

Allentown

*435 Hamilton Street
Allentown, Pa. 18101*



Minutes - Final-revised

Tuesday, January 14, 2020

12:15 PM

Council Chambers

Planning Commission

Call to Order**Minutes of Public Meeting of December 10, 2019****HAMILTON STREET OVERLAY DISTRICT REVIEWS:**

- City Center Investment Corporation, 702 W. Hamilton Street, exterior alteration of existing building, requested by City Center Investment Corporation, at the above address.

ADAPTIVE RE-USE APPLICATION:

- 938-952 Washington Street 20-1 (SP). Application of 938 Washington Street, LLC to convert vacant warehouse into 36 dwelling units. Section 1327 of the Zoning Ordinance provides the Planning Commission with the opportunity to review and provide comments to the Zoning Hearing Board.

LAND DEVELOPMENTS:

- Barnes Lane Subdivision, 2701 Barnes Lane, SMA-2019-00005, preliminary/final plan review requested by Barnes Land Development, LLC.

The applicant proposes to subdivide parcel into 44 lots and create 43 new single family lots with existing house to be retained as lot 44.

- 1 Center Square, 702 W. Hamilton Street, LMA-2019-00019, preliminary/final plan review requested by City Center Investment Corporation.

The applicant proposes to construct a new 16-story office building tower with street level retail space.

OLD BUSINESS:**REZONING:**

- Amends the Zoning code by rezoning 201-221 N. Front Street, 115-143 N. Front Street, 51-97 N. Front Street and 113 N. Front Street from B5- Urban Commercial to B/LI-Business/Light Industrial and to revise the Zoning map to apply the B/LI District to those parcels as requested by Charles Street Capital, LLC. (Tabled at the December 10, 2019 meeting) **TABLED**

NEW BUSINESS:**STAFF REPORT:****ADJOURN**

**!! APPLICANTS ARE REQUIRED TO
ATTEND !!
ANY QUESTIONS? CALL
610-437-7611**

MINUTES

MEMBERS PRESENT:

Oldrich Foucek, Chairman
Mark Buchvalt, Vice-Chairman
Richard Button, Secretary
Damien Brown
Anthony Toth
Chris Brown
Jeff Glazier

CITY STAFF PRESENT:

Irene Woodward, Planning Director
Tawanna Whitehead, Deputy City Clerk
Fred Andrayko, Zoning Supervisor
Craig Messinger, Public Works
Mark Geosits, Public Works
Hannah Clark, Senior Planner

OTHERS PRESENT:

Robert DiLorenzo, City Center Project Manager
KaMan Skinner, Design Architect, J Davis Architects
Jane Heft, City Center, President of design
Paul McNemar, Civil Engineer
Stephanie Nester, Vice President of Finance, Lehigh Carbon community college
Nat Hyman
William Malkames
Art Swallow

MINUTES:

Motion made by Atty. Oldrich Foucek to table the minutes of December 10, 2019 until the February meeting. Motion passed unanimously.

HAMILTON STREET OVERLAY DISTRICT REVIEWS:

City Center Investment Corporation, 702 W. Hamilton Street, exterior alteration of existing building, requested by City Center Investment Corporation, at the above address.

Mark Buchvalt stated since City Center has 2 items on the agenda they will take them both together the Hamilton Street Overlay and the Land Development but will vote on them separately.

Robert DiLorenzo was present for City Center Investment Corporation and gave presentation.

Robert DiLorenzo stated he is the Project Manager for City Center Corporation, and today before the Planning Commission we have submitted plans for the Hamilton Street Overlay review and for the Land Development plan for the redevelopment of 702 Hamilton Street, which is located at the intersection of 7th & Hamilton in downtown Allentown.

Mr. DiLorenzo handed out packets for the presentation.

Mr. DiLorenzo explained that before the board today is a proposal to redevelop 702 Hamilton Street which currently is a 3 story commercial building, the first floor is currently occupied by Wells Fargo, and there are some miscellaneous office tenants that are currently occupying the upper floors. Mr. DiLorenzo stated the building is generally vacant upstairs and we are proposing to redevelop the site for commercial office use, increasing the density to a building of about 296,000 sq. ft. and before moving into the details of the building, I would like to give a quick background of what we have accomplished so far to date as it relates to the entitlement process of the project. Mr. DiLorenzo stated the project has been before the Neighborhood improvement authority ANIZDA, there has been a design letter and design review letter put together by Goodie Clancy who is the third party consultant that ANIZDA hires to review all of those projects and we have received approval from ANIZDA and a favorable design review letter from Goodie Clancy and have also worked closely with the City of Allentown Planning staff, Ms. Woodward to get to the design I will be showing you today. Mr. DiLorenzo states the project has also gone before the Historical Architectural review Board and they have put together a review letter as well and did recommend the demolition of the building with one condition which is to retain the façade along the North and East elevation of the existing building, then last night we were in front of the Zoning Hearing Board where we also received an approval to demolish the building with the condition to maintain the façade on the North and East elevation of the existing building.

Mr. DiLorenzo continues with presentation and states here is a quick overview rendering of the proposed development showing the integrated façade at the base of the building. Mr. DiLorenzo states here is an overall block plan of where the site sits in relationship to some of the other projects City Center has completed or currently under construction, we are situated here at the corner of 7th & Hamilton street adjacent to the center square monument, to the West was just the completion of 5 City Center this past September, to the South there is new residential building being developed of 169 apartment units and also has 190 parking spaces on the first 2 levels, just to give you some kind of context to the develop that has been happening around the property.

Mr. DiLorenzo states that this is quick parking diagram to show some of the adjacencies of downtown parking infrastructure, we are very confident that we have enough parking infrastructure along with some recent news of the Allentown Parking Authority, they are making a commitment to redevelop the Germania lot based on the development demand they have been seeing downtown. Mr. DiLorenzo states this is the first floor plan of the building, the first floor of the building will house the main entrance to the lobby which will come off of Hamilton street, there will be a secondary entrance into the lobby off of South 7th street, there will be approx. 5900 sq. ft. of first floor retail which will be situated along Hamilton St and South 7th St. Mr. DiLorenzo states the loading for this site will be accessed along Hall St. so there will be a loading dock on the western part of the first floor, and this office building we needed to hit a certain density and a certain size floor plate that is really crucial to making this project feasible, the average floor plate of the building is just a little over 19,000 sq. ft. and to put that into relation with some of the other projects we have completed downtown, Tower 6 was around 12,500 sq. ft. floor plates 5 City Center was 22,000 sq. ft. floor plates and what we are seeing in office demand right now tenants are looking for that 20,000 sq. ft. floor plate, that is the floor plate they need to hit the density they need as far as the number of employees on the floor as well as able to create a feasible project to get our center core making a functional center core with our stair towers and elevator shafts, we achieve this through you will notice later as we get into elevations, there is a cantilever where the

building will cantilever on the 5th floor 18 ft. East into the public right of way along South 7th street, that is a really important crucial part of the design from a functionality stand point and a lease ability stand point for this office.

Mr. DiLorenzo continues his presentation and states you will notice as we get to the 5th floor, there is a 18ft increase to the East, and then here are elevations of the building, if you are looking at the North elevation you will notice we have about 15 ft. set back once we rise above the existing structure in order to give us the 75% opening and windows that we would need to be able to see out of the Western part of the building. Mr. DiLorenzo explains because of that 15 ft set back we need to pick that up somewhere and we had the opportunity to do that along S. 7th street, the one benefit we have of this site is that the sidewalk along S. 7th street at that intersection is very wide it's much wider than your typical sidewalk that you see downtown. Mr. DiLorenzo states they were successfully work with the City Planning staff for that design solution that everyone felt comfortable with, we have had a opportunity to review the letter that was put together by the Planning and engineering departments as it relates to this site, we are in acceptance and will work with the city staff to address all the comments in their review letter.

Mr. DiLorenzo continues with the next part of his presentation and explains the image on the screen shows the relationship between the Southern part of the office building that is being proposed and the adjacency to the currently under construction new residential building Center Square East just to the South of this a main part of this redevelopment is the redevelop all the hardscaping and streetscaping that surrounds the building to the South, the East and the North. Mr. DiLorenzo states they are working with J Davis Architects, J Davis they designed the exterior of the building and they are also working with their landscaping design team to design all the hardscaping and landscaping that is going to surround the building, we are working closely with the City on maintaining all of our consistency along Hamilton street with our tree placement and site lighting, we do have unique opportunity on the Southern part of the building that is actually private property between those 2 buildings. Mr. DiLorenzo states if you recall just West of this site is a parking deck and that parking deck is a deck that is owned and operated by City Center and that deck will be open for transient use and we saw this as an opportunity to connect people coming out of that deck to Center Square so we really wanted to focus and put a lot of attention a plaza area that just continues to build off of the success we have had with similar projects like the Arts Walk creating places for seating, programming and I have with me today Jane Heft is our President of design and she will walk you through some of the features we are looking to propose.

