



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

COMPREHENSIVE PLANNING COMMITTEE MEETING Tuesday, February 25th, 2025, 12:00 noon AGENDA

THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2025> OR VIA PHONE
610-477-5793 Conf ID: 651 626 091#.

Roll Call

Courtesy of the Floor

1. Staff Introduction
 - a. Minsoo Park, Economist

Committee Business

1. *ACTION ITEM*: Salisbury Township – Land Use of Regional Significance – Monsignor John P. Murphy Education Center (JD)
2. *ACTION ITEM*: Emmaus Borough – Zoning Ordinance Update (JD)
3. *ACTION ITEM*: Emmaus Borough – Subdivision and Land Development Ordinance Update (JS)
4. *ACTION ITEM*: City of Easton – Zoning Ordinance Update (JD)
5. *ACTION ITEM*: City of Bethlehem – Zoning Map Amendment (JS)
6. *INFORMATION ITEM*: Housing Supply and Attainability Strategy Kickoff Event (JS, SP)

Next Comprehensive Planning Committee Meeting:
March 25th, 2025, at 12:00 pm



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BECKY A. BRADLEY, AICP
Executive Director

February xx, 2025

Kerry Rabold, Planning Officer
Salisbury Township
2900 South Pike Avenue
Allentown, PA 18103

**Re: Msgr. John P. Murphy Education Center – Land Use of Regional Significance
Salisbury Township
Lehigh County**

Dear Ms. Rabold:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings occur on:

- LVPC Comprehensive Planning Committee Meeting
 - February 25, 2025, at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - February 27, 2025, at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Educational Facilities category. The project proposes construction of a 25,800 square-foot childcare center at 1031 Flexer Avenue (Parcel Identification Number 548690615921).

Background

According to Salisbury Township’s Zoning Map, the project site is Medium Low Density Residential District (R-3) and the proposed use an early learning center and gymnasium. Adjacent uses feature the Saint Thomas More Church campus and Preschool, Louise Lane Park, sports club and multiple single-family detached properties. There is an existing chapel with parking that is to remain and be redeveloped.



Figure 1 Aerial of project area

Site Suitability

The proposal supports a core strategy of *FutureLV: The Regional Plan* to increase density in urban areas using infill development (Density Special Section, page 71). According to the General Land Use in *FutureLV: The Regional Plan*, this parcel is in a Development area and has the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to the existing Saint Thomas More Preschool and Church. The proposal serves to 'expand access to education and job training' (of Policy 4.1) which serves to stimulate investment in local institutions and increase social opportunities (of Policy 4.2).

Transportation

Reuse in an urban area located in centers and along corridors supports Policy 1.1 and Policy 4.3 of *FutureLV: The Regional Plan* for increasing educational opportunities. The Lehigh and Northampton Transportation Authority (LANTA) provides fixed-route public transportation near the project site, with two northbound and southbound bus stop pairings on Flexer Avenue at the intersections of Debbie Lane and Lindberg Avenue, both approximately within 500 feet of the main entrance to the project site (bus stop ID 4900 and 4849). The proposal includes a new crosswalk and expands the existing pedestrian network to enhance transit connections with nearby infrastructure (of Policy 2.3). Another crosswalk is recommended at the proposed northern access to further incorporate universal design and provide safe routes to school (of Policy 5.2). There is an opportunity to extend the proposed sidewalk along Flexer Avenue to the intersection with Debbie Lane to further promote safe and secure community design (Policy 5.1). A potential location for the extension is shown in yellow below. Coordination with the Township is encouraged for a path to connect to the nearby neighborhood through Louise Lane Park. Signage should specify a drop-off area near the northern part of the parking area to reduce car queueing and improve traffic circulation (of Policy 2.2).

