

3:21 PM

03/14/25

Accrual Basis

# Bethlehem CRIZ Authority

## Balance Sheet

As of February 28, 2025

	Feb 28, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
101 - Fidelity Primary Chkg	806,425.96
102 - Fidelity Clearing	100,557.90
Total Checking/Savings	906,983.86
Total Current Assets	906,983.86
<b>TOTAL ASSETS</b>	<b>906,983.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	187,488.17
Unrestricted Net Assets	715,036.63
Net Income	4,459.06
Total Equity	906,983.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>906,983.86</b>

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03/14/25

Accrual Basis

**Bethlehem CRIZ Authority**

**Profit & Loss**

January through February 2025

	Jan - Feb 25
Ordinary Income/Expense	
Income	
602-Interest income	4,575.43
Total Income	4,575.43
Expense	
900 - Professional Svcs	
900.2 - Legal expenses	116.37
Total 900 - Professional Svcs	116.37
Total Expense	116.37
Net Ordinary Income	4,459.06
Net Income	<b>4,459.06</b>



March 4, 2025

Laura Collins  
Director of Community & Economic Development  
City of Bethlehem  
10 East Church Street  
Bethlehem, PA 18018

Re: ***Letter to initiate the review of qualification for obtaining authority financing of a project in the Community Revitalization & Improvement Zone ("CRIZ"), located at 14-36 W 3<sup>rd</sup> St. Bethlehem, PA 18015.***

Dear Ms. Collins:

The purpose of this letter is to request expansion of Bethlehem's CRIZ zone to accommodate High Hotels Ltd's. ("Grantee(s)") intent to pursue CRIZ funding through the Bethlehem Revitalization & Improvement Authority ("Grantor") in order to finance certain elements relative to its 140-room Tempo by Hilton hotel located within the South Bethlehem Historic District. The Grantee is the equitable owner of a ±0.33-acre tract consisting of 5 parcels (to be consolidated) with a current address of 14-36 West 3<sup>rd</sup> Street, Bethlehem, PA 18015 through a purchase and sale agreement between Grantee and Patriot Ventures, LLC, dated April 4, 2024.

#### **Project Summary**

The hotel, once completed, will be operated under the Tempo by Hilton flag, which is a higher-end focused-service brand, further detailed herein. The 7-story hotel will feature 140 guestrooms, including 6 suites, a lobby restaurant/bar serving breakfast and dinner under the prototype Tempo food & beverage program, a separately branded rooftop bar, and other amenities including an elevated fitness center, lobby suite shop, and a large meeting room. Both food and beverage outlets will be open to the general public. The site sits adjacent to the planned extension of the South Bethlehem Greenway ("Greenway"); High Hotels management is currently working in conjunction with the city to design a plan for the Greenway that serves as a great amenity for both the public and hotel guests alike. High Hotels management is currently in discussions with the city of Bethlehem Planning & Zoning as well as BEDCO regarding design, timing, and execution of the improvements. Grantee will utilize the New Street garage for guest parking, which is directly behind the site on the opposite side of the Greenway. Closing on the land is scheduled for September 30, 2025, with demolition and early foundation site work scheduled shortly thereafter in Q4 2025. Grantee is currently assuming an 18-month construction schedule with the goal of opening the hotel in April 2027. The all-in project budget is approximately \$44 million.

#### **Project History / Timeline**

High Hotels management identified the subject development site in Q1 of 2024 as it continued to look for opportunities to expand its operational presence within the greater Lehigh Valley. The Grantee currently owns and operates 2 hotels in the region; the SpringHill Suites Bethlehem/Center valley, which High Hotels developed in 2017, and the dual-branded Home2/Tru by Hilton Easton, which was acquired in December of 2023. High Hotels maintains



a deep operational understanding of the immediate lodging market and currently employs approximately 60 co-workers in the region.

The main site parcel, owned by Patriot Ventures, LLC, currently houses a vacant apartment building, with the remaining 4 parcels, owned by Bethlehem Economic Development Corporation (“BEDCO”), containing a surface-level parking lot. A seller-related entity is currently the equitable owner of BEDCO’s parcels through a purchase agreement. The subject site is zoned Central Business District, which allows for by-right hotel construction.