Jane Heft states they are really excited about this project because we need more green space in the downtown, this is really unprecedented amount of green scape and hardscape there is .8 of an acre so it is almost a full acre of hardscaping and landscaping that will throughout the apartments below where we widen the alley all the way up through the properties and then underneath the cantilever out to the curb, like Mr. DiLorenzo had mentioned the hardscaping materials are apart of the new Arts walk areas and the landscapes forms and kind of really great benches and more trees and opportunities because right now that plaza is under utilized right now there is only a electricity bank there. Jane Heft states having this will work together really well with what the City is doing with Center Square and just to let you know that is in design development for the Center Square project so we are sharing our plans to make sure whatever we do on this property blends in with whatever the City is planning to do on the Center Square property and it is all cohesive. Jane Heft explains the slide stating this is an example of some of the materials and the plantings and this is a pickup of the bricks and we are going to make sure we fill it with bike racks and lots of seating and a great area for people to come out and hold events.

Mr. DiLorenzo states the building is a 16 story building approx. 250 ft tall.

Jane Heft states just like any of the other buildings on Hamilton street right now we have the 300 sq. ft. on the Hamilton street and on the 7th street side that is available and not unlike we haven't done for BB&T and any other if we are lucky enough to get a major master tenant we will comply with the signage for the building top just like we have for any other one and we are working with the retail level they will each have similar retail signage as we have now on the canopy's and we would like to put a directory like PPL plaza has just for the building but we will fit it in our footprint and that will be lit as well so that will create more lighting and also planning to put a sculpture pad there so that in the future we can put a piece of public art.

Mr. DiLorenzo stated all proposed signage, building signage as well as tenant signage would be submitted through the Zoning department and would come before the Planning Commission again for final approval of the specific signs that are mounted to the building. Mr. DiLorenzo states to point out a few of the features and modifications that will be made to the existing façade, it is quite a undertaking to maintain that façade, what will happen we will end up having to build a super structure surrounding it along the North and East elevations to keep it in place. Mr. DiLorenzo states we will end up replacing all the windows in the existing façade to compliment and match something more in line with the more contemporary architecture that is being proposed, also making 2 new penetrations through the existing black base of cornice that surrounds the façade currently because we are incorporating a retail component we will need an opportunity to add some additional entrances along the North and East sections of the building. Mr. DiLorenzo states we also see this building having a opportunity for some unique architectural lighting so we will be working closely with our architect to find opportunities to create a signature top of the building and treat that with some architectural lighting as well to add some definition to the skyline. Mr. DiLorenzo states at this time he will open the meeting up, I have KaMan Skinner from J Davis Architect who is the design Architect on the project and also have Paul McNemar who is our Civil Engineer.

Damien Brown asks if Mr. DiLorenzo has the copy of the letter from Goodie Clancy he mentioned earlier.

Mr. DiLorenzo states he does have the letter.

Mark Buchvalt states he thinks what the Planning Commission will do is reserve their comments on the Land Development and focus on the Hamilton Street Overlay review and comments and then we can take care of that and then if we have any specific questions about the Land Development we can go there, so I will open it up to the board, I know Robert there were some recommendations in the review for the Hamilton Street Overlay not sure what your feel is on those recommendations.

Mr. DiLorenzo asks for a copy of the recommendations and comments letter.

Mark Buchvalt asks Ms. Woodward if the January 14th letter specifically on the Hamilton Street Overlay requirements or is it also apart of the Historic.

Ms. Woodward states it's a recommendation from the Historic Preservation Officer related to the Hamilton Street overlay because the HSO also covers any addition it's not just signage

Mark Buchvalt states what he see's generally speaking that it meets the standards for differentiating between the old and the new not trying to make it look to much like the existing building but its potentially to much differentiation and they have some recommendations and tells Mr. DiLorenzo not sure he has had an opportunity to review those

Mr. DiLorenzo states he has not seen the letter yet but has reviewed in detail the HARB recommendation that was put together but not sure if that is the same.

Ms. Woodward states yes that they are the same.

Mr. DiLorenzo states he has reviewed the HARB letter that was put together and HARB had a few recommendations that they would like to see and we also reviewed those with the Zoning Hearing board last night, they were in favor of the demolition occurring if the existing façade along the North and East elevation were incorporated into the new design, our proposed project has some modifications that are being made to the façade which include the removal of about 4 courses of stone parapet wall and might see best in the first slide of presentation, the 4 course that you see above the decorative cornice, we are proposing to remove those, the reason for the removal of that is because we have a 28 ft high main lobby floor that you will come in on the first floor and then every floor from the 2nd floor to the 16th floor has a consistent 14 ft height from the floor elevation to the bottom of the deck to the of the ceiling above, if we keep the parapet wall the 3rd floor of the building will not have views, will not be able to see outside of the windows to the North and to the East. Mr. DiLorenzo states they felt it was appropriate and through a design review with our Architect we felt it was an appropriate design decision to remove those 4 courses and we don't know if the parapet actually is even original with the existing structure the structure has a lot of history to it and it is a lot of HVAC equipment on the roof and we believe it may have been added at a later period to hide that equipment if you even look at the color of the stone and the size of the stone it doesn't match the same depth and widths as the original stone at the base.

Damien Brown asks when talking about the parapet approx. where on the building are we looking

Mr. DiLorenzo states start at the very top of the building line

Damien Brown asks down to what point

Mr. DiLorenzo states there are about 4 courses, and begins to review a picture with Tony Toth and other board members and they looked over the picture and discussed.

Mark Buchvalt asks what was the reaction to the Zoning Hearing board because it will only go back to them.

Ms. Woodward states the Zoning Hearing Board voted in favor of removing that

Mr. DiLorenzo states the Zoning Hearing board reviewed all the recommendations made by HARB there was only one recommendation that they made a requirement and that was, if we go to the rendering you will notice that there is some lateral bracing that is required that ties into the 7 columns that are in the right of way, there are some angled bracing there, HARB asked if the lateral support could be removed because they felt it was a little distracting and may have taken away from the view of the existing façade, originally they asked if the columns could be removed and structurally we can't support an 18 ft cantilever of 11 story's without having those columns there, so the columns would need to remain and the lateral support is needed however the Zoning hearing board had asked just to make sure the angle in which the lateral support ties into the columns if we can make sure the bottom of the brace is maintaining a clearance above the height of the existing façade and that is something we told them we know we can work with our structural engineer to accommodate that request.

Mark Buchvalt asks what about the recommendation about the having some portions of those columns be wrapped in limestone material that would match one of the facades of the existing building

Mr. DiLorenzo states we did discuss that with HARB and the Zoning hearing board and that was not a requirement the Zoning hearing board put on us , from an Architectural perspective it is a little bit of a debate and it can be argued that we want the building to resemble the time it was built and the materiality tied into the new structure rather than trying to mimic or mock something of the past, so we had asked the Zoning Hearing board if we could work with our Architect to propose a materiality that we feel compliments both the new building as well as the Historic building but not be tied to a specific material.

Jane Heft states we thought it would be more of a distraction if it was split in colors rather than kind of disappearing.

Damien Brown states I think what you are showing compliments the existing façade rather than trying to recreate it

Jeff Glazier states Mr. Chair I have a procedure question I understand they have been to the Zoning board prior to this so.