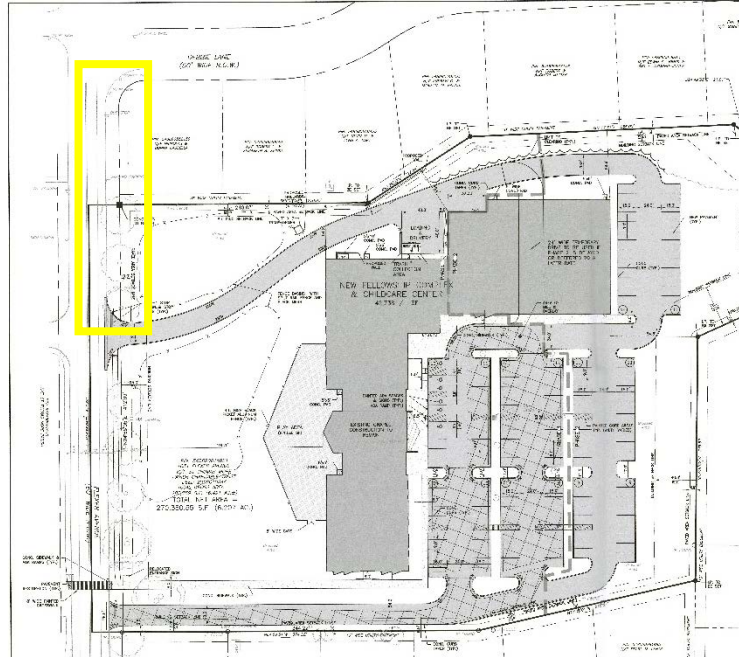


Figure 2 Location of sidewalk extension

Sustainability

The LVPC recommends that educational institutions incorporate environmentally sensitive building and landscape design, such as green roofs or solar panels. This would increase the cost-effectiveness of building operation and further academic endeavors related to these technologies, while enhancing the campus setting, demonstrating environmental leadership within the region, and ‘reducing climate change impacts through mitigation and adaption’ (of Policy 3.4).

The City of Allentown, Upper Saucon Township, Fountain Hill Borough and Emmaus Borough are being included in this review letter to ‘coordinate land use decisions across municipal boundaries’ (of Policy 1.4).

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

Joseph Dotta
Regional Planner



Mary Grace Collins
Community Fellow

cc: Amanda Salovay, Applicant; Mark J. Buchvalt, Project Engineer/Surveyor; Stan Wojciechowski, Township Engineer; Jennifer Gomez, City of Allentown Planning Director; Thomas Beil, Upper Saucon Township Manager; Shane Pepe, Emmaus Borough Manager; Amy Burkhart, Fountain Hill Borough Manager.



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BECKY A. BRADLEY, AICP
Executive Director

February XX, 2025

Shane Pepe, Manager
Emmaus Borough
420 S 10th Street
Emmaus, PA 18049

**RE: Draft Zoning Ordinance Amendment
Borough of Emmaus
Lehigh County**

Dear Mr. Pepe:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings are on:

- LVPC Comprehensive Planning Committee Meeting
 - February 25, 2025, at 12:00 PM
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The application proposes a comprehensive update to the Borough of Emmaus Zoning Ordinance. The purpose of the Zoning Ordinance, as specified in Section 27-102, is to “guide future growth and development by regulating land uses within the Borough of Emmaus for the improvement of the health, safety, comfort, morals, and general welfare of its citizens.” This purpose, as well as the overall ordinance, supports and aligns with numerous goals and policies of *FutureLV: The Regional Plan* as well as the *Southwestern Lehigh County Comprehensive Plan*. These plans were obviously influential in the development of the code, as evidenced by the close correlation between the documents, which “coordinates land use decisions across municipal boundaries’ (of Policy 1.4).

Ordinance Administration

The provisions included in the proposed Ordinance align with the Pennsylvania Municipalities Planning Code (MPC), Article VI that grants powers to municipalities to enact, amend and repeal zoning ordinances to regulate the use of land and structures and to implement comprehensive plans (of *FutureLV* Policy 1.4).

Land Use and Growth Management

The form-based regulations included in each zoning district prioritize the physical form of development over specific land uses and support greater flexibility in the use of spaces (of Policy 1.4).