Shortly following execution of its purchase agreement with Patriot Ventures, High Hotels received approval of its franchise application from Hilton for the Tempo flag. The full project team consists of the following organizations:

1. High Hotels (Lancaster, PA; Grantee/applicant, owner, operator)
2. High Associates (Lancaster, PA; development support)
3. Greenfield Architects (Lancaster, PA; project architect)
4. High Construction (Lancaster, PA; general contractor)
5. Langan (Bethlehem, PA; civil/site engineer)
6. The Johnson Studio at Cooper Carry (Atlanta, GA; interior designer)
7. Ellis Adams Group (Las Vegas, NV; F&B consultant / bar & kitchen designer)
8. Fitzpatrick, Lenz, & Bubba, P.C. (Bethlehem, PA; land use counsel)

Following 2 formal meetings with the South Bethlehem Historic Conservation Commission (“HCC”), Grantee received its certificate of appropriateness for the project from Bethlehem City Council in October 2024. Members of the project team will reengage the HCC on March 17<sup>th</sup>, 2025, to address comments on the previous submission and present sample materials. Grantee expects to achieve full HCC approval by end of Q2 2025, at which point it expects to have clearer indication on land development approval as it relates to Greenway improvements. The project is currently at the final stage of schematic design with first round pricing received from High Construction.

### **Tempo Brand Overview**

Hilton introduced the Tempo brand in early 2020 in an effort to compete with AC by Marriott, which has become the preeminent brand in the “upscale” focused-service segment. With respect to market positioning, Tempo is a new approachable lifestyle brand that combines thoughtful design and brand partnerships with an efficient service model. Active lifestyle is at the core of the Tempo brand and part of the mandated design narrative includes Peloton bikes in a specific percentage of guestrooms as well as a > 1,000 square foot fitness center with modern equipment. Tempo’s prototype food & beverage program is “Moonsong,” a lobby bar and restaurant open to the public and hotel guests in the mornings and evenings for breakfast and dinner.

“Focused-service” hotels differ from full-service hotels because, by definition, they do not contain a true three-meal restaurant or material banquet & catering capability. Popular brands in the focused-service space within Marriott and Hilton include Residence Inn, Courtyard, SpringHill Suites, Hampton Inn, Hilton Garden Inn, Home2 Suites, and more. Tempo differs from these brands as it typically maintains a higher price point given its higher-end finishes in





guestrooms and public spaces, elevated paid breakfast offerings, and usually, one or multiple bars/restaurants.

**Conclusion**

High Hotels and the entire project team appreciate the consideration of the Bethlehem Revitalization & Improvement Authority in its review of the hotel project. The CRIZ proceeds generated through the construction and operation of the hotel are a critical component of the capital stack used to finance the project. Attached with this letter are (1) the most recent site plan, (2) a pro forma showing projected taxes generated, and (3) the completed worksheet required of the authority. We look forward to completing this project with you. If you have any questions or wish to discuss this further, please contact David Aungst at 717-293-4558 or JJ Fives at 570-862-7842.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DAVID AUNGST', is written over a horizontal line.

David Aungst  
President  
High Hotels, LTD.



