

LEGACY

AT SULLIVAN TRAIL

PRESENTED BY **rb**associates

Legacy at Sullivan Trail, Easton, PA 18040



SCHILLACI
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ltd.

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PROPERTY DETAILS

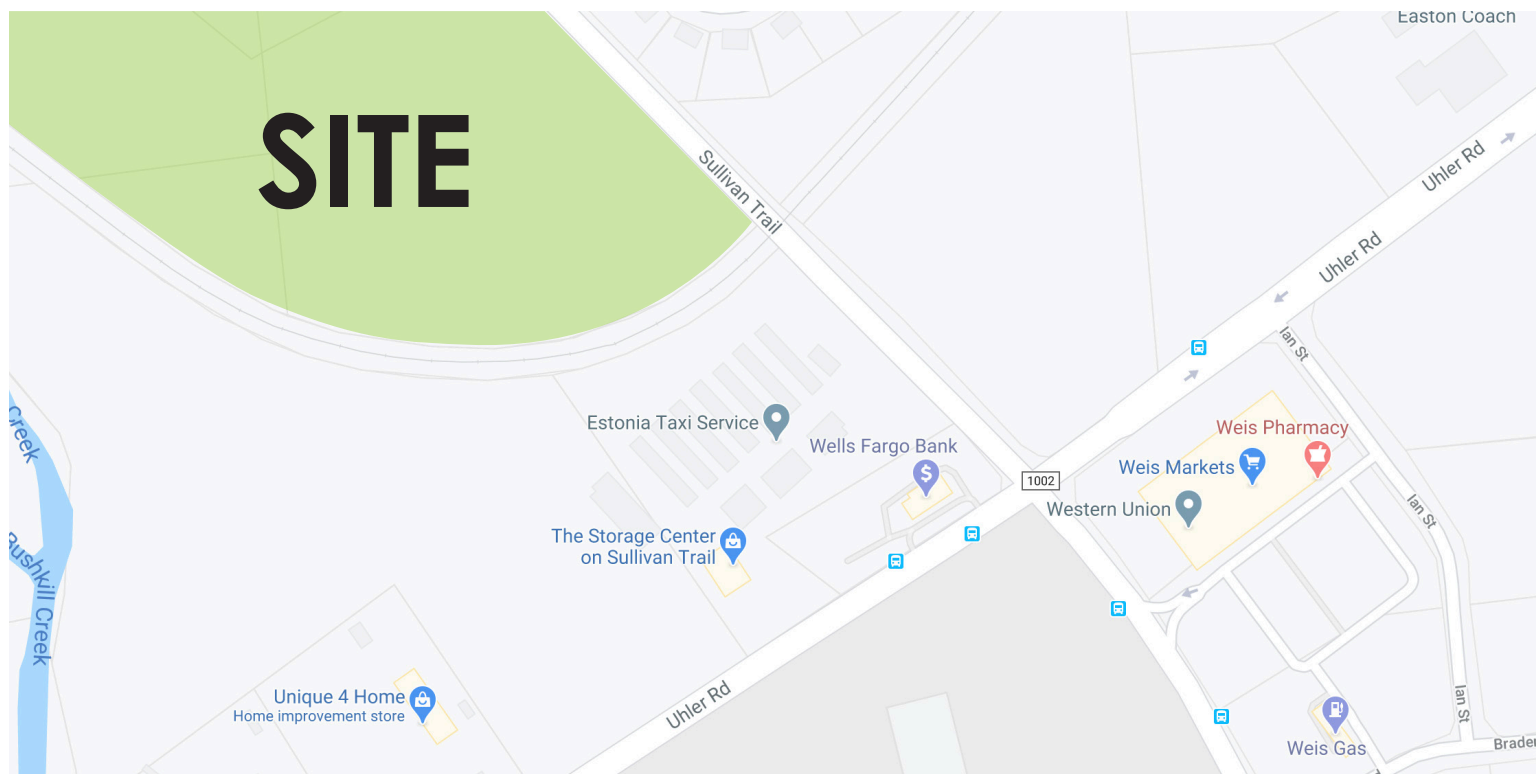
RB & Associates is proud to announce "Legacy at Sullivan Trail" to the thriving Lehigh Valley, which is rated as one of the Top 5 regions for economic growth in the country. Situated in Forks Township (within the Northeastern Lehigh Valley), it has convenient access to major interstate highways leading to New York, New Jersey and Philadelphia. A hidden gem for those with a busy work life, looking for serenity at home, with modern day conveniences at their fingertips. This state-of-the-art mixed used lifestyle center features 420 amenity rich apartments ranging from 800 to 1200 + square feet per unit which can be adjusted and tailored to meet current demand. The community is accompanied by 46,521+ square feet of commercial shops to service the units and the bustling community, which is situated in a park like setting. The residential community is comprised of (10) Ten, 3-Story buildings (75'x200' Each) with 14-Units per floor, totaling 42-Units per building, with an average size of 1,071+ square feet per unit. The Commercial aspect consists of (2) Two, 2-Story Buildings totaling 46,521 square feet.

Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	36.80 AC
No. Lots:	1
Zoning Description:	Mixed Use

- Excellent proximity to all major roadways including Routes 33, 22, 378, I-78, I-476 (Northeast Extension), I-276, I-81, I-80, and I-95
- 80 miles west of New York City
- 50 miles north of Philadelphia
- 77 miles from Ports of New York/ New Jersey
- 75 miles from Philadelphia
- Close proximity to major distribution hubs
- Less than 15 miles from Lehigh Valley Airport
- Less than 3 miles from Route 33 Tatamy Interchange • Minutes from New Jersey
- Excellent access to the Northeast's major metropolitan regions including Philadelphia, Baltimore, and Washington, DC
- Single day's drive to more than 40% of the United States Population

IN PROXIMITY OF...

- Weis Markets at the intersection of Uhler Road (750 feet from the site)
- Wells Fargo Bank at Corner of Uhler & Sullivan Trail (750 feet from the site)
- The Storage Center - Self-Storage on Uhler Road (1,400 feet from site, Right on Uhler Road)
- Bushkill Creek recreational system via Braden Park (2,400 feet from the site down Uhler Road).
- Both the Forks Township Town Center Shopping District and Forks Township Municipal Park and Community Center (2.5 miles South on Sullivan Trail)
- Park Plaza Lifestyle Center within the Town Center Shopping District
- Tatamy Road / Rte 33 Interchange (7,500 feet from site, 1.4 Mile)
- Stockertown / Rte 33 Interchange (7,200 feet from site, 1.4 Mile north on Sullivan Trail)
- Employment opportunities provided by the Forks Industrial Park immediately to the east of the site along Uhler Road and Kesslerville Road.
- Suburban EMS (Sullivan Trail) – 10,900 feet, 2.0 mile
- Area Colleges including Lafayette College, Lehigh University, Muhlenberg, Moravian, and DeSales University.
- Major Area Hospitals and associated Clinics including Lehigh Valley Hospital and Saint Lukes
- Seasonal Community Public Farmers Markets including Easton, Hellertown, and Emmaus; and the Klein Farms Dairy and Creamery



PRIOR AGENCY APPROVAL STATUS

The prior approved 3-Lot Commercial Subdivision of Forks Landing had secured numerous agency approvals for various improvements, and extension of utilities to the site, which should remain unchanged to be revived and implemented for this new Community Development.