Emmaus Borough is identified as a Historic Center within the *FutureLV* Centers and Corridors Plan (*FutureLV* page 66) and there is a prioritization to preserve its historical significance with balanced growth. Accommodating for denser land uses near the downtown, urban core aligns with the General Land Use Plan in *FutureLV* by planning for additional development in locations with more appropriate infrastructure.

The proposed ordinance is also generally consistent with the *Southwestern Lehigh County Comprehensive Plan*. LVPC notes that the revised ordinance substantially advances the plan's Visions, Strategies and Actions related to natural resource preservation, enhancement of existing communities, directing growth towards existing infrastructure, promoting high-quality development and community design, expanding housing supply and diversity, and enhancing multimodal accessibility and mobility.

Housing

The proposal allows a diverse range of housing types throughout its Zoning Districts, which serves to 'diversify the price points and types of available housing' (of *FutureLV* Policy 4.5). According to the Lehigh Valley Housing Dashboard, Emmaus Borough has a shortage of 169 units today, and an additional 230 units are needed by the year 2050 to keep up with anticipated population growth. The housing types, development flexibility and densities allowed in the proposed Zoning Ordinance will help mitigate housing pressures within the Borough. More information about housing in Emmaus Borough and throughout the Lehigh Valley is available at lvpc.org/housing.

Environmental Conservation

The LVPC supports the intent to preserve and protect environmentally sensitive and natural features as it aligns with *FutureLV's* goal of a 'protected and vibrant environment' (Goal 3) and its policy to 'preserve natural resources in the land development process (of Policy 3.1). Considering land unsuitable for development due to environmental hazards such as sinkhole features, flooding, wetland preservation and steep slopes in the review process serves to 'discourage development in hazard-prone areas' (of Policy 3.2). Similarly, the inclusion of recreational uses throughout the zoning districts supports the intent of *FutureLV* to 'improve access to green spaces' that promote physical and mental health (of Policy 5.3). This also aligns with recommendations made in the *Southwestern Lehigh County Comprehensive Plan* to preserve and protect the region's valuable natural and scenic resources and open space.

The LVPC commends the protection of trees as outlined in Section 27-524, which promotes the physical and mental health of the community (of Policy 5.3). The LVPC recommends ensuring that street trees consist of native species to support use of native, climate-adapting and carbon-sequestering landscaping (of Policy 3.4).

Overall, the Borough's updated Zoning Code is clear, concise, and supports current-day best practices for regulating land development. The proposed requirements support the community vision outlined within both the *Southwest Lehigh Multi-Municipal Comprehensive Plan* and *FutureLV: The Regional Plan*. The LVPC has copied appropriate representatives from the Southwest Lehigh Multi-Municipal Plan to further expand collaboration on planning and development between neighboring communities (of Policy 4.6).

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Seitz". The signature is stylized and cursive.

Jill Seitz
Chief Community Planner

cc: Sharon Trexler, Alburtis Borough Manager; Emily Fucci, Lower Milford Township Administrator; John Brown, Macungie Borough Manager; Ed Carter, Upper Milford Township Manager



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February XX, 2025

Shane Pepe, Manager
Emmaus Borough
420 S 10th Street
Emmaus, PA 18049

**RE: Draft Subdivision and Land Development Ordinance
Borough of Emmaus
Lehigh County**

Dear Mr. Pepe:

The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings occur on:

- LVPC Comprehensive Planning Committee Meeting
 - February 25, 2025, at 12:00 PM
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The application proposes a comprehensive update to Chapter 22 of the Borough of Emmaus municipal code pertaining to Subdivision and Land Development. The purpose of the proposed Subdivision and Land Development Ordinance (SALDO), as specified in Section 22-102, includes ensuring the overall health, safety and welfare of Borough residents by enabling orderly and efficient development.

General Provisions and Definitions

The purposes, administration and applicability sections of the proposed Ordinance are written to align closely with language of the MPC, Article V that grants powers to municipalities to regulate subdivision and land development and Section 503 that outlines the contents of subdivision and land development ordinances. The outline and description of SALDO administration procedures (Section 22-109 and 22-110, page 11) supports transparency in the process of subdivision and land development application and review.