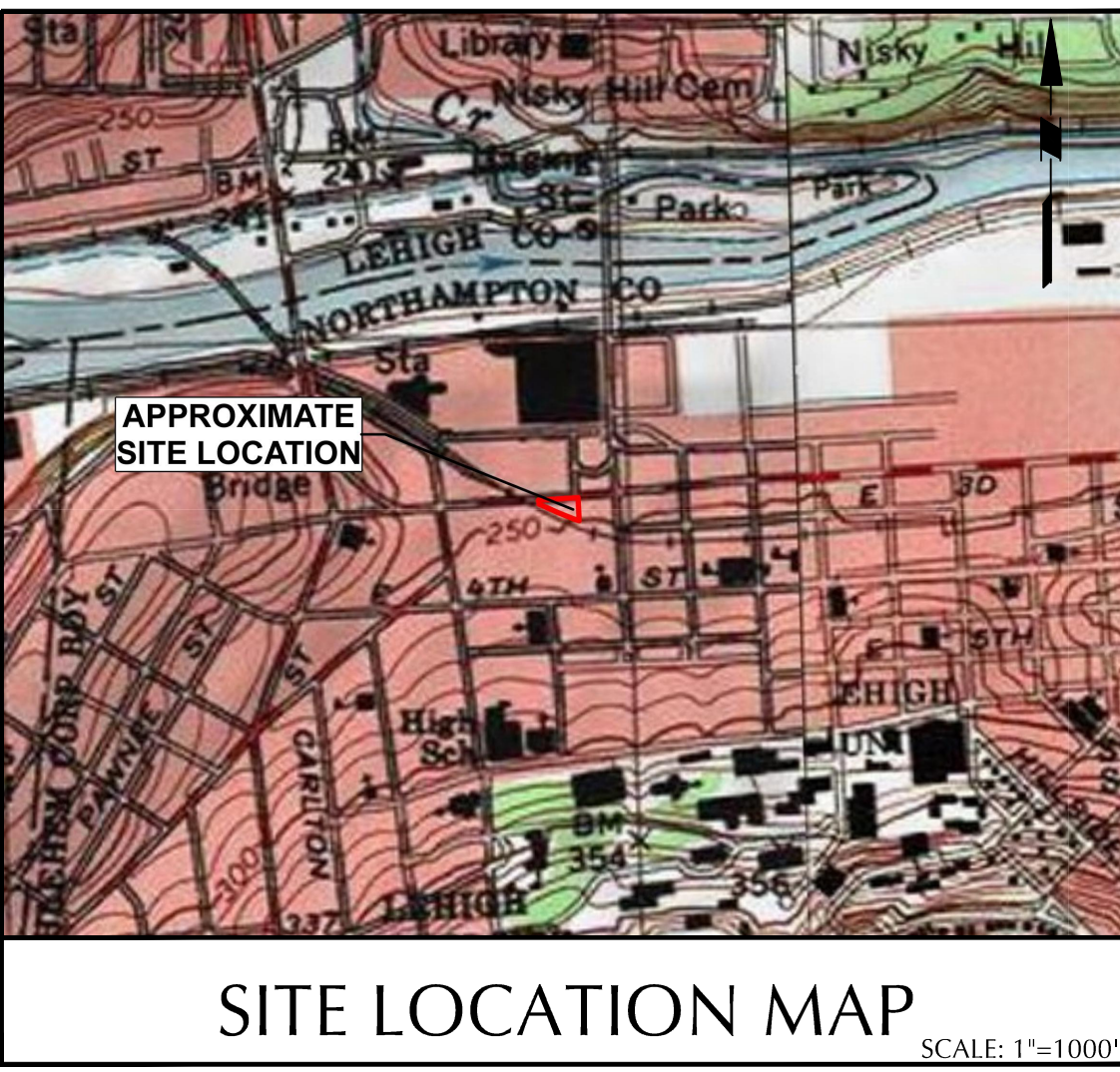
City of Bethlehem Zoning Table			
ZONING DISTRICT: CB			
SITE	ITEM	PERMITTED/REQUIRED	PROPOSED
	Zoning District:	CB	CB
BUILDING	Land Use:	Mixed Use (1)	Mixed Used Building
	Min. Lot Area:	1,800 sq. ft.	15,282 sq. ft.
	Min. Lot Width:	18 ft.	205 ft.
	Min. Yards:		
	Min. Front	0 ft.	0 ft.
	Min. Side	0 ft.	0 ft.
	Min. Rear	0 ft.	0 ft.
BUILDING	Building Height:	150 ft.	>150
	Maximum Impervious Coverage:	100%	99%
	Maximum Building Coverage:	100%	91.5%
NOTES			
(1) There is no maximum density per acre, as long as all other restrictions are met (1306.01(b)) Note 1			

GENERAL NOTES

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

PROPOSED LEGEND	
PR. BUILDING	---
PROPERTY LINE	---
PR. SETBACK LINE	---
PR. LOT LINE	---
PR. STORM SEWER	---
PR. SANITARY SEWER	---
PR. CLEANOUT/CURB STOP	⊕
PR. CONTOUR	---
PR. SPOT ELEVATION	x 360.3
PR. CONCRETE SIDEWALK	---
PR. TRAIL	---
PR. MILL AND OVERLAY	---
PR. TEMPORARY EASEMENT	---
SIGN LEGEND	
25 MPH SPEED LIMIT	1
NO PARKING 30 MIN. LOADING ZONE	2