AGENCIES REQUIRING RENEWED APPROVALS

- Site is within service area for PA American Water. However, 12" water transmission main extension design thru Easton Suburban Water Authority (ESWA), to service site from Church Road was completed and approved. ESWA Approval needs to be reconfirmed with renewal of Service Waiver from PA American Water.
- Forks Township sanitary sewer mains cross directly thru the front southeast corner of the property along Sullivan Trail allowing for direct connection of facilities without the need for offsite extension. PADEP Sewerage Planning Exemption needs to be reconfirmed with Forks Township for provision of public sewage capacity.
- PADEP Joint 105 permit for site outfall swale discharge directly to the Bushkill Creek was approved. Application needs to be made to PADEP to reconfirm prior permit / approval.
- LVPC Act 167 approval for storm water discharge from the site was approved. The advantage is that the site is within a 100% release rate district to the Bushkill Creek, which means all site runoff can be discharge to the creek uncontrolled as long as there is sufficient conveyance capacity. Act 167 approval needs to be reconfirmed. Since site is within a 100% release rate district, only approval for NPDES 2-year storm volume control requirements & design needs to be secured from Lehigh County Conservation District / PADEP. This allows storm water management to be constructed in phases with the project phases. The only initial up front Storm Water infrastructure costs are the Norfolk Southern culvert crossing and outfall swale to the Bushkill Creek.
- Norfolk Southern storm water culvert crossing design approval was received for conveyance of storm water from the site to the outfall swale on the Southern side of the tracks. Design should remain unchanged. Culvert design needs to be reconfirmed with Norfolk Southern along with updated license agreements for the crossing.
- Site had received general approval by Lehigh Valley Airport for relationship of the site to flight path for Braden Airpark which is off the front eastern end of the property along Sullivan Trail. Approval of Building placements / heights and proposed site lighting will need to be reconfirmed with LVA.
- PennDOT HOP permit for driveway, utilities, and Sullivan Trail / Railroad Crossing improvements had advanced thru (3) PennDOT reviews; and was subject to a PUC Docket for coordination of improvements between PennDOT and Norfolk Southern RR Crossing improvements south of the site. PennDOT HOP Plans need to be updated and adjusted as necessary to the proposed boulevard site entrance; and the PUC Docket needs to be re-opened for required coordination with Norfolk Southern.
- Interior site design for the Community Buildings, and infrastructure needs to be prepared and formally approved via Forks Township Land Development process.

COMMUNITY RENDERINGS



← SOUTH SITE ENTRANCE (GROUND VIEW) NORTH →



← SOUTH SITE ENTRANCE (AERIAL VIEW) NORTH →



← SOUTH SITE ENTRANCE (STREET VIEW) COMMERCIAL CENTERS ON NORTH (LEFT) AND SOUTH (RIGHT) SIDES OF ENTRANCE NORTH →



← WEST AERIAL VIEW OF COMMERCIAL CENTER (NORTH SIDE OF ENTRANCE) VIEW OF EASTERN SHOPS EAST →



← WEST STREET VIEW OF COMMERCIAL CENTER (NORTH SIDE OF ENTRANCE) VIEW OF EASTERN SHOPS EAST →



← WEST STREET VIEW OF COMMERCIAL CENTER (NORTH SIDE OF ENTRANCE) VIEW OF WESTERN SHOPS EAST →

COMMUNITY RENDERINGS (CONT.)