The proposed definitions for ‘Land Development’ and ‘Subdivision’ align with definitions provided in the MPC. The LVPC notes that there is a heading for Site Plan (‘Plan, Site’ in the definitions section), however no text defining the term accompanies the header

(page 21). This definition should be provided or clarified prior to adoption of the ordinance.

Plan Review Procedures / Applications

The Borough's proposed site plan submission criteria and review procedures align with MPC requirements for plan review timelines and approval procedures (MPC Section 508. Approval of Plats). Language in the proposed ordinance is modeled closely from language included in the MPC, which is a best practice for managing development, and the LVPC commends the clarity and specificity of the proposed submission requirements and review procedures which support an efficient development process (of Policy 1.4).

The LVPC commends the inclusion of Police Chief and Fire Chief as technical advisors for review and recommendations during the plan review process, which serves to 'enhance planning and emergency response efforts among emergency management personnel' (of Policy 5.1).

The LVPC recommends the Borough consider requiring sketch plans to be sent to the LVPC for review. This provides the Township with the benefit of input from the County and Regional perspective at an early stage in the planning process, and enables the LVPC to better support the Township through discussions or negotiations with the developer. These benefits come at no cost to the Township and can help 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

The LVPC notes two corrections that must be made regarding Final Plan Review Procedures:

- Section 22-308 Certifications. (D) states that the record plan must show '5) A signature block for the Lehigh Valley Planning Commission **approval** of the subdivision'. This statement must be revised to indicate LVPC **review** of the subdivision.
- Section 22-310 Recording the Final Plan. (C) states that 'the Applicant shall present the approved plan to LVPC for its '**stamp and seal**'. This should be revised to read '**signature**'.

The LVPC commends the Plan Review Procedure flow charts and timelines included as Figure 3-1 on Page 24 (Section 22-303 Types of Plans). However, the chart appears to be compressed or cut off at the bottom of the page, and should be updated to show all plan types prior to ordinance adoption.

Site Planning Considerations

Part 4 of the proposed Ordinance includes a list of site design principles and general considerations (Section 22-401, page 60) that provide a basis of the Borough's considerations that ensure proposals promote public health, safety and welfare through the review process. Numerous considerations align with policies of *FutureLV: The Regional Plan*, including:

- Consideration for land unsuitable for development due to environmental hazards such as flooding and steep slopes serves to ‘discourage development in hazard-prone areas’ (of Policy 3.2);
- Considerations for preservation of scenic areas, historic sites, community assets and natural amenities serve to ‘preserve natural, recreational, cultural, historical and scenic assets’ (of Policy 3.1);
- Considerations for the Borough’s Comprehensive Plan, Southwestern Lehigh County Comprehensive Plan, the Borough’s Official Map, and appropriate state, regional and county plans serve to ‘coordinate land use decisions’ and utilize best practices (of Policy 1.4).

Section 22-403 Site Organization (page 61-62) further provides guidelines for applicants to consider during the site planning process, including topography, natural features, surrounding land uses, which serve to root development strategies in the unique advantages of the region (Policy 4.1). Considerations are included that ‘encourage reuse, sustainable building, site design and community design practices’ (of Policy 3.4). Cross-references to zoning ordinance requirements, such as for lot widths, frontage and blocks, support users navigating both ordinances and encourage an efficient development process (of Policy 1.4). The LVPC commends the prohibition of flag lots (Section 22-404 E.) which promotes safe and secure community design and emergency management (of Policy 5.1).

Trail, Pedestrian and Bicycle Connectivity

Section 22-420 (page 103) of the proposed Ordinance requires the inclusion of existing or proposed public trails in subdivision or land development proposals, as identified in the Borough’s Official Map. The LVPC commends the inclusion of recreation facilities and trails, supporting the intent of *FutureLV* to ‘improve access to green spaces’ that promote physical and mental health (of Policy 5.3). It is recommended that all aspects of non-motorized transportation adhere to the federal requirements of the Americans with Disabilities Act

The proposed trail design standards require that the width of trail surfaces be between six and eight feet (Section 22-420 C. 2. B.). This width requirement supports universal design and ensures public space accessibility for all people (of Policy 5.2).

