



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

February 7, 2020

Robert de Beer
Peron Development
60 W. Broad Street, 99D
Bethlehem, PA 18018

RE: **(20-002LD) #20010010 – 600-630 E. 3RD STREET - FORMERLY (14-006LD) – 14070702 GREENWAY COMMONS – REVISED LAND DEVELOPMENT PLAN AND WAIVER REQUESTS - 422-430 E. Third Street, 506-510 E. Third Street, 600-630 E. Third Street, Ward 4, Zoned IR-R, Plans dated July 15, 2014 and last revised January 22, 2020 and Zoning Plans Sheets 1 and 2 dated February 5, 2020**

Dear Mr. de Beer:

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

ENGINEERING

Stormwater

1. The City requires the manhole at the intersection on the Southeast side of E 3rd and Pierce St to be fixed as it was shown to be in bad shape during inspection.
2. The elevations of the parking lot from the dumpster area show that stormwater runoff will not be collected in catch basin I-B3 and will continue to onto Pierce St. The design shall be revised so the stormwater from the parking lot will be collected.

Sanitary Sewer

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 to be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection
2. The sanitary replacement proposed on Pierce St. shall connect to the existing manhole south of the Greenway.

Miscellaneous Engineering

1. Mill and overlay Pierce St from E 3rd Street to the existing manhole south of the Greenway and show the work on the plan.
2. The existing ADA ramp at the traffic light on E 3rd St. is proposed to stay. The City requires the DWS to be removed and replaced and shown on the plan.

3. The catch basin at the Southwest corner of the intersection of E 3rd St. and Buchanan St. is not shown on the site plan.

Public Works – Traffic Bureau

1. Developer must provide layout plans for the lane changes to E. 3rd Street, as well as revise the traffic signal permit for the intersection of 3rd Street and Founders Way. Per the original traffic study for this development, westbound 3rd Street at Founders Way was to be converted to a right turn lane (onto Founders Way) and one straight lane to continue westbound. Additionally, eastbound traffic was to remain one lane until Founders Way, where it would split into two lanes. These changes are necessary to accommodate on-street metered parking spaces, as well as to improve traffic flow in the area. These changes shall be made with this submission.
2. An “All traffic must turn right” sign shall be placed at the Pierce St driveway, as Pierce St turns one-way north at the driveways.
3. The crosswalks across Pierce St and Buchanan St shall be installed in thermoplastic. A note shall be added to the plan stating this.
4. Currently, Buchanan Street is one-way south from 3rd to 4th Streets. By adding two-way traffic to the portion between 3rd Street and the Greenway, multiple on-street parking spaces are lost.
5. Trip generation calculations shall be submitted for review due to the change in use and number of stories in Building B. These calculations will also be reviewed by the City’s Traffic Consultant.

Public Works – Lighting

1. The city street light poles on E 3rd Street are shown to be relocated. Currently there are 6 City of Bethlehem Acorn light poles between Pierce Street and Buchanan Street and the drawings show 7 Acorn light poles. Identify which lights are being relocated “from” and “to” on the drawings.
2. The first street light on 3rd Street at Pierce Street is showing to be relocated between the existing catch basin and the existing fire hydrant. Please make sure the standard City Acorn light base will fit the proposed location without conflict with either utility.
3. One (1) additional Acorn street light will need to be installed on the west sidewalk located on Buchanan Street between the new sign and the existing PPL electrical pole to provide sidewalk illumination.

ZONING

1. There are a number of waivers requested pertaining to insufficient lot area per dwelling unit and insufficient off street parking. Since this property is located in the IR-R Zone, these waiver requests are not heard by the Zoning Hearing Board. They must be reviewed and acted upon by the Planning Commission (see General Comment 2 below).
2. Any reference to “Variances” in the Tables on Sheet 5 of 29 shall be changed to “Waivers”.
3. The Tables at the bottom of Sheet 5 shall be amended to list 74 dwelling units, not “Offices” for Lot B’s upper floors. First floor building area shall be consistent between the Site Plan and the Zoning Exhibit sheet. The table shall also remove Parcel C’s lot area for inclusion in overall density.
4. Dumpsters on both lots shall be buffered in accordance with Section 1318.26.a.

FIRE

1. As noted on plans, please contact the Fire Marshal’s Office for final location of FDC and Knox Box as the project proceeds.

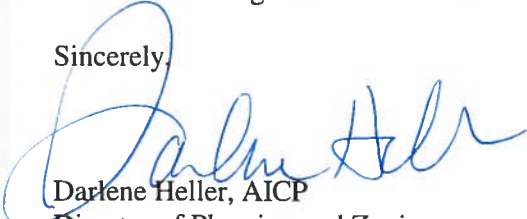
GENERAL

1. Since an additional floor was added to Building B and 74 dwelling units replaced the offices on the upper floors, the revised recreation fee is \$117,749.50.
2. Since the subject property at 600-630 E. 3rd Street is located in an Industrial Redevelopment (IR-R) Zone, all waiver requests are acted upon by the Planning Commission in accordance with Section 1308.01.d of the Zoning Ordinance. All waivers/modifications requested in letters from the applicant and the response from the Planning Bureau will be submitted under separate cover.

3. The proposed concrete sidewalk with stamped pattern finish and planters are not City standard. Any deviation of City standard materials in the public right of way must be maintained by the developer. This is noted on the plan and shall be included in the developer's agreement.
4. Amend all signature blocks to stipulate the year 2020 on all plans to be recorded.
5. Note 20 on Sheet 5 of 29 regarding parking should be removed since the uses have changed in Building B.
6. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any change not flagged may be considered not approved.

This plan will be placed on the February 13, 2020 Planning Commission agenda. Please bring colored site plans and elevation drawings on boards as well as a flash drive containing these exhibits for presentation at the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

cc: M. Dorner
Z. Sayegh
T. Wells
C. Peiffer
G. Cryder
Paul Lepard, Nave Newell, Inc.