Mark Buchvalt states I think what they were there for was the demolition and then this is for overlay so we have to make recommendation on the requirements of the overlay district and then they go back to the Zoning board for that

Ms. Woodward stated the Hamilton Street Overlay recommendations just go back to the Zoning Supervisor for a Zoning permit related to this, it does not go back to the Zoning board related to Hamilton street overlay, it goes back to the Zoning Supervisor to issue a Zoning permit related to the design and requirements to the Hamilton Street overlay

Tony Toth states he is trying to get everything in order we have a letter in front of us from the Allentown Historic Architectural review board is that official minutes

Ms. Woodward states yes it came from our Historic Preservation Officer and I just wanted to make sure you guys had as much information related to what's been going on with the project

Tony Toth asks so our Historic Preservation Officer is David Kimmerly

Ms. Woodward states yes

Tony Toth asks if David Kimmerly is at the meeting

Ms. Woodward states No he is not there

Tony Toth states as he sees it HARB has review and they have recommendation to the Zoning hearing board and that has not happened yet

Ms. Woodward states that happened last night

Mr. DiLorenzo explains HARBs recommendations were shared with the Zoning hearing board last night and taken into consideration when making there ruling and from that ruling there was only one recommendation that came from HARB and this recommendation didn't specifically come from HARB but it was a requirement that the Zoning hearing board put into the ruling which was to make sure the lateral bracing of those diagonal braces stay above the height of the finished façade, so if you look at the elevation you can see that the lateral bracing is just below the existing structure

Tony Toth states he follows but is more on procedural here so on that HARB review board letter, there is HARB action there and they give 1, 2, 3 things they recommended and those were in front of the Zoning hearing board last night and the result of those recommendations which are kind of in contradiction in to some of the things we are talking about what happened with those recommendations at the Zoning hearing board last night

Mark Buchvalt explains that was Robert was eluding to that they wanted to remove a portion of the parapet, they didn't want to just wrap the columns in limestone or something limestone or some compromise that works in the existing building and that they were going to consider the rest of the recommendations

Tony Toth states there were a number of concerns that HARB brought forth that went to the Zoning hearing board one was the cantilever and I understand why they are trying to propose the space with the cantilever so the cantilever is still going to remain

Mr. DiLorenzo states yes

Tony Toth asks it's not going to be wrapped in limestone

Mr. DiLorenzo states they mentioned that they would work with the Architect to find a compromise we did not want to be tied to a specific material

Tony Toth asks if the parapet is going to be removed up top

Mr. DiLorenzo states yes

Tony Toth asks if it is still up in the air whether or not the limestone in the front can be saved during construction but if it cannot be saved it will be replaced afterwards

Mr. DiLorenzo states no the façade that is there now we are going to maintain it and incorporate it into the new building, at the time in which we were in front of HARB we were still doing some cost analysis of maintaining the existing facades because one of the challenges with this is we need to build a whole structure, might happen during demolition process, we are going to do everything in our ability to mitigate any damage to the façade. Mr. DiLorenzo states they had told HARB that there were 3 options on the table that they were still analyzing the first option was to maintain the façade as it stands in its current place, the second was to disassemble the façade and have to reassemble it and the third option was to demolish the entire building as it sits today and recreate the existing façade, obviously I did not like the other 2 options after following that meeting we were able to get closure around what option we as a developer are going to be able to commit to and we are committing to salvaging the façade as it stands presently

Tony Toth states on the North and East side

Mr. DiLorenzo states yes

Tony Toth states on the review by the Historic Preservation Officer for the city which comes under the purview of the HSO review, ultimately in that review on my reading basically the Historic Preservation Officer says that there opinion is that there is too much contrast in between the stone and the limestone underneath otherwise they are too contradictory in nature and that is his review and that is stated in his letter and that is what is going to the Zoning Supervisor correct to issue a HSO permit

Ms. Woodward states it would be the recommendation of the Planning Commission that would go to the Zoning Supervisor

Tony Toth asks if there are any other federal or state permits that would require an access for review by the state Historic Preservation Officer for this particular building

Ms. Woodward states not to her knowledge

Mr. DiLorenzo states not to his knowledge, and asks to point out that the City has undertaken, (Mr. DiLorenzo gave a letter to the board by Irene Woodward to Steve Bamford which comes from the Planning department in support of the project), the City has hired a consultant to perform a survey from 5th street to 12th street along Hamilton St. to do an analysis of all the building facades to identify which facades have historic significance and they are putting a grading scale together, the City's Preservation Officer and in the HARB letter it speaks to this that there is no historic significance to the structure however we feel there are some architectural elements that were worth saving and incorporating into the façade it was also a recommendation from the Goodie Clancy letter that the façade be incorporated into the new design but from the historic standpoint there is no significance

Chris Brown states he thinks that it is an important thing, they don't need to save this building, there is no mechanism

Tony Toth states that was my point was there any regulation, guidance or anything where the State Historic Preservation Officer has ultimate review and authority on preservation, demolition and saving the building

Damien Brown states he has 2 comments/ questions and thanks for providing the Goodie Clancy letter overall favorable recommendation they mention the shadow analysis was that performed

Mr. DiLorenzo states not they have not performed that yet

Damien Brown states it is something they should do and will probably impact your architectural lighting treatment at the ground level , one thing we did not talk about much is the treatment of the upper floors at 16 story's 250 ft. which will impact the Allentown skyline which I think we are all happy to hear, can you talk a little bit about the screen treatment, is there anything to block the air conditioning units and utilities on the roof particularly from the Western view, it looks like there are some screening on the Eastern side of the building but how will things look from a distance from different perspectives

Mr. DiLorenzo explains up on the roof there will be mechanical equipment you will see on the Eastern half of the building there is a higher parapet wall which will assist in blocking the HVAC equipment we are going to do our best to locate as much as the taller mechanical equipment on the Eastern part of the building we also have to keep in mind that we have a 4500 sq. ft. green roof that is going to be up on the building to help mitigate storm water and filtration so we are going to try and push as much as that on the Western side of the building so based on perspective your really not going to be able to see the mechanical equipment that is sitting up on the roof even from a distance

Damien Brown asks how tall is the parapet

Mr. DiLorenzo states 14 feet

Damien Brown asks how tall is the mechanical equipment

Mr. DiLorenzo states it would be below 14 feet, a full story is 14 feet, so additional story of glass

Richard Button states about the recommendations we talk about the transition between the old façade and the new façade, do you remember the part parapet part of there inspiration

Mr. DiLorenzo states they had asked if the parapet could remain and we explained the reasons why the parapet could not remain

Richard Button states so the transition from the old façade to the new façade still remains unaddressed

Mr. DiLorenzo explains there was some contradiction that had taken place at the HARB meeting there is an architect on the board and they argued in that meeting that they liked the contrast between the new and old because they felt that by trying to create a transition it took away from the historic elements of the base of the building, and states KaMan Skinner can speak more on that

KaMan Skinner with J Davis Architects explains they had looked up the condition at the parapet and the cornice and as Mr. DiLorenzo had explained we thought that the decorative cornice with the deep overhang was really the place that the building would best break in order to create a landing for the building, having this 4 courses of parapet would create a blurrier line to how we transition from the new to the old, so given the challenges we were having with floor to floor heights and looking at the cornice and the parapet together with the design we felt that having a natural break along the deep overhang of the cornice

Jane Heft states when we looked at precedent buildings in the historic and things from like the restoration, hardware building, meat packing district and others in New York and what they are doing in Toronto, they actually purposely differentiate so that there is more attention to the historic façade, keeping the more glass like structure, it is really a common thing to kind of mesh together the historic and modern features

Mark Buchvalt states what the board has is recommendations from the HARB and on the Hamilton street overlay review and the meeting that occurred last night, on page 2 of the letter of January 10th comment 1 is the proposal to demolish which you got approval for, 2 because of the historic significance HARB agreed to only partial demolition so you have agreed with that as well and your going to maintain and North and East façade

Mr. DiLorenzo states correct

Mark Buchvalt states under 3 we have A, B, C and D and I am going to add an E, the existing historic North and East façade should be retained we already talked about that, on B I think I am convinced and agree with removing parapet, C the illumination of the cantilever we are not doing that, D the cantilever is retained we recommend the columns be incased with limestone and your saying not limestone but some material that works with the appearance of the existing and proposed building

Mr. DiLorenzo states correct

Mark Buchvalt states those would be the recommendations to our Zoning Officer when this comes in, is this all the way to the building permit review stage is that where you would see it next, would you have some meetings with them in between or is that the next time you would submit it

Mr. DiLorenzo states the next time we would submit would be construction permit plans, but we will be

working with City staff to address all the comments in the review letter so we will be in close connection with Engineering

Mark Buchvalt states we are going to cover that next this is just for the Overlay, the only question I have is if you put something together you take these recommendations and submit them to our Zoning Officer and he is not satisfied that you have taken these into account or met those, what happens Irene does it come back to us, is it back and forth

Ms. Woodward states we could recommend it come back to be reviewed

Tony Toth asks in regards to the cantilever, it is cantilever to the Eastside correct

Mr. DiLorenzo states yes

Tony Toth asks why can't it be cantilever to the West

Mr. DiLorenzo states because then we would encroach on the property the property line is right up against the L Tri C building to the West so if you notice we are actually setting back 15 ft off of the Westside if we were to build right up to the property line we would not be able to have any windows on the entire West elevation

Tony Toth and that is based on your sq. footage that you want per floor level

Mr. DiLorenzo states correct and we have already increased the new structure actually projects out further South then where the existing structure ends so we have picked up additional sq. ft in that direction