Section 22-420 (F) includes a requirement that proposals adjacent to a park, school or other pedestrian destination provide pedestrian connections to that destination. This requirement ‘promotes safe routes to schools and playgrounds’ and ‘supports reducing bicycle and pedestrian fatalities towards zero’ (of Policies 5.1 and 5.2).

Section 22-421 (page 104-105) requires that bicycle facilities be provided in all developments as specified in the Borough’s Official Map and as recommended by the Borough’s Greenways and Trails Plan. This requirement aligns with the intent of *FutureLV* to ‘establish mixed-transportation corridors’ and enhances walk/roll facilities along Corridors (of Policies 2.1 and 2.3).

Overall, the multimodal standards included in the proposed ordinance encourage an interconnected street, sidewalk and trail network and support the fiscal health and

sustainability of the Borough by coordinating infrastructure investments that support Centers and Corridors (of Policies 2.2 and 4.6).

Traffic and Transit Considerations

Emmaus Borough is identified as a Historic Center within the *FutureLV* Centers and Corridors Plan (*FutureLV* page 66). The Borough's proposed ordinance aligns with the *FutureLV* recommendation that Historic Centers work to incorporate improvements that expand transportation choice to meet the future needs of the community by including provisions for sidewalks, trails and bicycles in addition to vehicular travel (*FutureLV* Goal 2, page 68).

State Route 2005 (Main Street/Chestnut Street) runs through Emmaus Borough and is identified as a major corridor in the *FutureLV* Centers and Corridors Plan. Development or redevelopment along this corridor should consider impacts to traffic and incorporate improvements that mitigate congestion. The LVPC commends Section 22-410 (page 72) for requiring a transportation impact study when developments or changes in use generate greater than 75 new or additional trips during a single peak hour, or greater than 1,500 average weekday trips. Requiring traffic impact studies serve to 'improve the efficiency of infrastructure and avoid traffic incidents' (of Policy 2.2).

To 'support the expansion of technology' (Policy 2.5), the LVPC recommends including considerations regarding the future of transportation technology in the updated SALDO that prepares for a driverless future and autonomous vehicles. Provisions for alternative fueling infrastructure could be incorporated into *Section 22-417 Parking, Loading, and Related Internal Driveways* regarding electric vehicle (EV) charging stations within parking lots and parking garages.

Emmaus Borough is served by the Lehigh and Northampton Transportation Authority (LANATA) via Route 104, a trunk route that provides service Monday-Sunday. The LVPC recommends including provisions for transit-related amenities, such as bus stop design, shelters, lighting and other modern amenities that 'enhance public transit service and walk/roll facilities along Corridors' (of Policy 2.3).

All aspects of transportation should adhere to the Americans with Disabilities Act to provide transportation options and access to people of all abilities. Inclusion of this statement would ensure compliance of federal law.(of Policy 2.3)

Natural Resources

Section 22-428 (page 116) of the proposed Ordinance states that the design and development of all subdivision and land development plans shall preserve natural features whenever possible, and includes provisions for consideration and protection of lakes, streams and riverfronts, wetlands, steep slopes and soils. This section aligns with the intent of *FutureLV* to 'conserve and manage natural lands and water resources for environmental and recreational benefits' (of Policy 3.1). Additionally, the proposal aligns with subdivision and land development ordinance actions recommended in the *Southwestern Lehigh County Comprehensive Plan* for preserving and protecting the region's valuable natural and scenic resources and open space (beginning on page 106 in the Plan.) LVPC recommends that the Borough consider developing specific wetland

and riparian buffer standards to further enhance the protection of its water resources. LVPC's *Riparian and Wetland Buffers Guide/Model Regulations* provides references for this purpose.

The LVPC supports the intent of preserving and protecting environmentally sensitive and natural features, as it aligns with the *FutureLV* vision of a 'protected and vibrant environment' (Goal 3) and 'preserve natural resources in the land development process (of Policy 3.1).