EAST STREET VIEW OF COMMERCIAL CENTER (SHOPPES ON SOUTH SIDE OF ENTRANCE) **WEST**



SOUTH GENERAL STREET VIEW (FACING WEST) PAST COMMERCIAL CENTERS **NORTH**



EAST FIRST PARKLETTE ON SOUTH (LEFT) SIDE OF STREET **WEST**



EAST AERIAL VIEW OF FIRST PARKLETTE ON SOUTH (LEFT) SIDE OF STREET **WEST**



SOUTH STREET VIEW APPROACHING SECOND PARKLETTE SITUATED ON NORTH (RIGHT) SIDE OF STREET **NORTH**

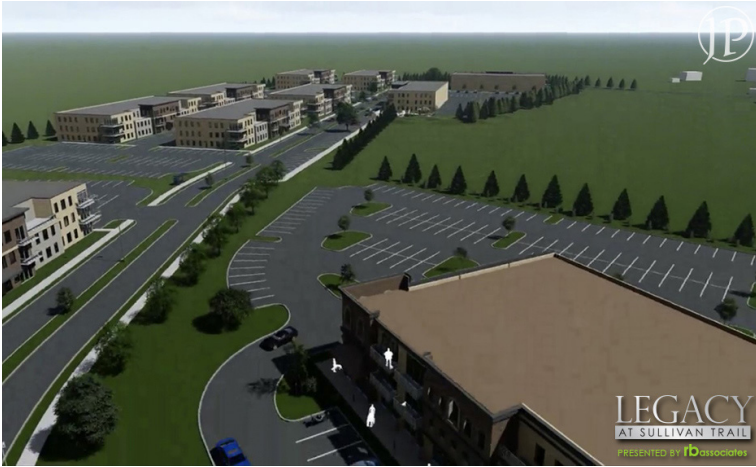


SOUTH AERIAL VIEW APPROACHING SECOND PARKLETTE SITUATED ON NORTH (RIGHT) SIDE OF STREET **NORTH**

COMMUNITY RENDERINGS (CONT.)



