

S. New St. developer offers affordable housing while maintaining height

The Bethlehem Gadfly [319-327 S. New](#) April 26, 2021

 *Latest in a series of posts on 319-327 S. New St.* 

HISTORIC CONSERVATION COMMISSION MONDAY, APRIL 26, 2021 AT 6:00 PM

Members of the public may enter the meeting via GoToMeeting at <https://global.gotomeeting.com/join/434977885>

or via the phone at: +1 (224) 501-3412 Access Code: 434-977-885

ref: **[Another developer thinking big . . . er, tall](#)**

ref: **[The HCC discusses the proposal for 319-327 S. New](#)**

ref: **[“The current proposal for a 12-story structure is inappropriate”](#)**

ref: **[“What we have in front of us is going to be a big stretch for us”](#)**

ref: **[“Going to 5-6 stories definitely wouldn’t work”](#)**

ref: **[Southside developer blows some smoke](#)**

ref: **[The developer plays hard ball](#)**

ref: **[Establishing Community-Centered Principles for Responsible Southside Development](#)**

ref: **[Testing the principles for responsible development on the S. New St. project, part 1](#)**

ref: **[Testing the principles for responsible development on the S, New St. project, part 2](#)**

ref: **[The Mayor enters Southside historic district proceedings](#)**

Ok, Gadfly’s got it right this time.

The S. New St. project is on the table again this evening.

See the developer’s new narrative letter **[here](#)**.

Remember that height, as elsewhere on the Southside, is the so-called elephant in the room: the developer has come down from 13 stories to 10, though district guidelines call for a height limit substantially shorter.

A major new development is the entrance of the Mayor on the side of the developer.

See the Mayor's substantial letter of support [here](#).

Note especially how heavily the way the developer's commitment to providing 10% "affordable housing" weighs in the Mayor's support.

Tricky.

Plays one important issue for many residents off against another.

Followers will remember the [strong voices against](#) a tall building at the last HCC meeting.

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