Planting and Buffering

The LVPC commends the proposed street trees requirements (Section 22-422, page 105), fulfilling a direct recommendation of *FutureLV* that supports creating community spaces that promote physical and mental health (of Policy 5.3). Additionally, the provision that reasonable effort be made to preserve existing shade trees and deciduous hardwood trees promotes sustainable stewardship of natural resources (of Policy 3.1). The LVPC recommends ensuring that street trees consist of native species to support use of native, climate-adapting and carbon-sequestering landscaping (of Policy 3.4). Additionally, the Borough should clarify and define "unique and specimen" trees in 22-427(A) 4.(c) to ensure that these special resources are protected, and consider adding specific tree replacement requirements in Section 22-427(B) 4. (page 116) should these resources be impacted by land development activities.

The proposed Ordinance also includes buffering requirements (Section 22-423, page 106) which minimize impacts of development by providing screening that mitigates visual and noise impacts and further reduces glare and light spillage onto neighboring properties (of Policy 3.2).

Under Section 22-424 (Parking Lot Landscaping), LVPC recommends adding language that encourages the integration of vegetated stormwater control measures with parking lot landscaping features such as planting islands and planting strips.

The LVPC notes that Appendix A referenced in Section 22-426(A) 1. (Plant Materials Specifications) is currently under development, and encourages the Borough to list native plant species and prohibit invasive species per guidance of the PA Department of Conservation and Natural Resources Bureau of Forestry.

The LVPC also recommends encouraging the use of Dark Sky compliant fixtures to minimize light pollution and its impacts to wildlife in Section 22-429(B) Lighting Fixture Design (page 119).

Overall, the Borough's updated Subdivision and Land Development Ordinance is clear, concise, and supports current-day best practices for regulating subdivision and land development. The proposed requirements support the community vision outlined in the *Southwest Lehigh Multi-Municipal Comprehensive Plan* and *FutureLV: The Regional Plan*, and demonstrate an exemplary approach to guiding and managing development utilizing the tools municipalities have available, per the Pennsylvania Municipalities Planning Code (MPC).

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied appropriate representatives from the Southwest Lehigh Multi-Municipal Plan to further expand collaboration on planning and development between neighboring communities (of Policy 4.6)

If you have any questions, please do not hesitate to call.

Sincerely,



Jillian Seitz
Chief Community Planner



Susan Myerov
Director of Environmental Planning



Brian Hite
Transportation Planner

cc: Sharon Trexler, Alburtis Borough Manager; Emily Fucci, Lower Milford Township Administrator; John Brown, Macungie Borough Manager; Ed Carter, Upper Milford Township Manager



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Executive Director

February xx, 2025

Mr. Dwayne Tillman, Director of Planning and Codes
City of Easton
123 South Third Street, Second Floor
Easton, PA 18042

**Re: Proposed Zoning Ordinance and Map Amendments
City of Easton
Northampton County**

Dear Mr. Tillman,

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings are on:

- LVPC Comprehensive Planning Committee Meeting
 - February 25, 2025, at 12:00 PM
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The proposal makes amendments to various sections throughout the City of Easton Zoning Code, and amends the City Zoning Map by expanding the Adaptive Reuse Zoning District and Business Entertainment Zoning District. The purpose of the Zoning Ordinance, as specified in Section 27-102, is for the “promotion and protection of the public health, safety, morals, comfort, convenience and the general welfare of the people.” This purpose, as well as the proposed ordinance amendments, supports and aligns with numerous goals and policies of *FutureLV: The Regional Plan*. Overall, the proposed revisions to the general language and definitions modernize the City’s land use regulations, limit redundancy by adding clarity and improve readability.

Housing

The City is taking a proactive approach in addressing the regionwide housing shortage by including accessory dwelling units (ADUs) as a permitted by right use in the College Hill, South Side, and West Ward areas. Identifying opportunities for density that compliments the existing neighborhood supports several goals in *FutureLV: The Regional Plan*. Primarily, these amendments prioritize a wide variety of housing (Policy 4.5) and helps build a sustainable and economically vibrant community (Density Special

Section, page 71). Short-term rentals are prohibited uses in ADUs, demonstrating a commitment to diversifying price points and types of available housing in the City of Easton (of Policy 4.5).

