

# We need eyes tonight on a proposed Southside project again

The Bethlehem Gadfly [14-18 W. 3rd. St., Development, Southside](#) March 15, 2021

🍷 *Latest in a series of posts on 14-18 W. 3rd. St* 🍷

**Tonight!**  
**Historic Conservation Commission meeting**  
**Monday, March 15, 2021, 6PM**

ref: **Another opportunity to apply the “Smith Principles”**  
ref: **Is the proposed 14-18 W. 3rd. St. a good addition to our community? Part 1**  
ref: **Is the proposed 14-18 W. 3rd. St. a good addition to our community? Part 2**

First meeting tonight on a major Southside project in the historic district: 14-18 W. 3rd.

The two smaller buildings on 3rd St. wall to wall with the new Benner/Zest building at 306 S. New.



The proposal is to demolish the two buildings in sad shape and construct a new 8-story building with retail on the ground floor and 80+ apartment above — aimed at students.

Gadfly reminds you of the wonderful Smith Principles — Anna Smith, that is — to help us think about new development on the Southside (see links above).

Anna’s discussion of this proposal in regard to each of her principles in the above referenced posts is delightfully fresh, just like thinking out loud.

Gadfly suggests that you read through her posts again.

She raises several questions that she looks for the HCC to seek answers for at this meeting.

Her conclusion: *“With the help of the HCC, the Planning Commission, and some resident voices, I think there’s potential to turn this into a project that truly adds to our neighborhood. Maybe reduce the height a bit, secure some first-floor tenants, commit to finishing up the Greenway and integrating it into the building plans, and think about whether undergraduate student housing is truly the best use for a building in this location. Maybe even make it a green building! What do you think?”*

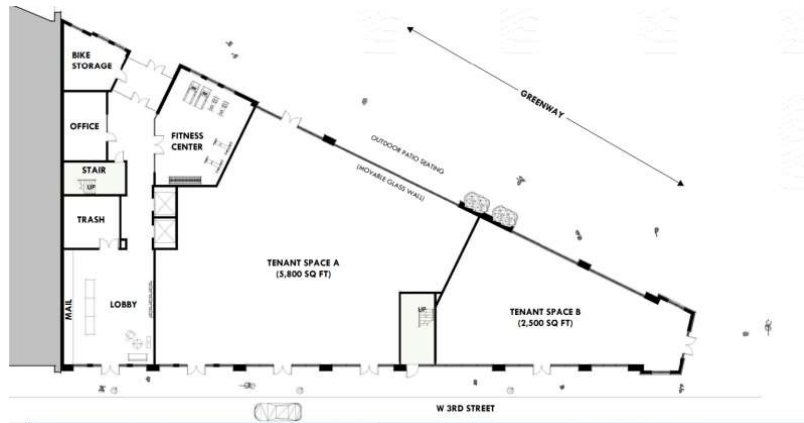
The community smartminds turned out nicely for the HCC consideration of the proposed development nearby at **319-327 S. New**.

And we could use that good presence again.

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Here are some more images.

First, the layout:



an

2nd thru 5th Floor

What about the thorny issue of height? The side view makes anything less than matching the Zest building look a little weird, no?





**The Bethlehem Gadfly**