← WEST AERIAL VIEW OF SECOND PARKLETTE SITUATED ON NORTH (RIGHT) SIDE OF STREET → EAST



← SOUTH AERIAL VIEW OF COMMUNITY OVERLOOKING NORTHERN COMMERCIAL CENTER AT BOTTOM RIGHT → NORTH



← SOUTH AERIAL VIEW OF COMMUNITY OVERLOOKING END OF NORTHERN COMMERCIAL CENTER PARKING (BOTTOM RIGHT) → NORTH

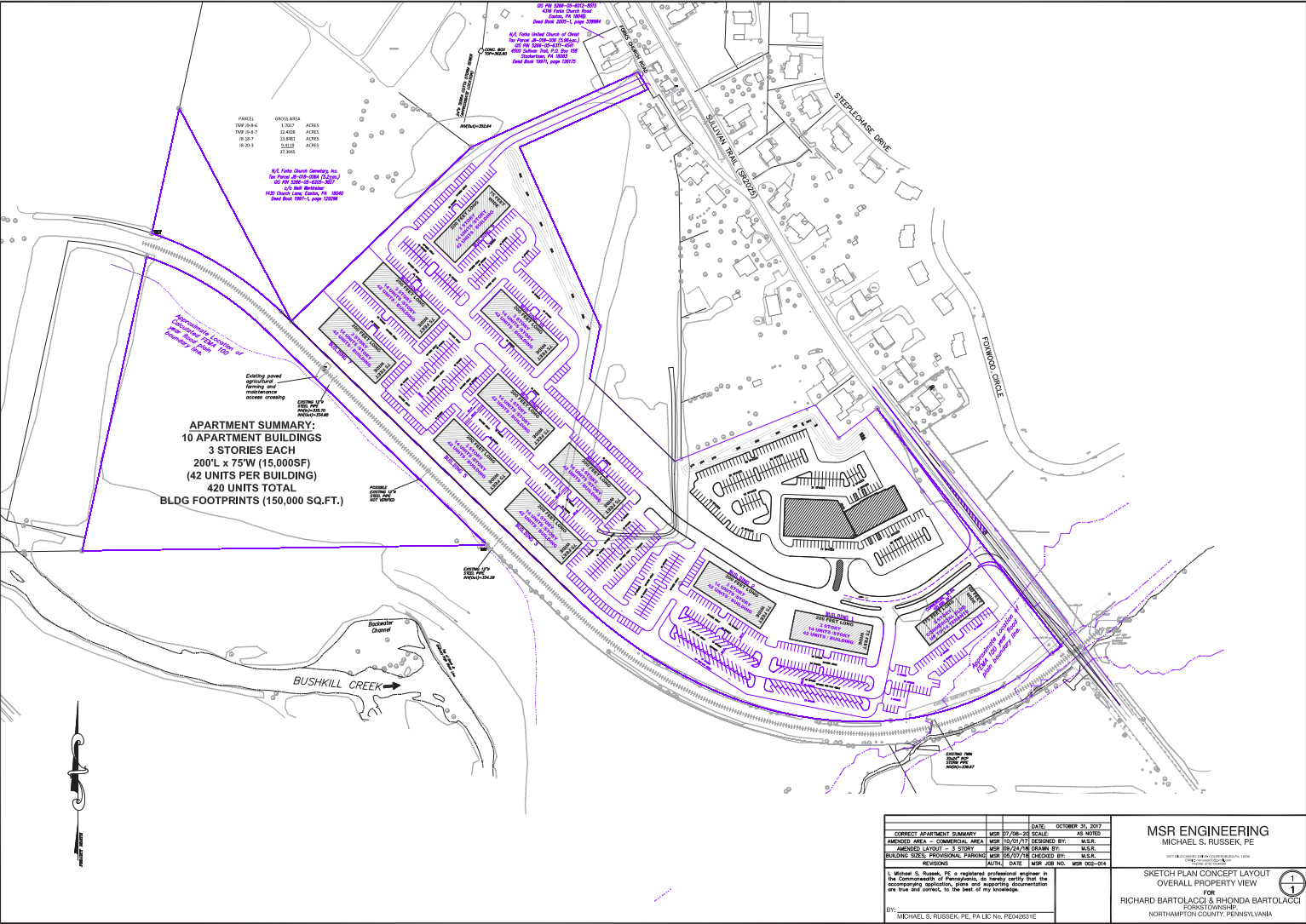


← SOUTH AERIAL VIEW OF COMMUNITY WESTERN END → NORTH

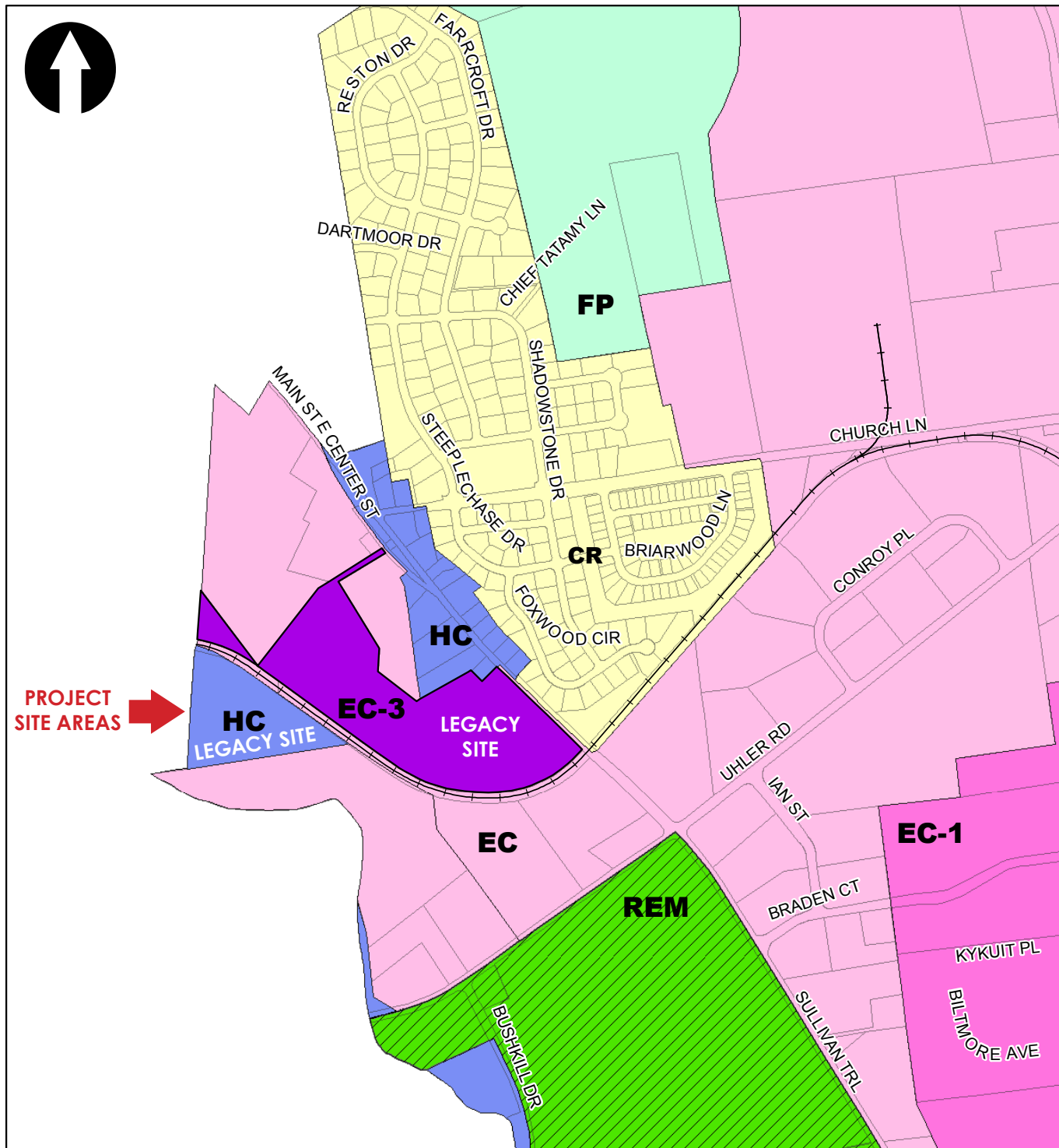


← SOUTH AERIAL VIEW OF COMMUNITY WESTERN END (ENLARGED VIEW) → NORTH

COMMUNITY CONCEPT PLAN



ZONING MAP



ZONING DISTRICT

- FP Farmland Protection
- CR Country Residential
- EC Employment Center
- EC-1 Employment Center/ Mobile Home
- EC-3 Employment Center/Apartments
- HC Heritage Corridor
- REM Recreational/ Educational/ Municipal

FORKS TOWNSHIP ZONING MAP

2019 CURATIVE AMENDMENT UPDATE
FORKS TOWNSHIP, NORTHAMPTON COUNTY, PA



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JOB NO: 19-01020A

DATE: FEBRUARY 2019

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ORDINANCE NO. 363

AN ORDINANCE OF THE TOWNSHIP OF FORKS, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200, ZONING, OF THE CODE OF THE TOWNSHIP OF FORKS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, the Board of Supervisors of the Township of Forks has deemed it necessary to amend Chapter 200, Zoning, of the Code of the Township of Forks (“Ordinance”).

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Forks, Northampton County, Pennsylvania, as follows:

