a proposed handicapped curb ramp with Brick Red Detectable Warning Surface at the southeast corner of Center Street and Dewberry Avenue built to current ADA standards.

Public Works – Traffic

1. Trip generation calculations must be submitted.
2. Prior plans always indicated a second right in/right out driveway on Center Street and this access must be restored. Atwood Ave is only being used as an Emergency Access. This configuration shall be used and the City shall be copied on all correspondence with PennDOT for the Highway Occupancy Permit.
3. After discussions with LANTA, a bus shelter may be proposed in the future if ridership warrants. Show a concrete pad for a future bus shelter.
4. As previously agreed upon, the developer will add "Hand-Man" signals and video detection to replace the outdated road sensors and pre-emption for emergency vehicles. Additionally, the developer will be refreshing all existing pavement markings (crosswalks, stop bars, arrow & only, with hot thermoplastic) at the signalized intersection. The City shall be copied on all correspondence with PennDOT on the signal permit.
5. Provide dimensions on all driveways and drive aisles.
6. Provide all sign locations and pavement markings.
7. Provide the square footage of the building.

Public Works – Forestry

1. Please submit a landscape plan.

FIRE

1. The architect/engineer must confirm Fire Department vehicles have the required turning space to access all areas. (See attached turning radius information for our largest vehicle.) Please submit a turning plan.
2. A Knox Box for City of Bethlehem Fire Department access must be installed on each building. (Please add note to plans)
3. Indicate if the building is fully sprinklered.
4. Indicate the location of all Fire Department Connections (FDC). The FDC must be in a visible location. 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 chief. (IFC 912.2.1) 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." FDC's may use a 5" Storz fitting.

5. Submit a Utility Plan indicating all fire hydrants on or adjacent to the project.
6. All 'Fire Lanes' must be identified and properly marked. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
7. All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000 lbs. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
8. The architect/engineer must confirm Fire Department apparatus will be able to drive on all road surfaces without contacting the driving surface. Check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. Also confirm the middle of the truck will not contact the driving surface of humps or crowns such as on speed bumps. {See attached A2 Main Print for vehicle dimensions} (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
9. 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. This parcel is located within the I – Institutional Zoning District. The proposed use, Multi-Family Dwellings, requires a use variance. The applicant has submitted their appeal application and the case is scheduled to be heard at the October 23, 2019 Regular Meeting. Zoning plan review notes are listed below.
2. Correct Site Data Chart for required yard setbacks, i.e. Front = 20', Rear = 15' and Side = 15'.
3. 1306.02(f) and 1322.03(II) provide building height(s).
4. 1318.26(a) provide dumpster screening and specifications.
5. 1319.02(j)(1) one street tree is required per every 30 LF, i.e. Dewberry Street +/- 330', 11 trees required, six shown; Center Street +/- 690', 23 trees required, 13 shown; and Atwood Street +/- 40', two trees required, none shown.
6. Provide landscaping legend.
7. Slopes are unknown, provide topography.
8. 1319.02(o) provide at minimum 11 bicycle parking stalls.
9. Add drive arrows to identify one and two-way traffic flows.
10. 1322.03(II)(5)(i) compact car parking is +/- 10' from the adjacent apartment building; 15' minimum is required.

This item will be placed on the September 26, 2019 Planning Commission agenda for discussion. Please bring a site plan on boards to the meeting.