EXISTING LEGEND	
BOLLARD	•
COLUMN	•
DOOR	Δ
DOUBLE DOOR	Δ
HANDICAP SYMBOL	Δ
ROOF VENT	Δ
SIGN	Δ
SHRUB	•
TREE	•
CATCH BASIN	⊕
ELECTRIC BOX	⊕
ELECTRIC METER	⊕
FILLER VALVE	⊕
FIRE HYDRANT	⊕
GAS METER	⊕
GAS VALVE	⊕
LIGHT POLE	⊕
MANHOLE (TYPE AS LABELED)	⊕
POST INDICATOR VALVE	⊕
POWER POLE	⊕
ROOF DRAIN	⊕
STANDPIPE	⊕
TRAFFIC SIGNAL ARM	⊕
UNDERGROUND VAULT	⊕
VALVE UNKNOWN	⊕
WATER METER	⊕
WATER VALVE	⊕
SPOT ELEVATION	x 360.3
CONCRETE PAD	⊕
EDGE OF GRAVEL	⊕
DETECTABLE WARNING	⊕
DOUBLE YELLOW STRIPE	⊕
OVERHEAD WIRE	⊕
EASEMENT LINE	⊕
PROPERTY LINE	⊕
IRON PIN TO BE SET	⊕
RIGHT-OF-WAY LINE	⊕
CONTOUR LINE	⊕
DRAINAGE	⊕
ELECTRIC MARK OUT LINE	⊕
COMMUNICATION MARK OUT LINE	⊕
GAS MARK OUT LINE	⊕
SANITARY SEWER	⊕
WATER MARK OUT LINE	⊕
EXISTING SOIL GROUP NAME	⊕



**ACT 287 AS AMENDED**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 287 (AS AMENDED) AND TO CONTRACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-343-1776  
SERIAL NO 020-36 W 3RD STREET; 20212023393



