



10 East Church Street
Bethlehem, Pa. 18018
eacbethlehempa@gmail.com

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

December 11, 2019

Dear Ms. Heller and Ms. Samuelson,

As Bethlehem City embarks on a Climate Action Plan to reduce our carbon footprint, increase our sustainability and utilize alternative energy sources, let us be mindful of these goals as they pertain to new development.

We appreciate the chance to comment on the proposal by Wind Creek Hospitality for a new hotel and have the following comments and questions.

Has the developer assessed 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?

In addition, has the developer considered including solar panels or constructing the building with adequate structural rooftop capacity and electrical rough-ins so that solar could easily be added at a later date? Wind Creek may not be aware that 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.

New construction projects provide opportunities to employ ambitious energy saving strategies and reduce pollution from traditional energy sources, helping to preserve our environment and maintain the health of our citizens. Wind Creek has an opportunity to be a model for other developments in our City and at the same time reap notable financial benefits from energy savings.

We appreciate the attention to detail in the plan regarding tree replacement and support the City's requirement that trees be replaced at a minimum of one to one.

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend

Elisabeth Cichonski

Brian Hillard

Brian Nicas

Mike Topping

cc: Bethlehem City Council

Mayor Donchez