Tony Toth states so you are going to occupy city right of way

Mr. DiLorenzo states we are going to have to get permitting encroachment permit

Tony Toth states I agree with the Historic preservation Officers review, I don't really like the cantilevers and they recommend if you are going to do cantilever put limestone in and you basically said your not going to do that, looking at the prototype I think it would be a much smoother building in transition from top to bottom if those cantilevers were put in, I understand your looking for a certain sq. footage per floor but based on the analysis of the Historic Preservation Officer I agree. Tony Toth states another thing that was not addressed was the dichotomy of the two the limestone and the glass and you talked about that and that is perfect but they also talked about the transition between the two, and one of the things the Historic preservation officer and I see no transition between the two why has that comment not been addressed, I don't see that as a comment that cannot be addressed the transition between the old and the new. Tony states I totally agree with your assessment of the differentiation of the old and the new and that follows the department of interior standards for historic preservation and redesign on new structures but it also talks about incorporating both design elements into a smooth transition and that's one of the things that really hasn't happened in the prototypes that I see here so maybe that is something that could be hammered out between the City and the Historic preservation officer, the Architects and your design staff, because really there is a fine line, the parapets coming off there is the old limestone then there's the glass no transition what so ever

Mr. DiLorenzo states I think we can work with the Historic Preservation officer I think from our perspective as a developer I think there was some mixed feelings about that specific comment at the HARB meeting specifically the preservation officer that was a comment that came directly from the preservation officer and there was also a Christine Ussler from Artifact who is the Architect on the board she felt differently about that, so it made its way into the recommendation, we spend a lot of money on hiring design professionals to design these buildings, everyone has an opinion on design aesthetics on specific things but from our perspective we rely on our design professionals that we hire to provide us the best design and we take there recommendations, and obviously we take your recommendations but on this specific thing I am sure we can find a compromise

Mark Buchvalt states well maybe that's all it is take a second look and see if you can come up with something that kind of gets everybody on board and as a recommendation just an additional recommendation we can add to the list that we have here

Chris Brown asks in regards to the floor above the parapet in the idea of reducing those 4 courses of blocks so that we have access, whether on the East or North side is any of that pedestrian space outside of that floor or is it built right to the footprint of the merchants bank

Mr. DiLorenzo states it is built right up on the existing façade

Chris Brown asks on both East and the North

Mr. DiLorenzo states correct

Chris Brown states I think I am pretty much ok with everything you guys have agreed to or your position on all of the comments, my only opinion is if you could sneak 1 course of block back into that parapet I feel like that horizontal element is a little thin in relationship to the mass of the limestone verticals in that façade and the fact you have that the top cornice in relationship to everything else and I agree with the contrast between old and new its better to not blend, but the visual mask of that horizontal element that you are retaining is a little thin and I realize that might be a deal breaker to add a course back, but that is what sticks out to me is it just looks a little thin and that alone may be enough to make this whole transition thing go away

Mark Buchvalt states so we do have an E

Mr. DiLorenzo asks just to be clear we are retaining the façade, we would be ok to remove the parapet walls but look for a compromise to see if we can add or maintain one of the courses which may help with the comment of the transition between the new and the old, and the cantilever, we can't eliminate the cantilever but can work with our structural engineer to help bring the bracing up a little bit higher

Mark Buchvalt states and then the covering and the look of the columns

Mr. DiLorenzo states we will work with the Zoning Officer to make sure we have an appropriate treatment

Mark Buchvalt states and then just make sure you take into consideration the recommendations and the HARB review that came up today

Damien Brown states I guess at this point we have hashed everything out so it is more a ask then a requirement but I would sincerely ask that you spend some time, effort and possibly a little bit of money and really pay attention to the top of the building, I think this is going to be an important symbol for the City and I think is something that people will see from miles and miles around more or less forever

Mark Buchvalt states since this is a recommendation to the Zoning Officer is this an official vote

The board states yes

Mark Buchvalt states he will pass on the recommendations to the Zoning Hearing Board and makes a motion , Richard Button seconded and the board unanimously approved

ADAPTIVE RE-USE APPLICATION:

938-952 Washington Street 20-1 (SP). Application of 938 Washington Street, LLC to convert vacant warehouse into 36 dwelling units. Section 1327 of the Zoning Ordinance provides the Planning Commission with the opportunity to review and provide comments to the Zoning Hearing Board.

Atty. Foucek calls the case and states Mr. Hyman I would remind you and the audience that our purpose here is to review this under the adaptive re-use regulations and then to offer comment to the Zoning Hearing Board so we are not approving here, there is a report that was issued by staff and while it appears that you are going to tell us all the inside of this building and how wonderful it is going to be and I am sure it will be but the one thing that jumped out to me and maybe you can focus on this as a primary issue is the comment on #1 about the exterior the staff suggested that the applicant submit elevation drawings or a rendering prepared by an architect that shows sufficient detail to document the proposed exterior changes or otherwise describe in detail what changes are to be made to the exterior, so staff was concerned about the exterior I see you are showing us layouts for floor plans and that is going to be helpful to your proposed tenants but I think the key to me in moving this along is what you can say to meet the comments of the staff

Nat Hyman states well let me first address that by saying I have never done elevations or exterior renderings for any of the projects we have done which is are about 15 of these buildings in Allentown but I can easily explain what we are going to do, the windows you see in the building will be removed and will be replaced with full size windows that will fill the entire opening bronze medal mullions and glass, other than that the only exterior change will be repairs to the existing façade the attraction to this building is the existing façade and is the enormous windows so when one walks into ones apartment basically that wall will be entire glass

Atty. Foucek states in the HVAC system as opposed to window air conditioning units

Nat Hyman states we are probably going to use a split system or a p tech unit in which case one of those windows and this is typical for all of our buildings, will be framed out slightly smaller but the p tech units now are about 36 inches wide and about 18 inches tall so that is about the only exception to a wall being entirely glass and that's what we have done in along Gordon St, between Linden and Hamilton, so it is going to be exactly the same dynamic, it is very difficult for us to run central HVAC 5 story's in support it all, otherwise I would like to see pure glass but there will be absolutely no exterior changes other than repairing the broken concrete and pointing the brick

Damien Brown states when you say one of those windows will be framed out can you explain in more detail what will be framed out and where the p tech units will be placed

Nat Hyman explains if you look at one of those units right now that defines an apartment for the most part you will see that because the windows are so enormous that the demising walls do run into some of the windows where there are not a concrete buffer so the intent is, the windows are usually not one solid piece of glass, because they are just so big for any number of reasons if someone hits it with a brick if someone breaks it plus we need some of those buildings to be opening to meet the fresh air requirement, so typically an opening like that would be divided into 3 vertical windows

Nat Hyman states no they are all coming out and your going to see, what we do in all these buildings, I will likely say it will be 3 windows the problem is the weight of the window becomes so heavy that a normal person wouldn't be able to open and close it so those will be 3ft 4 windows opening windows in one case where, and some of those may have to built up a little bit because I don't recall how far to the floor they go of course that could be a hazard with children so we are going to have to deal with that

which may be a glass transom and then glass, but in one of those cases at waist high we will frame out a 36X18 tall either the far right or far left one where a p tech unit will go in so very similar that is both air conditioning and heat so it will break up one window, it will also by the way the screen on that is also done in the same bronze medal by the capping from the window manufacturer so what you see is a piece of bronze medal its not like your imagining a air conditioning unit hanging out of a window and we have done this in many of our buildings. Nat Hyman explains this is a building in which we have devoted the entire first floor to indoor parking, this is going to be a more upscale with indoor parking, there are 4 spaces that will be in the exterior courtyard because of space restrictions, we have divided this up to somewhat larger units, we have principally every floor plate is made up of 7 one bedroom, 1 two bedroom, and a studio apartment, the basement will have an exercise studio and a community room, all the amenities are going to be stainless steel appliances, high ceilings, all the finishes are going to be upscale and will rent for somewhat higher amounts because of the buildout we are looking at an average one bedroom being about \$11-1200, the exterior we are making no significant changes except for the windows and to answer your question no there will not be any small windows remaining they will all be gone.

