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Treasurer

BECKY A. BRADLEY, AICP
Executive Director

October 4, 2017

Mr. David D. Miller, PE
RETTEW Associates, Inc.
515 W. Hamilton Street, Suite 508
Allentown, PA 18101

**Re: Act 537 Review - Sewage Facilities Planning Module for the City Center
Investment Corp (520 Hamilton Street) Development in the City of Allentown,
Lehigh County, DEP Code No. 2-39001197-3E**

Dear Mr. Miller:

The Lehigh Valley Planning Commission (LVPC) reviewed the above-referenced planning module according to the requirements of Act 537, the Pennsylvania Sewage Facilities Act. We offer the following comments.

This sewage facilities planning module is intended for a proposed multi-story, 69-unit residential building with office and retail space on 0.31 acres. The subdivision is proposed to be served by public sewage disposal and community water supply. This planning module is consistent with the County Comprehensive Plan. According to the county plan, the proposed development is located in an area recommended for public sewer service.

Enclosed please find an executed Module Component 4b. Please call me if you have any questions regarding this review.

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

Enclosure

cc: David Kimmerly, Chief Planner, City of Allentown
Robert Corby, PA Department of Environmental Protection



**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this **Planning Agency Review Component** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

City Center Investment Corp (520 Hamilton Street)

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency. ----
2. Date plan received by planning agency with areawide jurisdiction September 21, 2017
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency October 4, 2017

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes No

- | | | |
|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <i>See attached Act 247</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? <i>review letter dated 7/28/17</i> |
| If no, describe goals and objectives that are not met ---- | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? |
| If no, describe inconsistency ---- | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? |
| If no, describe inconsistencies: ---- | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? |
| If yes, describe impact ---- | | |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <i>See PHMC Comments</i> |
| If yes, describe impacts ---- | | |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>See PNDI results</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <i>N/A</i> |
| If no, describe inconsistencies ---- | | |

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A City of Allentown</i> If no, describe which requirements are not met ----
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ----
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ----
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ----
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section:
		Name: <u>Susan L. Rockwell</u>
		Title: <u>Senior Environmental Planner</u> Signature: <u><i>S. L. Rockwell</i></u>
		Date: <u>October 4, 2017</u>
		Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>
		Address: <u>961 Marcon Blvd, Suite 310, Allentown PA 18109</u>
		Telephone Number: <u>610-264-4544</u>
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.		
The county planning agency must complete this Component within 60 days.		
This Component and any additional comments are to be returned to the applicant.		



Lehigh Valley Planning Commission

LIESEL DREISBACH
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BECKY A. BRADLEY, AICP
Executive Director

July 28, 2017

Mr. David Kimmerly, Chief Planner
City of Allentown
City Hall, 435 Hamilton Street
Allentown, Pennsylvania 18101

**RE: City Center Investment Corp. (520 Hamilton Street)
City of Allentown
Lehigh County**

Dear Mr. Kimmerly:

The subject application, which proposes the construction of a multi-story residential apartment building with ground floor retail and office space, in an area designated for urban development, is consistent with the County Comprehensive Plan.

The signature block "Certification of Lehigh Valley Planning Commission" should be deleted and simply use the statement below it, "Reviewed by the Lehigh Valley Planning Commission."

LVPC commends the applicant for supporting mixed-use urban design practices, as well as sustainable design practices in the inclusion of a green roof.

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Feel free to call me if you have any questions about this review.

Sincerely,

Jillian Seitz
Community Planner

cc: Craig Messinger, PE, City of Allentown
David D. Miller, PE, Rettew Associates, Inc.