



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

June 7, 2021

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed development of 250 E. 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. 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. 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.

Landscaping is important and we recommend that it incorporate native species that draw pollinators.

Another suggestion is the inclusion of electric vehicle charging stations. This would likely be an attraction to both residents and customers.

In keeping with the Climate Action Plan's goal of making Bethlehem a pedestrian friendly city, we applaud the planned bike racks. The design of the egress should also be evaluated for safety.

Please see the diagrams at the end of this letter, which are taken from the Safe Routes to School guidance, as one example.

Thank you for your consideration.

Sincerely,

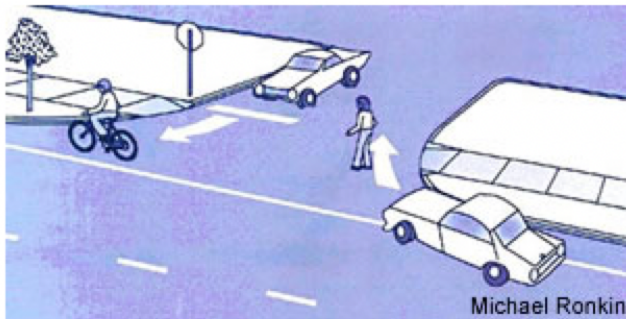
Lynn Rothman

Lynn Rothman, Chair

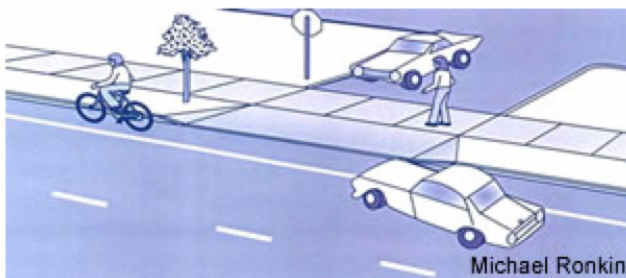
On behalf of the Bethlehem EAC:

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

cc: Bethlehem City Council
Mayor Donchez



Radius type driveways allow higher motor vehicle speeds. Driveways should NOT be designed like this.



Wing-type driveways provide the best pedestrian crossing as long as the driveway apron does not extend into the sidewalk area.