SITE PLAN NOTES

- THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 83).
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING MARCH 2020.
- A PENNSYLVANIA ONE CALL DESIGN MARK OUT REQUEST WAS MADE BY LANGAN ENGINEERING. - SERIAL #20212023393. IT IS IMPERATIVE THAT THE UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND / OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARK OUTS.
- CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
- BASED ON FEMA FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY PANEL NO. 307 OF 355, MAP NUMBER 4209500307E, MAP REVISED DATE JULY 16, 2014. FOR THE CITY OF BETHLEHEM, PENNSYLVANIA, NORTHAMPTON COUNTY, THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X". THE MAJORITY OF THE SITE IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A SMALL PORTION IS WITHIN ZONE "X" 0.2% ANNUAL CHANCE FLOODPLAIN. THE AREA TO THE NORTH OF THE FEMA 500 YEAR FLOODPLAIN LINE IS IN "ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT, WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE". THE AREA OF THE SITE WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE IS 870 SQUARE FEET. THE AREA TO THE SOUTH OF THE FEMA 500 YEAR FLOODPLAIN LINE IS IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" WHICH ENCOMPASSES THE MAJORITY OF THE SITE.
- SITE ADDRESS: 16 W. 3RD STREET, BETHLEHEM, PA, 18015
- ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE PROJECT RECORD DRAWINGS SHALL BE DEVELOPED FROM THE AS-BUILT PLANS AND SUBMITTED TO THE CITY ENGINEER'S OFFICE. ALL FINAL DRAWINGS SHALL SHOW NORTH AMERICAN DATUM (NAD) 1983 STATE PLANE COORDINATES IN FEET (PENNSYLVANIA SOUTH, FIPS ZONE 3702) AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE IN THE FORM OF A MYLAR COPY. THE ENGINEER OF RECORD SHALL CERTIFY (I.E. P.E. STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND THAT THEY CONFORM TO INDUSTRY STANDARDS. ALL DIGITAL FILES SHALL RESIDE ON PC COMPATIBLE CD ROM CONTAINING THE DIGITAL REPRESENTATION OF THE FINAL PLAN AS PRESENTED ON THE THIRTY-SIX (36) INCH BY FORTY-EIGHT (48) INCH SHEETS. THE DIGITAL MAP SHALL BE AUTOCAD COMPATIBLE. ALL LAYERS INCLUDED IN THE DIGITAL MAPS SHALL BE THE STANDARDIZED LAYERS PREPARED AND UTILIZED BY THE CITY OF BETHLEHEM TO ENSURE COMPATIBILITY WITH THE CITY'S EXISTING CADD STANDARDS AND AS DESCRIBED IN APPENDIX A OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- CONTRACTOR SHALL REFER TO LANDSCAPE DRAWINGS AND COORDINATE ACCORDINGLY. ARCHITECT AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN CASE OF DISCREPANCIES PRIOR TO CONSTRUCTION.
- RECYCLING AND TRASH COLLECTION WILL BE CONDUCTED INSIDE THE BUILDING.
- THE SITE IS LOCATED IN CITY WARD 2, BLOCK 5A.
- THE EXISTING IMPERVIOUS AREA WITHIN THE LIMIT OF DISTURBANCE IS 17,630 SQUARE FEET. THE PROPOSED IMPERVIOUS COVER AREA IS 25,556 SQUARE FEET. THIS MEANS THERE IS A NET INCREASE OF APPROXIMATELY 7,926 SQUARE FEET. THE EXISTING GRAVEL LOCATED ON SITE IS NOT COUNTED AS IMPERVIOUS AREA AS PER CHAPTER 220-35(A)(1)(F).
- ALL PUBLIC INLETS SHOULD HAVE INLET MARKERS. THE DESIGN OF THE INLET MARKERS SHALL BE APPROVED BY THE CITY ENGINEER.
- PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM CITY ENGINEERING OFFICE.
- A SITE MEETING WITH THE CONTRACTOR WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION WITH THE TRAFFIC BUREAU AND ENGINEERING BUREAU TO DISCUSS HOW CONSTRUCTION WILL TAKE PLACE.
- A KNOX BOX FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS MUST BE INSTALLED. THE LOCATION OF THE KNOX BOX IS TO BE DETERMINED BASED ON DIRECTION FROM CITY OF BETHLEHEM FIRE DEPARTMENT.
- ALL LARGE DELIVERIES/LOADING AND UNLOADING SHALL OCCUR ON OFF-PEAK HOURS. DURING THE DAY THE TEMPORARY LOADING ZONE SHALL ONLY BE USED FOR AMAZON, FEDEX, UPS, FOOD DELIVERIES, ETC.
- THE SITE OWNER IS RESPONSIBLE FOR MAINTENANCE, AND IF NECESSARY REPLACEMENT, OF THE TWO RELOCATED STREET TREES ADJACENT TO THE LOADING ZONE THAT ARE LOCATED WITHIN THE GREENWAY PROPERTY.

**CERTIFICATE OF OWNERSHIP**

I, THE PRESIDENT OF POSH PROPERTIES, BEING DULY SWORN ACCORDING TO LAW, AND SAY THAT I AM THE OWNER OF THE ABOVE PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

JOE POSH, PRESIDENT  
POSH PROPERTIES

DATE \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CITY PLANNING COMMISSION**

ON \_\_\_\_\_ THE PLANNING COMMISSION OF THE CITY OF BETHLEHEM APPROVED THE FINAL LAND DEVELOPMENT PLAN.

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

**REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION**

DATE \_\_\_\_\_ PLANNER \_\_\_\_\_

**RECORDING INFORMATION**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, NORTHAMPTON COUNTY, PENNSYLVANIA

IN VOL. NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ ON \_\_\_\_\_, 20\_\_\_\_.

