

Yet more construction updating: “why we are so bullish” on more residential on E. 3rd St.

The Bethlehem Gadfly Southside February 25, 2020

 *Latest in a series of posts about the Southside* 

More and more apartments. 74 this time. Peron Development at 600-block E. 3rd St. Complementing the “sister” apartments in their 510 Flats bldg.

But are they the “affordable” kind we need?

The planned office use for this property is being changed because of the success filling the apartments at 510 Flats.

Particularly striking Gadfly’s ear were, for parking, the use of the Polk Street Garage, a parking lot on Evans St., and 61 new metered parking spaces on 3rd St.

That’s 61 new metered parking spaces on 3rd St.

Planning Commission February 13:

506-510,600-630 E. 3RD Street—Revised Land Development Plan (Bldg.B) and Waiver Requests, Ward4, Zoned IRR, Plan dated July 15, 2014 and last revised January 22, 2020. The applicant proposes the removal of a parking lot on Lot B (610Flats) and the construction of a 5 story building containing first floor retail/restaurants and 74 apartments on the upper floors. The prior approved use of the upper floors was offices. The waiver/modifications requested pertain to minimum lot area requirements and off street parking requirements.

Here’s Peron describing why their success with 510 Flats changed plans for 610: <https://youtu.be/xl97tMOIP4Q>

Here’s more detail on the variances required:
<https://youtu.be/kHWwaBxjzZs>

And specific discussion of the parking arrangements:
<https://youtu.be/k5is8LpzDfc>