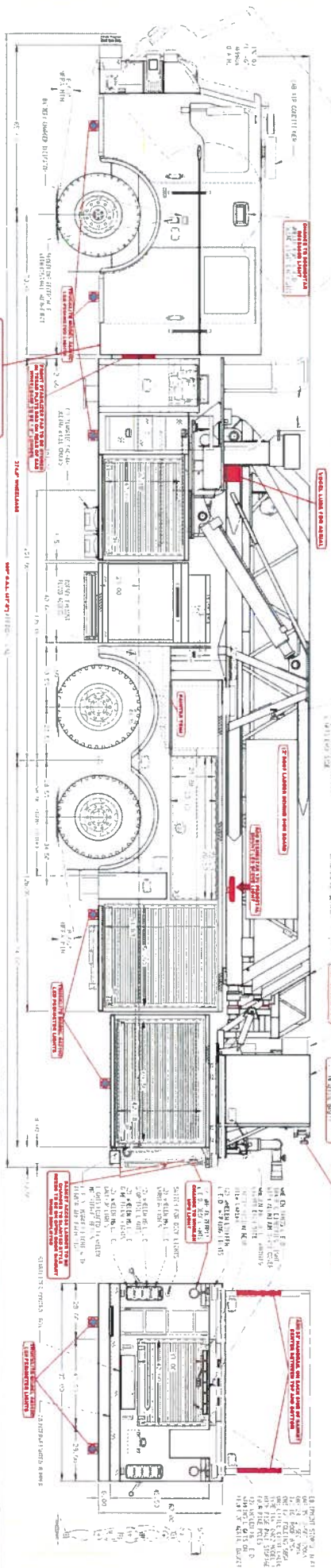
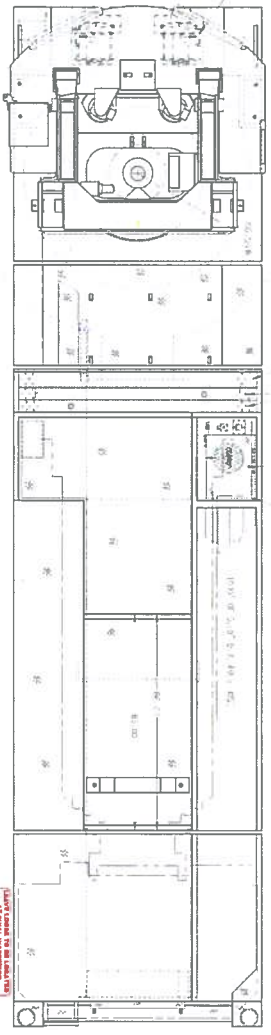
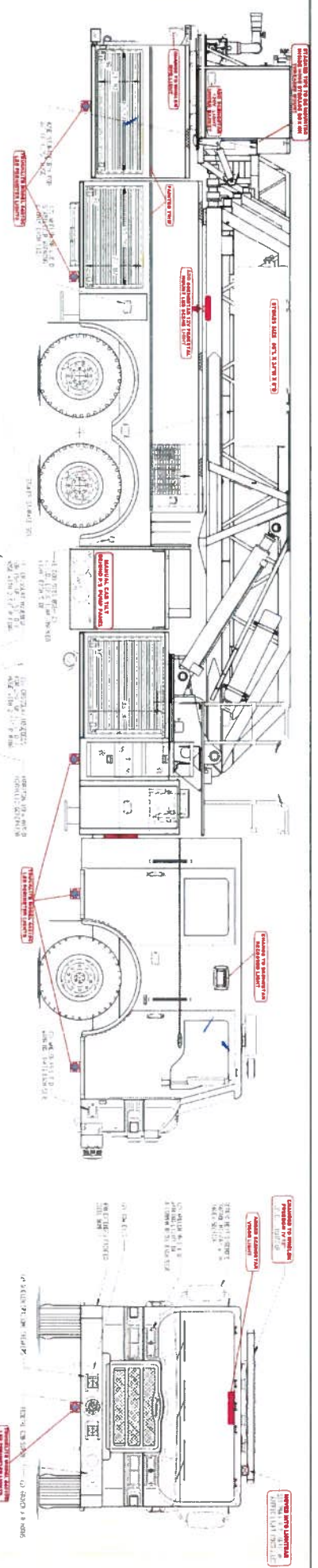
Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dornier M. Reich
Z. Sayegh C. Peiffer
T. Wells Bethlehem Manor Village, LLC
D. Shaffer
M. Reich

Enclosures



NOTES:

1. THIS DRAWING IS A REPRESENTATION OF THE DESIGN OF THE TRUCK CHASSIS AS SUBMITTED TO THE CUSTOMER FOR APPROVAL.
2. THE CUSTOMER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TRUCK BODY AND THE MOUNTING OF THE TRUCK CHASSIS TO THE TRUCK BODY.
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REVISIONS:

NO.	DATE	DESCRIPTION
1		ISSUE FOR APPROVAL

CUSTOMER APPROVAL:

Name: _____
 Title: _____
 Date: _____

Price Manufacturing Inc.