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

JASON ENGELHARDT, P.E.  
REGISTRATION NO. PE-057145-E

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

SHAUN HIGGINS PROFESSIONAL LAND SURVEYOR  
PA LIC. NO. SU-051088-E

0 5 10 20  
SCALE: 1 INCH = 20 FEET

11/13/24	REVISED FOR HOTEL USE	4
04/26/22	REVISED PER CITY COMMENTS	3
02/16/22	REVISED PER CITY COMMENTS	2
11/05/21	REVISED PER CITY COMMENTS	1
Date	Description	No.
Revisions		

**DRAFT**  
**1/17/2025**

SIGNATURE JASON ENGELHARDT DATE SIGNED \_\_\_\_\_  
PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
One West Broad Street, Suite 200  
Bethlehem, PA 18018  
T: 610.984.8500 F: 610.984.8501 www.langan.com

Project  
**3RD STREET HOTEL**  
CITY OF BETHLEHEM  
NORTHAMPTON COUNTY PENNSYLVANIA

Drawing Title  
**SITE PLAN**

Project No.  
**240052001**

Date  
**06/06/24**

Drawn By  
**TLP**

Checked By  
**JSE**

Drawing No.  
**CS-101**

Sheet 5 of 14





# **SOUTH BETHLEHEM HOTEL - TEMPO BY HILTON**

## **HIGH HOTELS, LTD.**



*An Affiliate of High Real Estate Group LLC*

1853 William Penn Way ■ P.O. Box 10008 ■ Lancaster, PA 17605-0008  
(717) 293-4446 ■ FAX (717) 293-4470 ■ [www.highhotels.com](http://www.highhotels.com)  
Hotel locations: Lancaster (2), York, Wilkes-Barre, Harrisburg (3),  
Reading, PA; Annapolis, Lexington Park, MD; Middletown, NY (2); Ewing, NJ



*An Affiliate of High Industries Inc.*

1853 William Penn Way ■ P.O. Box 10008 ■ Lancaster, PA 17605-0008  
(717) 291-2276 ■ FAX (717) 293-4451 ■ [www.highconstruction.com](http://www.highconstruction.com)

WEST 3RD STREET  
CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA

**ARCHITECT'S PROJECT NO.: 24014**

**ISSUE DATE:**

**PROGRESS DOCUMENTS - NOT FOR CONSTRUCTION**



**GREENFIELD ARCHITECTS LTD.**

*An Affiliate of High Real Estate Group LLC*

1853 William Penn Way ■ P.O. Box 10008 ■ Lancaster, PA 17605-0008  
(717) 293-4475 ■ FAX (717) 293-4499 ■ [www.greenfieldarchitects.net](http://www.greenfieldarchitects.net)