SECTION 1. – Section §200-10, the Zoning Map of Forks Township is hereby amended by changing the current zoning classification of the property located West of Sullivan Trail and North of Uhler Road, more specifically being Northampton County Tax Map Parcels TMP J8-18-7 (13.8481 acres), TMP J9-8-6 (1.7017 acres), TMP J9-8-7 (12.4328 acres) more particularly set forth on **Exhibit “A”** attached hereto and made a part hereof, from the current Employment Center (EC) District to the Employment Center/Apartment (EC-3) District.

SECTION 2. – Section §200-21A of the Ordinance shall be amended with addition of the following provisions:

“200-21A. EC-3 Employment Center/Apartment District.

The provisions of the EC-3 District shall remain identical to the uses listed as permitted by right in the EC District, except for the following provisions:

- A. Use Regulations. In addition to the uses listed as permitted by right in the EC District §200-19, the following shall also be permitted by right in the EC-3 District.***
 - (ii) B-10 Apartment and***
 - (jj) B-10A Mixed Use Apartment w/Commercial-Retail Component***
- B. Performance Regulations. The Requirements for the EC District shall apply with the EC-3 District except that only the following shall apply:***
 - (1) B-10 Apartment: Maximum Impervious Surface Ratio per site = 0.70***
 - (2) B-10A Mixed Use Apartment w/Commercial-Retail Component: Maximum Impervious Surface Ratio per site = 0.70***