Sustainability

There are provisions to add accessory electric vehicle charging as a permitted use in several districts, recognizing the rapidly expanding need for renewable energy sources and the advancement of autonomous and electric vehicle technologies (of Policies 2.5 and 3.2).

Neighborhood-Complimenting Development

The proposal includes revisions to permitted uses in the City's zoning districts. Proposed changes in the Downtown District protect the natural transition from downtown to the residential neighborhood west of 5th street, promoting context-specific land uses and development (of Policy 5.4). The proposed changes to the Adaptive Reuse District remove freight depot, parking lots, and parking structures as permitted uses and move warehouse and storage from a permitted use to a special exception use. This amendment facilitates land use compatibility, protecting residential and mixed-use commercial development in centers, and encourages reuse and redevelopment within urban areas (of Policy 1.2 and 5.4). The historic Downtown District of Easton is further strengthened by these proposed amendments and align with *FutureLV: The Regional Plan* for demonstrating adaptability of government (of Policy 1.1).

Zoning Map Amendments

The proposal expands the Business & Entertainment (BE) District along 3rd Street and Northampton Street. The purpose of the BE District is to 'encourage active uses and storefronts that enhance Easton's Downtown as a place to visit, do business, and stay for evening dining and entertainment' (Section 595-21 A.(1)). 3rd Street and Northampton Street are identified as Major Corridors in the *FutureLV Centers and Corridors Plan*, where linear mixed-use districts connect centers with multimodal transportation options. Expanding the BE District along these core roadways facilitates flexible business opportunities that enable the City to continue its growth and evolution as both a destination and a livable community with a high quality of life (of Policies 4.2, 4.6 and 5.4).

The proposal also expands the Adaptive Reuse (AR) Zoning District located along Canal Street south of the Lehigh River. The purpose of the AR District is to promote redevelopment and revitalization with a mix of land uses (Section 595-22 A). The area to be rezoned is currently in the South Side (SS) Zoning District, and the proposal closes a gap between two AR Zoning District Areas, increasing opportunities for a mix of residential types and commercial land uses (of Policies 4.3 and 4.5).

Municipalities, when considering Zoning Ordinance Amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

Please feel free to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Joseph Dotta". The signature is written in a cursive style with a prominent initial "J".

Joseph Dotta
Regional Planner

A handwritten signature in black ink that reads "Mary Grace Collins". The signature is written in a cursive style with a prominent initial "M".

Mary Grace Collins
Community Fellow



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Treasurer

BECKY A. BRADLEY, AICP
Executive Director

February 12, 2025

Mr. Tad J. Miller, City Clerk
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

**Re: Zoning Map Amendment – 11 & 15 West Garrison Street
City of Bethlehem
Lehigh and Northampton Counties**

Dear Mr. Miller:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments.

Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - February 25, 2025 at 12:00 PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
 - February 27, 2025 at 7:00 PM
 - <https://lvpc.org/lvpc-meetings>

The application, submitted by a private petitioner, proposes to amend the City of Bethlehem Zoning Map by rezoning a series of parcels from High Density Residential Zoning District (RT) to Central Business District (CB). The parcels are located at 11 and 15 West Garrison Street (parcel numbers P6NE1A 25 13 and P6NE1A 25 12).

