



10 East Church Street  
Bethlehem, Pa. 18018  
[www.bethlehemeac.org](http://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 21, 2021

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed Royal Farms on 2355 Ave A in Bethlehem. 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.

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.

Another recommendation is the inclusion of electric vehicle charging stations. This would likely be an attraction to customers.

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