- C. Area and Dimensional Regulations.** *The requirements for the EC District shall apply within the EC-3 District except that only the following shall apply.*

	<i>Minimum Lot Area (sq.feet)</i>	<i>Minimum Lot Width at Minimum Building Setback Line</i>	<i>Minimum Yards: Front /Each Side/ Rear (feet)</i>	<i>Minimum Distance Between Principal (feet)</i>
B10	<i>1 acre</i>	<i>80 feet</i>	<i>25/25/25</i>	<i>See Definition</i>
B10A	<i>1 acre</i>	<i>120 feet</i>	<i>35/35/35</i>	<i>See Definition</i>

D. Maximum Building Height for Apartment Dwellings:

- (1) USE B10 – A maximum of 2 ½ stories or a maximum height of 35 feet, whichever is more restrictive*
- (2) USE B10A – A maximum of 3 ½ stories or a maximum height of 50 feet, whichever is more restrictive.*

E. Density. *Apartment dwellings may be developed at a density not to exceed the following:*

- (1) USE B10 – 15 units per gross acre*
- (2) USE B10A – 15 units per gross acre, including land that is designated for Commercial-Retail component.*

SECTION 3. - Section §200-28.B. of the Ordinance shall be amended with addition of the following use: B-10A Mixed Use Apartment w/Commercial-Retail Component

§ 200-28. Additional regulations for specific uses.

B. Residential uses.

(10A) *B-10A, apartment with commercial-retail mixed use component (retail and / or office). The following regulations shall apply to Use B-10A in lieu of standards specified by SALDO “175-44. Multifamily dwelling design standards.”*

- (a) A Use B-10A apartment building is an attached dwelling within a three-unit to sixty-unit dwelling building and which does not meet the definition of a “townhouse” or a “residential conversion.” The building has setbacks on all four sides.*
- (b) The maximum length of such a building shall be 200 feet.*
- (c) Apartment buildings shall be arranged in groups or clusters.*

- (d) *To create architectural interest in the layout, character, and facades of housing that front streets, building recesses and projections, rooflines variations, and material and color variations shall be provided. A minimum variation of one foot in building recess or projection, and rooflines, shall occur at least every 60 feet of building length. At least three (3) complementary materials in three (3) complementary colors shall be used to enhance the architectural character of the building facade.*
- (e) *Permitted projections beyond the building envelope shall include roof soffits; up to 3 feet of private apartment balconies (if incorporated into architectural design at the sole discretion of the applicant); up to 3 feet of bay windows, up to 3 feet of Pent Eave Roofs, up to 5 feet of Porticoes and Stoops, up to 18 inches of Pilasters, and any other feature deemed an architectural façade element.*
- (f) *The following building layout regulations shall apply to Use B-10A.*
 - [1] *Minimum spacing between apartment buildings.*
 - [a] *End wall (no openings) to end wall: 25 feet minimum.*
 - [b] *Any building face to street, driveway, service road, curb: 10 feet minimum.*
 - [c] *Any building face to parking area: 10 feet minimum.*
 - [d] *End wall to window wall: 30 feet minimum.*
 - [e] *Window wall to window wall: 30 feet minimum.*
 - [f] *In no case shall space between buildings be less than the height of the tallest building involved.*
 - [2] *For Use B-10A Buffering from adjoining properties containing Single Family Residential Uses shall be as required by §200-19.C.*
- (g) *Parking:*
 - [1] *For Use B-10A, parking shall be provided at the rate of 2.0 parking spaces per dwelling unit.*
 - [2] *Parking spaces for the Commercial-Retail component shall be in addition to required parking for Use B-10A, as designated by allowable uses within the (TC) Town Center District §200-18., except that use of the parking spaces within the Commercial-Retail component may also be utilized by Use B-10A and vice-versa.*