Damien Brown asks on the first floor where the floor space will be used for parking, will windows be in the spaces we see windows now or will that be completely opened up how do you plan on treating that and I imagine you will have to do some air circulation

Nat Hyman explains we have to do some exhausting and I have never done indoor parking before in any of our buildings, so I will have to defer to our engineers and architects, but it is my intent to make it that as much glass as possible

Richard Button asks any large fans on the first-floor level

Nat Hyman states if there are large fans they are going to go out to the courtyard in the back there is a 24 ft wide garage door and that is existing 12 ft and we are doubling the width in the back to make sure there is ingress and egress and any exhaust fans that we have to put in will be vented out to the back to the courtyard

Damien Brown states so the intent from the street will be to make the first floor appear as if its living space or occupant space not a parking garage

Tony Toth states when you first said about parking on the first floor right away that throws up some flags of what's the requirements and building code for livable space above and parking below and asks Mr. Hyman if his architect is present

Nat Hyman states no his architect is not present but explains the entire interior has to be sprayed with an insulation, and exhaust fans that are installed in the rear that vents the air out and that insulation is what a lot of garages use both for sound and air quality to ensure no exhaust rises above not an uncommon thing to have a first floor garage and living units above it

Damien Brown states that is where you run into more challenging code is when there is enclosed area so obviously there is code that specifies the percentage of open air travel has to be available before fans are required and obviously there is probably a calculation that will specify the capacity that those fans will have

Nat Hyman states before we are given any building permits obviously our engineers and architects will have to meet that code requirement but if you look that enclosed courtyard we have an enormous amount of glass and frontage and that just goes onto an alley, so we can devote any necessary

exhaust, grills that needs to be done, can all be done on those courtyards

Tony Toth states in the city there are a lot of parking garages below but that typically is new construction here it's a little bit different and adaptive re-use we have more porous materials above

Nat Hyman states this first floor is hardwood and obviously I can't park cars on hardwood floors so all of that is going to be demolished and removed we are going to have to pour a concrete slab, and then the ceilings are going to be sprayed, the insulation above will be sprayed, the sound was an issue for me and carbon monoxide, and air exhausted up to code

Tony Toth states the only other thing that comes to mind for the interior parking garage is the ability for potential ax can punch through anything like that, through building code is there a requirement for a envelope the parking area so you don't have to punch through of any type of ax

Nat Hyman states almost like a bumper you have in a parking lot, that has not come up I would say that this building is so big and so strong that any punch through would be insignificant compared to this building, but the code that has not come up and the architect and engineer has not mentioned that

Tony Toth states I was looking at things come up and would be interested in knowing what that is

Nat Hyman states I think when we go to full construction prints and to the engineer and 3rd party review all of that will be hashed out

Atty. Foucek asks is there an elevator in the building

Nat Hyman states there is an elevator, but I am not sure I am going to convert it to a passenger elevator, it might just be a freight elevator, it comes from a marketing standpoint, but 5 story's is a lot so I think I might have to

Tony Toth asks are you going to paint the building black

Nat Hyman states I am not

Damien Brown states I liked the black

Nat Hyman states that building was painted red and after 3 years it was purple so if you prefer a purple building so finally I was so frustrated I just painted it black to ensure it did not happen again

Tony Toth asks if concrete or limestone

Nat Hyman responds concrete and it has to be patched there are pieces that have chunks that have gone by the waist side over time

Tony Toth states I know you said you have done a lot of these in the city and you said you have not done prototypes or elevation drawings but in the future it would be good for us to have drawings that show us the proposal for window treatments and things of that nature

Nat Hyman states the last time was the first time that came up, I think there is a new review person that brought that up and point noted

Tony Toth states I think it is also good for the public

Damien Brown states I think 1 or 2 you did before were outside of the TNDO when it is in the TNDO it is more in our purview

Terry Traup homeowner at 960 W Washington, lifetime resident of the city and owned property for last 15 years, major concern is parking, understand Mr. Hyman is putting parking on 1st floor, how many parking spaces did you say you were planning

Nat Hyman states 35

Terry Traup states we currently have a lack of parking, I am on the Westside of building and I often have to park closer to the 9th street, most of the houses on the block have several cars, so it is a concern when you are putting in 36 units and allowing 1 spot per unit where is the overflow going to go

Nat Hyman responds I don't anticipate there being any overflow, almost all of these units are either 1 bedroom or studios and very rarely do we have more than 1 occupant we have not catered to a lot of couples but we have made a deal with the arch diocese a block down that we are going to be able to rent as many parking spaces that we need for our tenants, I wouldn't be able to lease these if our tenants were wondering where they would park, so if there is an overflow we will be renting down the street from St. Francis and they have more than ample parking that they don't use so we have already anticipated that, and from a marketing standpoint if we weren't able to have enough parking that would be a problem for our tenants. Nat Hyman states I know it does not make a lot of sense but every parking lot we have is underutilized, for instance the black building we bought the parking lot across the street from the city because we were concerned about parking and it is never use, so many of our tenants use public transportation, or have one car or don't drive that is normally not a problem, so in the anticipation that people may need more we have already made a deal for more parking with arch diocese

Terry Traup states we are aware of St. Francis having parking we do already rent a spot from them for one of our vehicles, you did mention the sidewalk would be repaired because that is in disrepair, I would like to know how the current residents will be affected by the construction of the building being adapted to your plan and then my other question would be the lighting what is your plan for the outside lighting

Nat Hyman responds as far as the construction there will be absolutely no impact other than when we are repairing the sidewalk or when we need scaffolding outside to repair the cement or the brick all the windows are replaced from the inside not the outside so there will be very little, to the extent that we will have to crane anything up that will happen in our courtyard, so there is no impact to the neighborhood except when we are redoing the sidewalks there is nothing we can do about that, as far as lighting the entire exterior of the building will have lighting mounted on the building as well as cameras we have invested an enormous amount in all of our buildings to have cameras to every exterior, elevation as well as interior corridor stairwell we go out of our way to ensure the safety of our tenants and of our neighborhood so there is going to be more than enough ample lighting as well as cameras

Mark Buchvalt asks when these types of projects comes through and they are ok with the sidewalk do they get impacted by the street tree ordinance or is that not part of the requirements

Chris Brown states this probably wouldn't unless your having to file a minor land development it wouldn't have to come before the shade tree commission I do notice there are some newly planted trees along Washington not sure who did those or whether they are in compliance or not but unless it comes before the city as a minor land development we probably would not see it

Atty. Foucek states before we take formal action I would just want to note, the question about parking came up the process here we would review this for the appropriateness for the re-use of this property, the staff has commented as I noted before, I think this is an appropriate re-use for this building, matters as far as parking, lot size that is why this applicant will next be visiting the Zoning Hearing Board and they are the body that if they feel it is appropriate will grant them relief from the compliance with the requirements for instance parking, so just wanted to put that out there that is not quite in our purview, certainly we can consider it, the staff has already done so and they think it appropriate structure to use as a residential space

Christian Brown asks how trash will be handled

Nat Hyman states I believe the dumpster will be placed in the courtyard along the South West corner that is going to be a screened in dumpster area

Christian Brown asks the first floor parking plan caught my eye as far as a clear span, is there in fact columns that are in the parking lot

Nat Hyman responds there are not, that is why we were able to lay it out like that, they surveyed this before they did the parking plan

Christian Brown states I see what resembles columns on a grid pattern within the architectural floor plans

Nat Hyman states I don't think they carry through to the first floor, because he surveyed this before he laid out the parking

Christian Brown responds terrific

Tony Toth states the planning commission has a copy from the planning department for the special use appeal and one of the insufficiencies that is noted is minimum average lot area per dwelling unit 64,800 required 14,117 proposed

Atty. Foucek states they are going to seek relief from that requirement when they go to the Zoning Hearing Board

Tony Toth asks how many dwelling units do we have

Nat Hyman states 36

Tony Toth asks is that number adding up correctly

Atty. Foucek I don't know but this is prepared by the Zoning staff, but yes they are looking for relief from existing conditions and I would say to Mr. Malkames there was a recent common pleas case about this

Bill Malkames states basically almost every re-use application has that issue

Tony Toth states the way it is worded per dwelling unit

Atty. Foucek states there is 37 dwelling units and I guess there is minimum lot size the footprint of the building

Tony Toth states total per floor to floor

Irene Woodward states it is per unit

Atty. Foucek states so it is not height its footprint

Tony Toth states so its footprint only and its not calculated per sq footage

Atty. Foucek makes a motion to recommend that this request for adaptive re-use, Jeff Glazier seconded and the board unanimously approved.

LAND DEVELOPMENTS:

Barnes Lane Subdivision, 2701 Barnes Lane, SMA-2019-00005, preliminary/final plan review requested by Barnes Land Development, LLC.

The applicant proposes to subdivide parcel into 44 lots and create 43 new single family lots with existing house to be retained as lot 44.