29396AD

NSI NO. 29396AD
 I.P.S.
 DATE



Turning Performance Analysis

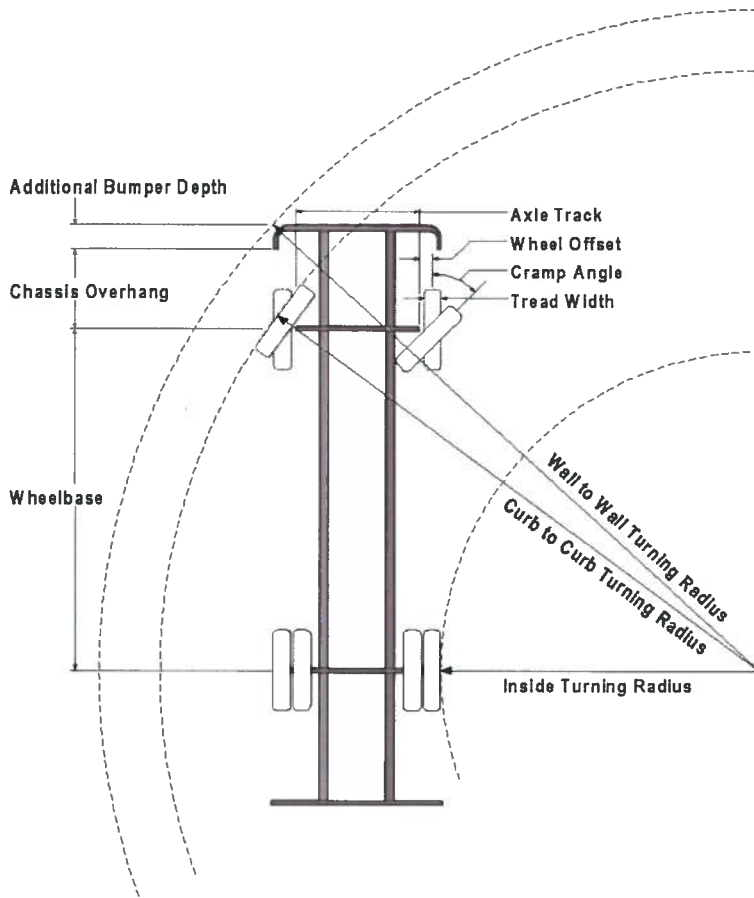
02/01/2016

Bid Number: 365

Chassis: Velocity Chassis, PAP/Midmount (Big Block), 2010

Department: Bethlehem City Fire Dept

Body: Aerial, Platform, 95', Mid-Mount, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	7 in.
Front Overhang:	85 in.
Wheelbase:	274.5 in.

Calculated Turning Radii:

Inside Turn:	21 ft. 8 in.
Curb to curb:	38 ft. 9 in.
Wall to wall:	43 ft. 1 in.

Comments:

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0637059	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires)
Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
Tires, Front	0677684	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0633464	Bumper, Non-Extended, Steel, Painted, Imp/Vel
Aerial Devices	0592911	Aerial, 95' Pierce PAP, Mid Mount

Notes:

Actual inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

WEIGHT REVIEW ESTIMATE

Job # 29396 BETHLEHEM

Reviewed By: JBL

Date Reviewed: 10-28-15

The following are the estimated fully loaded weights including all people, water/foam, hose, and NFPA equipment allowances:

	<u>Front Axle</u>	<u>Rear Axle</u>
Rating	24,000 LB	60,000 LB
Total Weight	23,266 LB	59,543 LB
Reserve Capacity	734 LB	457 LB
Distribution	28%	72%

REVIEWED & ACCEPTED
WITH CHANGES
Robert Novatnack
Robert Novatnack, Fire Chief
December 8, 2015

10/28/2015