- [3] *Parking Design shall be in compliance with applicable requirements of SALDO 175-43 Residential Design Standards.*
- [4] *Angled parking with one-way aisles shall be permitted with the following minimum aisle widths.*
 - [a] *60 degree angled parking – Minimum 18 feet aisle width*
 - [b] *45 degree angled parking – Minimum 16 feet aisle width*
 - [c] *30 degree angled parking – Minimum 14 feet aisle width*
- (h) *Entrance:*
 - [1] *For Use B-10A, the entrance shall be a boulevard style design having a minimum length of 125 feet as measured from the centerline of the intersecting street.*
 - [2] *The primary entrance shall be classified as a private street and not a public street, unless offered for dedication to, and accepted by, the Township*
 - [3] *Minimum cartway width of each boulevard lane shall be 14 feet*
 - [4] *Minimum width of boulevard island shall be 6 feet as measured from face of curb to face of curb.*
 - [5] *Boulevard shall be landscaped at a minimum with lawn area (or other material approved by the Township), and provided with a shade tree a minimum of every 40 linear feet.*
 - [6] *Trees shall be compliant with Township SALDO requirements.*
 - [7] *Parking along the Primary “boulevard style” Entrance and egress lanes shall be prohibited and posted accordingly with PennDOT approved signage.*
 - [8] *The primary entrance shall be designed in accordance with applicable standards of Township SALDO 175-42. N.*
- (i) *Access to Use B-10A shall include the primary entrance plus at least (1) one 18 feet wide gated, secondary emergency access driveway, providing secondary emergency access to the site. If requested by applicant, multiple points of access may be provided in lieu of a dedicated emergency access at the sole discretion of the Township.*
- (j) *Commercial-Retail component for Use B-10A:*
 - [1] *Commercial-Retail component shall consist of minimum 45 square feet of Commercial Space per Dwelling Unit.*
 - [2] *Commercial area shall be situated off of and along the boulevard style site entrance.*
 - [3] *All uses and parking within the Commercial-Retail component for Use B10A shall be as permitted and regulated by §200-18. Town Center District.*
 - [4] *Parking spaces for the Commercial-Retail component shall be in addition to required parking for Use B-10A, as designated by*

allowable uses within the (TC) Town Center District §200-18., except that use of the parking spaces within the Commercial-Retail component may also be utilized by Use B-10A and vice-versa.

SECTION 4. Section §200-32.B.(5) of the Ordinance shall be amended with addition of the following provision:

- (d) *For Use B10A no more than 85% of a woodland area shall be developed and/or regraded or cleared of vegetation.*
- [1] *If more than 50% of a woodland area is developed and/or regraded or cleared of vegetation, replacement trees shall be planted at a rate of one (1) 2 to 2½ inch caliper tree for each 6-inch (or greater) DBH tree to be removed.*
- [2] *Tree replacement shall be provided for all qualifying vegetation within area exceeding 50% removal to a maximum 85% removal.*

SECTION 5. Section §200-9 of the Ordinance shall be amended with the addition of “EC- 3 Employment Center/Apartment.”

SECTION 6. Section §200-12 of the Ordinance shall be amended with the addition of §200-12(K) which shall state: “EC-3 Employment Center District. The intent of this district is consistent with the EC District, except that it includes the provisions for Apartment and Mixed Use Apartment with Commercial-Retail Component.”

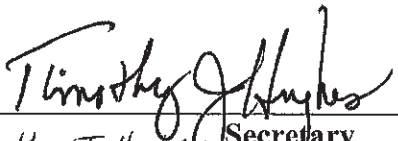
SECTION 7. Section §200-49 of the Ordinance shall be amended to apply to signs in the EC-3 District.

SECTION 8. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 9. This ordinance shall be effective five (5) days after its enactment.

ENACTED AND ORDAINED at a regular meeting of the Board of Supervisors of the Township of Forks, County of Northampton on this 21st day of May, 2020.

ATTEST:

By: 
Timothy J. Hughes, Secretary

BOARD OF SUPERVISORS, FORKS
TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA

By: 
John O'Neil, Chairman