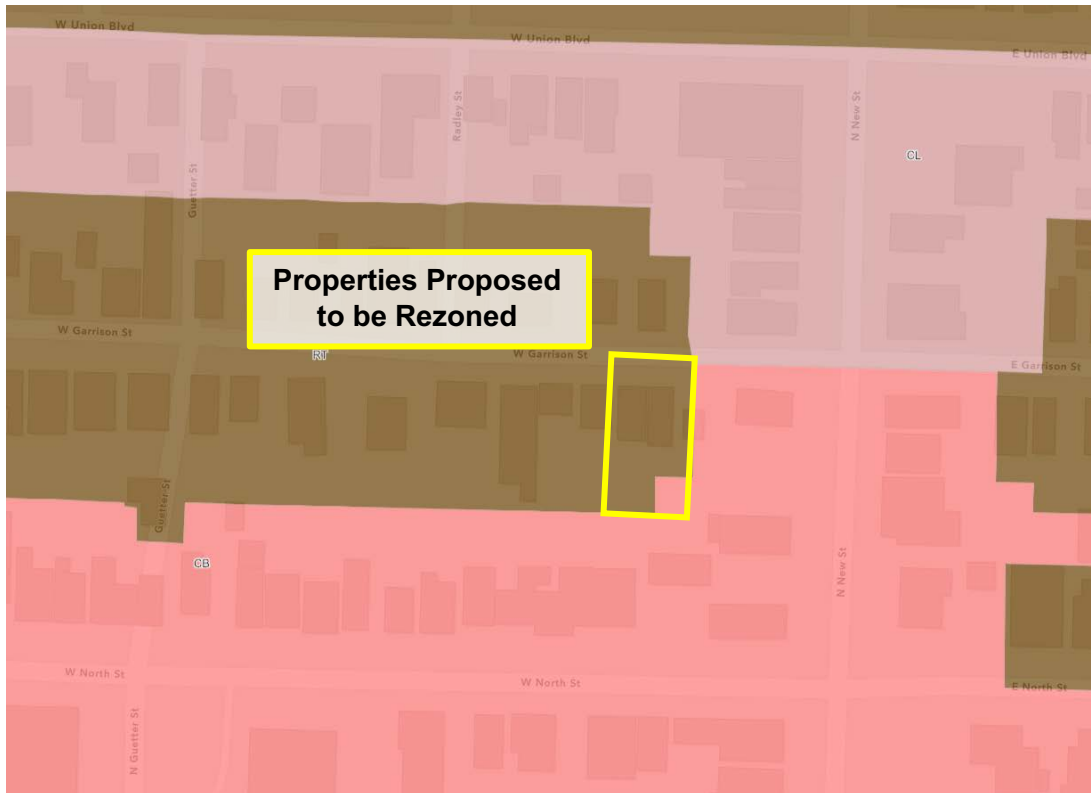
The applicant also owns the adjacent parcels along North New Street between North Street and Garrison Street. The rezoning is intended to facilitate a future mixed-use land development project, including 70 apartment units and commercial/retail space on the ground floor.



Google Aerial Imagery

The properties proposed to be rezoned are located in an area of primarily residential neighborhoods, with commercial/retail land uses and community-supportive businesses and services located nearby. The Lehigh and Northampton Transportation Authority (LANTA) provides bus service along North New Street with a bus stop at the West North Street intersection. LANTA's Enhanced Bus Service Blue Line and Green Line also run along Union Boulevard one block to the north, providing fast and frequent transportation across the Lehigh Valley including Trexlertown Plaza in Lower Macungie Township, the Easton Transit Center, Lehigh Valley Mall in Whitehall Township and Wind Creek Casino in Southside Bethlehem, with several stops at destinations in between. The area also has existing sidewalk infrastructure. These multimodal transportation options are essential to providing residents with access to jobs, services, shopping destinations and support meeting the daily needs of everyone.

The proposal to rezone the subject properties aligns with *FutureLV: The Regional Plan* by facilitating mixed-use infill opportunities in areas where additional development can be accommodated. The project serves in increase attainable housing opportunities, coordinate investments that support Centers and Corridors, and increase social and economic access to daily needs for all people (of Policies 4.5, 4.6 and 5.2). The parcels are located adjacent to the existing CB Zoning District, which supports best practices in zoning and land use management (of Policy 1.4).



City of Bethlehem Zoning Map

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted per the requirements of the MPC, and feel free to reach out if there are any questions about this review.

Sincerely,

Jill Seitz
Chief Community and Regional Planner

cc: Bettina Bubba, Assistant City Clerk