Atty. Foucek calls the case

Arts Swallow states his company prepared the subdivision plan for Barnes Lane development and we were here before the board late last summer with a sketch plan and the plan that is formally submitted now for preliminary and final approval, the city is pretty close with that plan we are proposing 41 new dwellings utilizing a existing dwelling that had been built on the 13 ½ acre property, there will be a couple of lots that we are utilizing for storm water they are non-building lots and they will contain storm water management facilities irrigation and filtration several different methods to meet state water quality requirements, so far we have received review from engineering lengthy review mostly engineering details requested additional details, which we have no problems with, I did not notice if there were any waivers or variances requested, I went through the letter and did not have a problem with anything. Mr. Swallow continues we've had regional planning review from Lehigh Valley Planning commission my opinion of a favorable review from them, storm water management plan in concept has been approved by city storm water department and we still have to get a few outside agencies we have sewer planning module it's a little premature to submit that right now, we are working with LCA on water service to the site, it's not to much different from what we presented a few months ago

Atty. Foucek states he has 2 preliminary questions one that relates to item 38 on the staff report because I am not sure what is being referred to, the sentence reads what determines which lots require on lot infiltration, what do we mean by that

City Engineer states we don't have a detailed design yet for some of the storm water so we don't know the whole picture yet

Atty. Foucek states so you're looking for the developer and there engineer to tell us and you

Mark Buchvalt asks Art Swallow so lot 8 and lot 9 appear to be storm water management lots are you also going to be incorporating dry wells or on lot

Art Swallow responds yes and we can clarify that in a revised submission some of the lots will have individual infiltration beds because we were just unable to convey that storm water to the major management areas and because we are charged with mitigating 3 circumstances with water that's rate, volume and quality so with the combination of storm water detention ponds, infiltration beds, spray irrigation, we are able to meet our water quality requirements set by the state

Atty. Foucek states his second question is just for the record to make sure I am understanding, your design and layout of these 44 lots with the structures on them you're not seeking any relief with respect to setbacks or lot size

Art Swallow responds we were able to design the subdivision in compliance with the zoning the frontage along Appel street is a higher density allowed of residential medium high, I think we are permitted to go with 4,000 sq. ft. lots and behind that the remainder of the site is a lower density requirement and that's a minimum of 7,000 but I wouldn't say the majority but a good portion of the lots exceed the minimum for zoning, we used a 1,000 sq. ft. footprint for the dwellings, front loaded

driveways because of lot size they will have garages, its not such a dense development that overflow parking could be on the street in case somebody had a birthday party or a gathering there is sufficient parking so we don't have any real problems with that on our site

Atty. Foucek states one more comment I referred to a staff letter that is the letter of January 8th, there is another document of January 14th have you seen that

Art Swallow responds no

Atty. Foucek states the letter was attempting to focus on the major issues staff wanted you and your client to address, one of them certainly the most major was a traffic study and that was raised back in August as well but it appears and I wouldn't disagree with the fact that this development is going to be appended to a existing residential development as we have heard over the times that other proposals have come forth for the development of this property, it's a fairly dense and residential area with narrow streets so to understand the impact in ways of mitigating the traffic that would ultimately likely be a city response in terms of where folks would park and that type of issue to make parking and traffic situation least as intrusive as possible as I understand the second report dated today the traffic study is being recommended

Irene Woodward states they are advisory comments from planning staff in terms of what we were looking at the site so the report is just advisory

Atty. Foucek states it is for our consideration as a commission, we all know the history of this the request to rezone it and that was added back in forth for a long time, you represent a developer that is coming before us with a plan that we all called a by right plan, so that is why I asked to make sure that this meets zoning, all the requirements of the SALDO in terms of layout, lot size etc. you have a right to put this here but we have the obligation to consider its impact on the health, safety, welfare of the community and traffic is generally a consideration here, speaking personally the only issue I have is to convince me and the staff that the traffic in and out of this 40 units will not materially add adversely impact the traffic situation that is already there, we no it can't make it better but I none of us have that expertise and we all rely on the analysis and testimony of experts in these matters it would certainly help to satisfy me to approve this because otherwise there is really no problem with it, if we could get some testimony or report that suggests yes there is 44 units, x amount of cars, traffic is going to be this, whatever the results are going to be I think that is the only issue, there are other issues in this report, an issue noted about noise mitigation along 78, I don't think anyone could require that but if the developer anticipating marketing buildings that are close to 78 its probably a good idea to do something about that, they talk about lighting, a lighting plan and a couple other minor things, but in my opinion and other people can weigh in on this a traffic study would be the most helpful to allow us the comfort if we were to grant this to know its not going to impact what's already not a good situation, are you going to be able to give us a traffic study

Art Swallow states it would be irresponsible to say that this development is not going to generate more traffic, yes there is going to be more cars, could probably be 400 trips a day generated by this, a traffic study was not required for this development as we checked into city engineering would require of us, but in good faith and I realize what the streets are I've driven it I know the area would I be willing to do and developer would be willing to do is meet with the city engineering and then maybe with a cooperative effort maybe see where minor improvements could be made in the neighborhood in order to facilitate better traffic and traffic flow, whether it be one way streets, prohibiting parking on one side

Atty. Foucek states this is why say me suggesting something or even engineering we are not the ones that can put together a sound set of metrics that you can go to staff with and say ok here is what the

peak hours are going to be, the off hours etc. I will say this, they have the right to build here, we are in a position where we have to review and approve it but coming to us with a by right plan, leaves us with very little to contest other than things that truly impact the safety of the community, so your all here and your going to tell us how bad the parking and traffic is, we know that and you can re-enforce that with your testimony, but none of us here are traffic engineers nobody is able to study that , weigh in one way or the other in terms of what that will do to stacking off of Emaus avenue or whatever the concerns are going to be, I'll speak personally before I put a stamp of approval on this in light of everything we have to deal with this parcel over the years, I would like to know if this is a material change, I think I would put it into those terms, there is going to be change you can't not have change when you put 40 more homes near by but is it material in the eyes of someone who is a expert in this area, so I commend you, but I think the appropriate thing to do is to retain someone with the qualifications that you can create a report, go to staff and see how they react to that what they might recommend to that with respect to some of the things you have talked about, if you do that and step back and say ok this is something we think we can find acceptable here is some of the modifications we would anticipate doing to the existing roadway systems and then I think we can do this in a lot smoother way, which means we are not making a decision today, I will certainly entertain any comments

Art Swallow responds this is our first appearance before you with a formal application

Atty. Foucek states but you're here with a preliminary final and I am not prepared to grant final approval on this

Art Swallow responds we have a laundry list of items with engineering, I have outside agencies, I wouldn't even expect that, its a presentation, we did get our formal engineering review, its lengthy but its not real bad

Atty. Foucek states he is not going to cut off anyone's right to speak, and I have just heard the developers representative say that he wants us to table this to allow him to address the items in the comments letter as well as give him time to put together a traffic study

Christian Brown states that he would like to note there is a mention about the waiver for the grading and proximity to the property line, I don't know if that was an official that we need to react to

Atty. Foucek states because they are tabling today we don't need to act on that today

Diana Fandl SW 26th street, lifelong resident of the City of Allentown states I do have a petition that was done with over 120 names requesting the city of Allentown purchase Barnes lane development and preserve it as open space

Atty. Foucek states to make copies, I would like to make that part of the record, but understand this body does not have the power of the purse, city council has the power of the purse and if you have any interest in purchasing this out from under this land owner and the city has an interest that is where you go with that

Diana Fandl states she also has a geological map

Atty. Foucek asks is there some commentary you would like to make in regards to that map

Diana Fandl responds yes the slopes

Mark Buchvalt states the city has a steep slope ordinance that prohibits development in certain slope

ranges so if they comply they comply, if they don't then they have to go to the zoning hearing board so I am sure Mr. Swallow is taking that into account but I just want to make you aware that the city does have protections in the ordinances from disturbance of certain slope ranges

Atty. Foucek states and that of course speaks to the storm water run off situation that was addressed briefly and Mr. Swallows comments that's why there are additional storm water mitigation, that again if you're an engineer and that's what you have to comply with the requirements that are there whatever the ordinance says that is what he will have to do, he is not asking for any relief from that

Diana Fandl states concerning changing the streets one way or parking on one side, it's not a city block, we have drive ways where people can park so that would make parking very difficult in our area, as a concerned citizen of South Allentown on behalf of myself, my family and many neighbors to state our continued opposition to a proposal by Barnes lane development LLC to build 44 homes on the last remaining open space on South Mountain, you have to remember the city owns the land around this area, we have attended all the Allentown city council and planning commission meetings on this issue, I have listed a testimony by experts and share their concerns that this development would be harmful to the environment, encroach on critical wildlife habitat and increase traffic congestion the parcel of the land in question abuts the South Mountain preserve and development could encroach on these protected wildlands part of the parcel is sloped and will likely increase storm water run off into the adjoining neighborhoods, part of the land is zoned R1 residential low density which does not allow for this type of development the planning commission rejected a proposal to rezone, the developers previous traffic study had been deemed outdated and flawed and a new traffic study is necessary the developers proposal to use an easement as a right of way for traffic is mute the easement as been purchased and converted to private property, alternatives to development are possible, former city council Dave Maguire suggested the city buy the property for the sake of the neighborhood and preserve it as open space, David Millman an attorney and member of the city environment advisory council noted that the wildlife conservancy had looked into acquiring the property, Millan said that at the very least the developer should conduct an environmental impact study to look at impact on soil erosion, habitat reduction, and run off issues that make it available to the public before proceeding, we need less impervious ground cover and better conditions for storm water management to protect this area prone to flooding, all the way down to Emaus avenue in addition the neighborhood is already stressed from the influx of traffic from 78 and tractor trailers using our neighborhood as a turn around ruining our property and knocking down utility lines, we have serious fears of how this additional development will affect congestion and traffic safety especially during rush hours we employ you to follow the advice of experts and preserve one of Allentown's last remaining spaces.

