



10 East Church Street
Bethlehem, Pa. 18018
www.bethlehemeac.org

Darlene L. Heller, Director of Planning and Zoning
Tracy Samuelson, Assistant Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

July 21, 2021

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed Skyline development at 143 W. Broad Street. Our recommendations are in support of Bethlehem City's Climate Action Plan, which aims to reduce our carbon footprint, increase sustainability and utilize alternative energy sources.

New construction projects provide opportunities to employ ambitious energy saving strategies that will lower the business' energy costs, while at the same time reduce pollution from traditional energy sources. Therefore, we recommend that the developer explore energy efficiency measures beyond the building code, such as passive solar design features, advanced lighting controls, high efficiency HVAC equipment, increased insulation and advanced air sealing techniques to reduce infiltration. The building itself is tucked into a hill side overlooking the Monocacy Creek. A green roof would contribute to lessening the heat island effect, blend in with the surrounding environment and provide a respite to wildlife and insects in the surrounding area. Green roofs also help lower the heat in the building and aid in stormwater management.

Furthermore, we encourage the developer to evaluate including solar panels or at least constructing the building with adequate structural rooftop capacity and electrical rough-ins so that solar could easily be added at a later date. This project involves a garage which would be ideal for solar panels. Northampton County recently adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for solar, increased energy efficiency and water conservation projects to be attached to the property instead of the owner. This can free up developers' finances by placing the assessment on the property and structuring repayment through property taxes.

Whenever possible, existing trees should be preserved. Landscaping is important and we recommend the use of native species for both tree replacement and landscaping, particularly species that draw pollinators. Increased greenery along the entry to the street will also soften the building's impact and make it more inviting.

The increased impervious area and loss of trees will increase the volume and velocity of stormwater runoff. While we have not seen the stormwater plan, there would be concern if stormwater is channeled into the Monocacy Creek and should be addressed.

Due to the height and elevation of the building and what appear to be rooftop rooms enclosed by windows, we note the potential for bird impacts. We suggest that the design, location and lighting of the building be evaluated for potential collision risk. It is possible to purchase glass made specifically to reduce bird flight impacts and bird kills, known as bird friendly glass.

Another recommendation is the inclusion of electric vehicle charging stations and bicycle racks. Both would likely be an attraction to residents.

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend	Ben Guthrie
Elisabeth Cichonski	Brian Nicas
Ben Felzer	Mike Topping

cc: Bethlehem City Council
Mayor Donchez