



# CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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October 2, 2020

Abraham Atiyeh  
Bethlehem Manor Village, LLC  
1177 6<sup>th</sup> Street  
Whitehall, PA 18052

Re: (20-002 Sketch Plan Review) – 20090009 – 1838 Center Street – SKETCH PLAN REVIEW – Zoned I, Wrd 14, plan dated September 3, 2020

Dear Mr. Atiyeh:

This above-referenced project proposes a 175 bed personal care facility on a 7 acre site in the Institutional Zoning District. Essentially, the Site Plan is the same plan proposed in 2019 (Bethlehem Mews Site Plan) for 125 residential units. The current, Beth Manor II Personal Care site plan, additionally includes 2 more acres and a 5<sup>th</sup> building, a one-story building with 50 additional units.

In 2019 the request for a use variance for the residential plan (Bethlehem Mews) for 125 residential units in the Institutional zoning district was denied by the Zoning Hearing Board.

In the current plan the applicant acknowledges that the apartment layout is essentially the same as in the prior Bethlehem Mews plan except that the first floor will include common facilities such as community rooms, etc. The upper floors would include one bedroom apartments that the plan calls personal care units.

The Zoning Ordinance defines a personal care facility as:

“1302.98 Personal Care Home.

- (i) A premise in which food, shelter and personal assistance or supervision are provided for a period exceeding 24 hours, for four or more adults who are not relatives of the operator, who do not require the services in or of a licensed long-term care facility, but who do require assistance or supervision in activities of daily living or instrumental activities of daily living.
- (ii) The term includes a premise that has held or presently holds itself out as a personal care home and provides food and shelter to four or more adults who need personal care services, but who are not receiving the services.”

General Site Plan comments follow:

1. A personal care facility is a permitted use in the Institutional Zone with a maximum density of 25 beds per acre. Because the site plan is essentially the same plan proposed a year ago for residential units, additional information will be necessary to confirm that the units will specifically be dedicated to a personal care facility use rather than

a typical rental use. In addition, the site plan refers to 25 units per acre, but the Zoning Ordinance specifically permits 25 beds per acre. This discrepancy must be clarified.

2. All of the requirements of Section 1322.03.pp (Personal Care Home, Nursing Homes and Assisted Living Facilities), including licensing, passive recreation and design shall be met.
3. The number of parking spaces should be greatly reduced to lower the amount of impervious pavement and to increase the amount of green space on the parcel. The plan shows an extreme excess of parking spaces. The Parking Calculations show that 63 parking spaces are required, but a total of 228 parking spaces are included on the plan. The number of proposed spaces is in keeping with the parking required for regular apartment rentals. The number of spaces necessary for personal care is substantially lower than the number of spaces necessary for typical apartments.
4. The additional green space should be added to the frontage along both Center and Dewberry Streets by eliminating the parking between the rights of way and the front of the buildings.
5. A traffic study and Penn DOT review will be required for this proposal.
6. A drop off/pick up area or a Porte Cochere for residents should be provided if the facility is to be for a personal care use.

The above comments are provided to address the level of information submitted for a sketch plan review. 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. Additional comments from other city bureaus are attached.

This item will be placed on the October 8, 2020 Planning Commission agenda for review. As a sketch plan submission, no formal action is required from the Planning Commission, but they typically acknowledge whether they are able to support the City's comments as submitted for this project and may include other additional comments as they see fit.

Sincerely,



Darlene L. Heller, AICP  
Director of Planning and Zoning

Cc: M. Dorner  
Z. Sayegh  
T. Wells  
M. Reich  
C. Peiffer  
S. Kandil, Penn Technology Consulting

Enclosure

## ATTACHMENT A

### Engineering Comments

1. In accordance with Ordinance No. 4342, 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 cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
2. A Highway Occupancy Permit is required for the installation of concrete curb and sidewalk along Center Street. A copy shall be forwarded to the City upon receipt. Copy the City on all plans submitted to PennDOT.

### Fire Comments

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. (Please add note to plans and location TBD)
3. Indicate if the buildings are fully sprinklered.
4. Indicate the location of all Fire Department Connections (FDC). 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) Please add note: "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
5. All buildings less than 30 feet in height must have 20 foot wide, minimum, access road(s). All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.) At least one of the required access roads meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
6. 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.)
7. If the project has fire hydrants located on the property as part of its fire protection, there must be a note added to the plan that states: "An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site." Contact the Office of the Fire Marshal for approval.

\*\* Please contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer ( [cbaer@bethlehem-pa.gov](mailto:cbaer@bethlehem-pa.gov) ) or Chief Fire Inspector Michael Reich at ( [mreich@bethlehem-pa.gov](mailto:mreich@bethlehem-pa.gov) ) with any question reference Fire Code requirements.

## **Traffic Comments**

1. Trip generation calculations must be submitted.
2. The City must be copied on all correspondence with PennDOT in regards to the HOP.
3. The Atwood driveway shall be emergency access only. Please show signs / gate / or lock box.
4. Provide a truck turn plan for deliveries and fire trucks.
5. After discussions with LANTA, a bus shelter may be proposed in the future if ridership warrants. The applicant is requested to place a concrete pad only for a future bus shelter along Center Street.
6. 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.
7. Provide all sign locations and pavement markings