Atty. Foucek states one of the things you mentioned is going to be done we are going to get a traffic study before this thing gets put up for final vote, you covered a lot of ground

Christian Brown states as you take that statement forward, the one statement you made that the R1 zoning does not allow that is really not a true statement so you want to be careful using that the plan that is before us here is actually allowed by zoning, so just a recommendation

Diana Fandl states there were 2 zonings on the property

Christian Brown states there is and it's separated accordingly and accurately unlike the previous apartment projects that we saw those clearly weren't allowed and they were seeking rezoning, this particular applicant is not seeking any rezoning and what is shown on paper actually does meet the zoning

Diana Fandl asks is there any law on earth moving activity before anything is approved to protect the seeps and the springs that are up there

Mark Buchvalt states if there are springs or seeps he will have to do a wetland lineation that is typically required then he will have to get a mpdes permit before they do any, I don't know what they are doing you are allowed to do certain things on your property once it hits a certain threshold then it becomes a problem for the amount of disturbance that is being done

Diana Fandl asks did they say they did any testing up there

Atty. Foucek asks testing for what

Diana Fandl states soil

Atty. Foucek states there are requirements by dep, these are requirements that are applicable to any developer, there are inspectors etc. to be sure that they comply

Art Swallow states we have done extensive testing over the last couple of months we are pretty much finishing

Gale Heller 2507 SW 27th St. Last year we had so much trouble with our basement, full of mold, cost us over \$10,000 to clean it up and put all insulation because we have so much water coming down and I agree with everything Diana Fandl said and Emaus avenue right now is a joke, we can't get in we can't get out, lived out there for over 80 years and it's bad

Mike Gilbert 3520 Appel St. in the time I have lived on Appel street I have had several occasions I had to call sewer line maintenance and that was due to sewage backup into our basement, when I was talking to the crews that responded they confirmed that the blockage was in the sanitary line that runs underneath Appel street so when I see the plans where all the waste water lines from the homes are tying into that sanitary line under Appel street I am concerned that it can't handle the load already, an additional 43 homes tapping into that sanitary line going down Appel street, is there going to be just an increase in problems like this coming up in the future, from my count there is 21 homes on Appel street and that's including the one that's on Schaler and so if that sanitary line was setup for that amount of homes to put additional 43 homes in how much of a load is that going to put on that sanitary line

Mark Buchvalt states I know that part of that approval process is submitting plans to Lehigh county authority, and their authority will do their own independent review of the flows and if there is an existing problem they should be made aware of it

Carol Wagner 2612 Appel St. directly across from Barnes Lane the construction of the development any idea of how long this would last, the delivery of the construction equipment, besides the increased traffic, Appel street and the surrounding roads are not in the best shape right now and with heavy construction equipment delivery of lumber and building equipment is going to take a toll, its going to tie up the roads and I am wondering how long they anticipate that disruption in the neighborhood

Art Swallow states within 5 yrs

Atty. Foucek states once there is an approval first thing you do is put in your streets, then utilities, then build out homes over time, I think what you heard is it might take 5yrs from beginning to end but it might take shorter to put streets, then building houses as they go along

Art Swallow states its not going to materialize overnight, a lot depends on the market, seasons times of year, I am using 5yrs because that is normally the time of the permits

Carol Wagner asks do you see a problem with bringing your equipment up from Appel street or making that turn from Furner

Art Swallow states it could be tricky depending what you bring in there, but we can turn around on our own property so I don't think it will be detrimental

Atty. Foucek states again this is a common situation when you put a development near an existing community

Carol Wagner asks would that be apart of the community impact study

Atty. Foucek states we are talking about a traffic study I am not sure what a community impact study is but I think the key piece of the puzzle here is the traffic and the conditions of the streets adjacent to this development

Diana Fandl states most people are going to use SW 26th street that's the main road to the area, so now your going to have tractor trailers coming up, there going to bring equipment coming up, a tractor trailer cannot make a turn onto Furner and Appel, I got a phone call from PPL wanting to know if I knew anything about a utility pole that was taken out back in Feb 2018 it was probably a tractor trailer that was trying to make that turn

Atty. Foucek states we have heard about this before I am sure the City has tried to put signs no trucks whatever but whether it's the way they have their gps or decide they are going to use that area to make a U-turn, but unless a police officer is there to catch them they are going to keep on doing it, I don't think your going to have tractor trailers that are construction vehicles going up to this site

Diana Fandl states the whole area has been trampled with their tires and people have had their water mains break because it going over the same area, so that's just another concern that area

Atty. Foucek states appreciates everyone coming out sorry there will not be a final decision today but it will happen next few months once we get a traffic study and a chance to review it

David Maguire 1500 Hamilton street former city council member and prior to this city council spent an extended amount of time working with the community on the prior plan for this plot and I know much of what your hearing , let me first point out when we are putting this kind of documentation up, everyone who is here should have had a chance to pickup at the counter, there weren't enough programs for today, public works department let me say the last time there were a lot of issues brought up, for example has the fire department made an opinion about this layout, because the last time it came up they didn't, this land borders on protected property, you cannot build next to protected property as of right, times have changed I would project, suspect and support an environmental impact statement on this plan before you turn a piece of dirt or anything else because otherwise I would certainly be a party to a lawsuit operating through groups like the sierra club and so on, this is not improving the city it is taking one of our most precious and least resources namely fresh air, water and so on, if you look to Australia you see the kinds of things that happen, it is beyond my comprehension on principles of protecting the resources we have left and particularly a city that prides itself on its extensive park system, this is a make money project you are allowed to make money, next to it is the resources of the people you can't just take your money making project and put it next to the people, especially when the last time it was brought up about the impact on every street around here

Jeff Glazier states to follow up on Mr. Maguire comments his comment about information being available to the public is well founded we have a great website that the city provides and the all the documents should be scanned there in a timely manner so the public can access them from there home, currently our agenda is there is groups that don't even do that, if you look at city council all the legislation is in the back and I would hope the planning commission staff would strive to reach that high level of service and transparency in the future

Atty. Foucek states that this matter has been tabled with the consent of the developer to some future date or we will get notice as we have in the past

1 Center Square, 702 W. Hamilton Street, LMA-2019-00019, preliminary/final plan review requested by City Center Investment Corporation.

The applicant proposes to construct a new 16-story office building tower with street level retail space.

Mark Buchvalt states he read through the letter and does not think there is anything extremely challenging, you have already said you can work through all these comments between the engineers, is there anything more from a land development stand point that the commission would like to address or ask any questions

Richard Button states I just read the comments letter and I really don't like those columns and I don't like the cantilever, I just don't like it, your comment about why this should be sidewalk, why would it be anywhere else except around there that whole intersection is through arts square with large pedestrian open areas and this closes that up, I don't think we care for that and we want to know what you're going to do

Mr. DiLorenzo explains that the landscape plan probably shows it the best, just to put it in perspective there is 7 columns along the East, there is only 1 column and all the columns are within a 3rd of the right of way, a 3rd of the right of way is just a review within city staff, the only column that extends just slightly past the 3rd is that Northeast column and that we will come back before City Council to get the permitting encroachment for that column

Damien Brown asks what is the total width of the sidewalk at that immediate point

Mr. DiLorenzo states it protrudes out about 18 ft 8 inches so it might be about 30 ft. you have to keep in mind that people can walk underneath

Mark Buchvalt states he understands the comment that it is going to feel a little enclosed but being that it is 5 stories' up you may not feel as enclosed

Mr. DiLorenzo states it's a 68 ft. cantilever

Chris Brown states along that line, the concern I see and surprised that we would even entertain is encroaching into any potential to really glorify or expand the Center Square that corner column really reduces the potential whether it be for a round about or, I know you guys have been looking at design studies thus far but I sort of expected the opposite where you start pulling those corners away to make more room in the future so I am just going to have to trust that you guys are looking at that and its not going to shoot us in the foot later with whatever the design of that intersection might be

Tony Toth states we seem to be coming back to the columns and I made my point about that but what is it going to be painted steel

Mr. DiLorenzo states no it will be wrapped in a column wrap

Tony Toth states I guess the best perspective I see is on a picture a rendering you provided, here you have a sailors monument in Center Square and then you have the merchants national bank in limestone and you've got the limestone and you've got the soldiers/sailors monument in either granite or limestone and there is a pretty big contrast between the columns steel and wrapping or whatever it may be, and going back to the transition I am not sure why they can't be enveloped into some type of limestone other than cost

Jeff Glazier asks would you envelope them in limestone all the way up to the cantilever which then becomes a contrast to the glass

Tony Toth states that is up to there design professional, but the recommendations within that we have based on the city review talks about that, HARB talks about it and we've also talked about it

Jeff Glazier states just to give us an idea of some of the material choices that you guys have before you to wrap these columns so we have an idea and the public

KaMan Skinner states yesterday when we had our conversation with the Zoning Hearing Board it was favorably agreed that if we treated the base of the column similar to the water table that's used at the 702 building that, that would be a transition that is a compromise that we both felt comfortable with in continuing to be true to the building itself which is a modern building we would take a look at wrapping it with some kind of a metal wrap but the colors are a little bright in the rendering so we would start to look at the coloring and see how that might pick up on some of the windows or the metal canopies that are part of the first 3 story's, a comment from the Zoning board suggested that even if we did wrap it in stone or limestone, some sort of a panel that, that would actually increase some of the thickness of the column which could be potentially be a little bit more distracting and so we thought that between creating a water table that reflected what was happening at 702 along with bringing up the bottom of the bracing and regulating it to some degree would help to formulize a column and a little bit less of a visual distracting, there is masonry, metals, even fiber cement which we wouldn't do but with all those choices we just felt making the old and the new play well together would be at the water table line

Mark Buchvalt states I think where we left it on the previous vote was that was something that was still to be looked at and hashed out by all the parties and if we can't come to an agreement then we would be back here to look at it

Chris Brown states it did not come up in the staff letter so I assume its not a problem, do we have any designs that we are looking at of that intersection, have you guys looked at this

Ms. Woodward states we've been looking at the intersection and so far we have taken into account this development as we are looking at redesigning that area and it shouldn't be a factor

Chris Brown states the limit of disturbance for your NPDES permit goes all the way to the face of one City Center than it goes across 7th street is there other street scape improvements that are associated with that

Gentlemen with Mr. DiLorenzo states the limit of disturbance is going across the street because with a NPDES permit wherever we do a utility trench that has to be in the permit and what we found several years ago there so many unknown utilities out there we were always digging outside the limit of disturbance so we worked that out with the conservation district to always show it larger that way if there is a old water lateral that has to come out or if we have to do a temporary signal permit to shift pedestrians around it would always be in there as of right now there is nothing proposed across the street on either Hamilton or 7th

Tony Toth states back on comment 18 on the review letter we talked about the columns and permanent encroachment permit I am assuming city engineer staff handles that correct, what's the process for that when you get a permit application in what is your protocol for either approving or denying or do you approve all that come in do you deny some

City Engineer states if its up to 1/3 of the area going through the building, street right of way area then it

is something we can look at and approve, if it is something further than 1/3 of the way so if you get 24 ft. and it was 7 ft within the first 3rd we can do that in house, if it's 9ft and it's more than 1/3 of the way then it has to go in front of council for approval

Tony Toth asks so that is all codified within City Ordinance

City Engineer states yes

Mark Buchvalt asks where do they fall

City Engineer states the first one I believe is further than the 1/3

Mark Buchvalt states they are going to City Council

Ms. Woodward states yes

Stephanie Nester Vice President for Finance and Administrative services for Lehigh Carbon community college states 718 Hamilton Street our property joins up with that property on the West side, what I wanted to ask the commission was at what point does the commission help us get protection and insurance that through this construction and demolition that there is safety involved that it doesn't damage the integrity of our building that it doesn't cause any safety issues for our staff for our students or any other citizens among the streets

Mark Buchvalt states it is a very good point and there will be a building permit review but maybe something that could be included in the construction drawings for the building or the land development set that if there is any kind of pedestrian routes that have to be mapped out and temporary crossings or areas that have to be cornered off, I don't know what that phasing or staging is, have you guys investigated that

Stephanie Nester stated we've spoken with them already I just wanted to ask in the formal setting how we work with the commission as well as the developers

Ms. Woodward states we will take a look through the building permit process all the safety, so we can coordinate, that will be reviewed as part of the building permit how it's staged and then Engineering will also be looking at everything

Mark Buchvalt states I think we might want to make a recommendation that there made part of that process they get a chance to read those plans and they be part of that

Tony Toth states I don't think that we ever see as a Planning commission because our purview is land development but there is obviously a lot of staging and construction I am assuming Engineering gets all those drawings from City Center and reviews all of those goes over encroachments, easements, temporary right of ways, we never see those but there is a lot that goes on with constructing a building, there is going to be cranes construction feasibility

Richard Button states so when you have the meetings is LCCC at the table, can they be at the table

Engineering explains normally they are not at the table but they are made aware of everything nothing goes through our office without acts of rights of walking some areas, if you take for instance when PPL center was put in there was temporary crosswalks, temporary lighting, everything is always figured out, there is always an access to the property and there is always a route, anytime there is larger

developments they have to put into every business in the area not just next door, so LCCC will be aware of everything that is going on in regards to that process we require that of the developer

Tony Toth asks is there a notation to for cross reference to all of that in the land development plans

Engineering states everything is noted plus all those crossings have to be PennDOT approved, its either through PennDOT or the state that it is approved

Damien Brown tells LCCC I cannot advise you what to do but if I had a neighboring property immediately adjacent like your own I would look into hiring an engineer to do an assessment of the condition of my building and condition of the foundations before construction starts so if there is any conversation afterwards about impact on your property everything is properly documented ahead of time perhaps its in the developers interest to engage in that process with you beforehand

Richard Button states student access, access at different times of the day off time access and work with the City so that you have enough access, so you can tell people which exits to use and which not to use

Mark Buchvalt states I think there needs to be a staging and phasing plan that is included with the documents

Jeff Glazier states traffic drop off in front of that building is a disaster on a good day and this will add some additional pressure on that road and it is conceivable that it might be one lane for period of time on Hamilton street, some cooperation from students and their transportation may also be required

James 924 Walnut Street states there has been a lot of talk today about the columns personally I love the columns when the news came out that this building was proposed I crossed my fingers and said please don't let it be a glass box, and I think those columns allow enough architectural interest in the outside of the building so it doesn't just look like a square also the perspective we are looking at in the rendering the camera is at an elevation so it kind of puts those diagonal supports on the same line as the top of the wells Fargo building but as you walk with the building and look at the building from our perspective I don't think that those are going to interfere with the top of the Wells Fargo building at all, a lot of peoples personal opinions are going to change and it is going to cause a lot of discussion all great art does that, all great architecture does that and how these professionals have chosen to weave in the new with the old is really great and really cool for Hamilton street and excited to see their vision come to life

Mark Buchvalt makes motion to approve the plan based on the conditions of the January 8th letter with an additional condition that phasing and staging drawings be prepared and coordinated with the community college, Damien Brown seconded, and the board unanimously approved

OLD BUSINESS:

REZONING:

Amends the Zoning code by rezoning 201-221 N. Front Street, 115-143 N. Front Street, 51-97 N. Front Street and 113 N. Front Street from B5- Urban Commercial to B/LI-Business/Light Industrial and to revise the Zoning map to apply the B/LI District to those parcels as requested by Charles Street Capital, LLC. (Tabled at the December 10, 2019 meeting) TABLED

NEW BUSINESS:

STAFF REPORT:

ADJOURN:

There being no further business, the meeting adjourned at 2:45 p.m.

Respectfully submitted,

Recording Secretary _____

A video recording of this meeting is available at:
http://allentownpa.granicus.com/MediaPlayer.php?view_id=1&clip_id=798