COVER SHEET

**A-001**








6	<div style="text-align: right;"><div><b>GREENFIELD ARCHITECTS LTD.</b> <i>An Affiliate of High Real Estate Group LLC</i></div></div> <div style="margin-top: 20px;"><b>1853 William Penn Way P.O. Box 10008 Lancaster, PA 17605-0008 (717) 293-4475 FAX (717) 293-4499 www.greenfieldarchitects.net</b></div>																																	
5	<div style="font-size: small;"><b>GREENFIELD ARCHITECTS, LTD.</b> These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, or work represented, can legally result in the penalties provided.  Any reproduction of this document in part or whole without the express written permission of Greenfield Architects, Ltd. is strictly prohibited.</div> <div style="height: 150px;"></div>																																	
4	<div style="height: 150px;"></div>																																	
3	<div style="text-align: center; padding: 20px;"><b>PROGRESS PRINT 20 FEBRUARY 2025 Not For Construction</b></div>																																	
2	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 15%;">No.</th><th style="width: 65%;">Description</th><th style="width: 20%;">Date</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	No.	Description	Date																														
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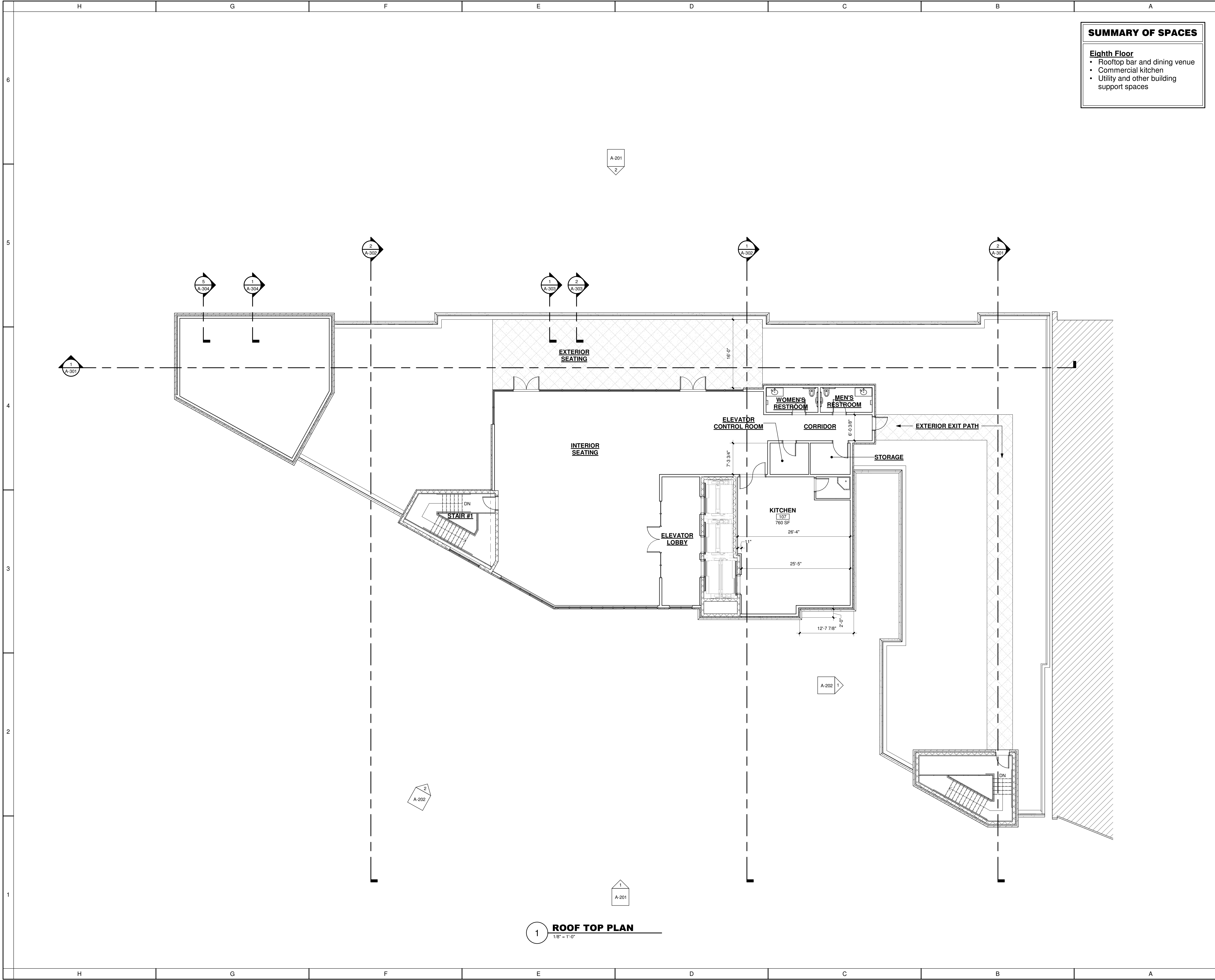


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6	<div style="text-align: center;"> <b>GREENFIELD ARCHITECTS LTD.</b> <i>An Affiliate of High Real Estate Group LLC</i></div> <div style="margin-top: 10px;"><b>1853 William Penn Way P.O. Box 10008 Lancaster, PA 17605-0008 (717) 293-4475 FAX (717) 293-4499 www.greenfieldarchitects.net</b></div>																																							
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SUMMARY OF SPACES

Eighth Floor

• Rooftop bar and dining venue

• Commercial kitchen

• Utility and other building support spaces

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TEMPO BY HILTON

HIGH HOTELS, LTD.

WEST 3RD STREET

CITY OF BETHLEHEM

NORTHAMPTON COUNTY, PENNSYLVANIA

Project Number

24014

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ROOF TOP PLAN

A-105



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**EXTERIOR FINISH LEGEND**

- MSV-1 LARGE FORMAT MASONRY VENEER - COLOR-1
- MSV-2 LARGE FORMAT MASONRY VENEER - COLOR-2
- BRV-1 BRICK VENEER
- EIFS-1 EIFS SYSTEM - COLOR-1
- EIFS-2 EIFS SYSTEM - COLOR-2
- CS CAST STONE - COLOR-1

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CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA

Project Number 24014

Date

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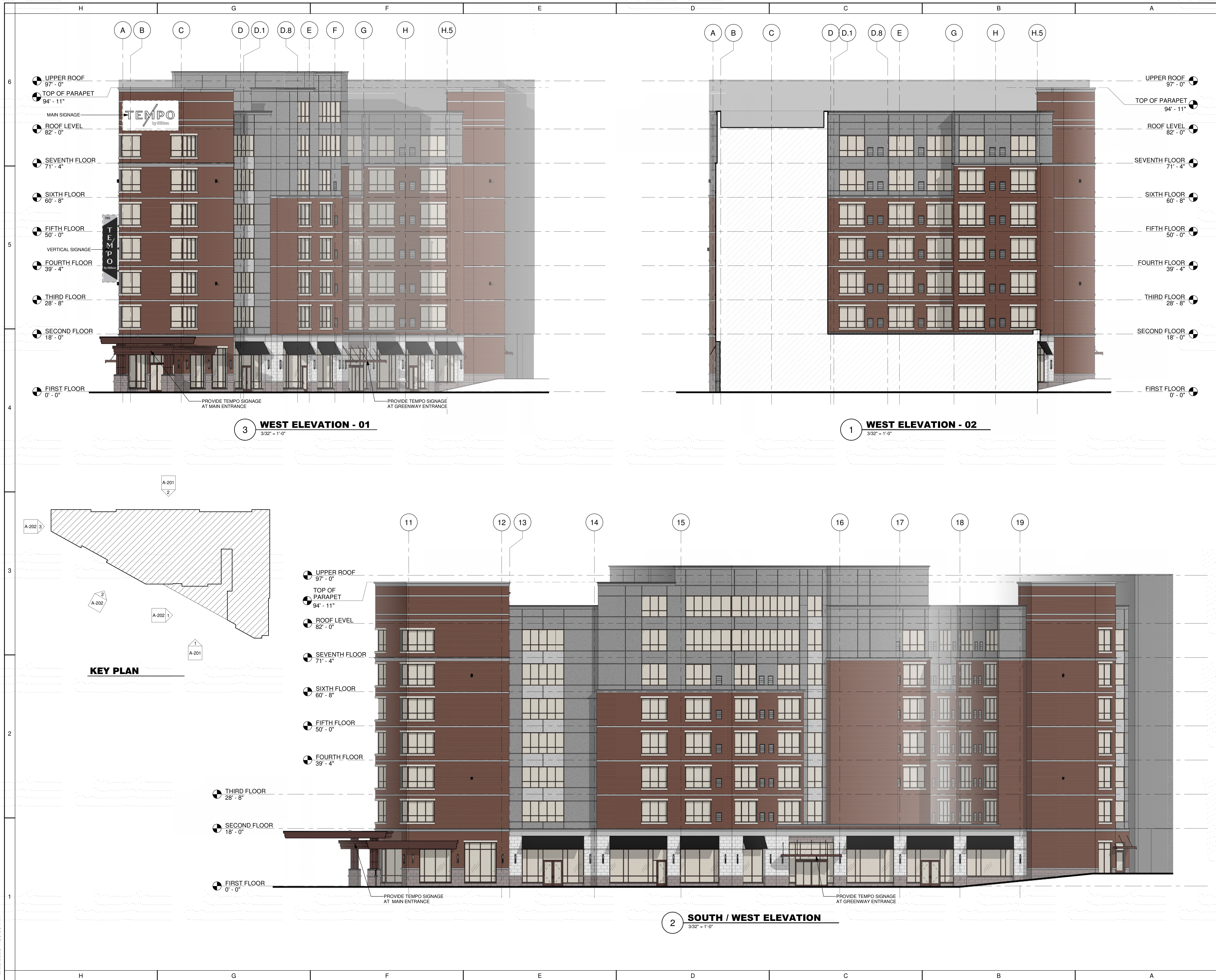
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ELEVATIONS

**A-201**



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### EXTERIOR FINISH LEGEND

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MSV-2	LARGE FORMAT MASONRY VENEER - COLOR-2
BRV-1	BRICK VENEER
EIFS-1	EIFS SYSTEM - COLOR-1
EIFS-2	EIFS SYSTEM - COLOR-2
CS	CAST STONE - COLOR-1

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WEST 3RD STREET  
CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA

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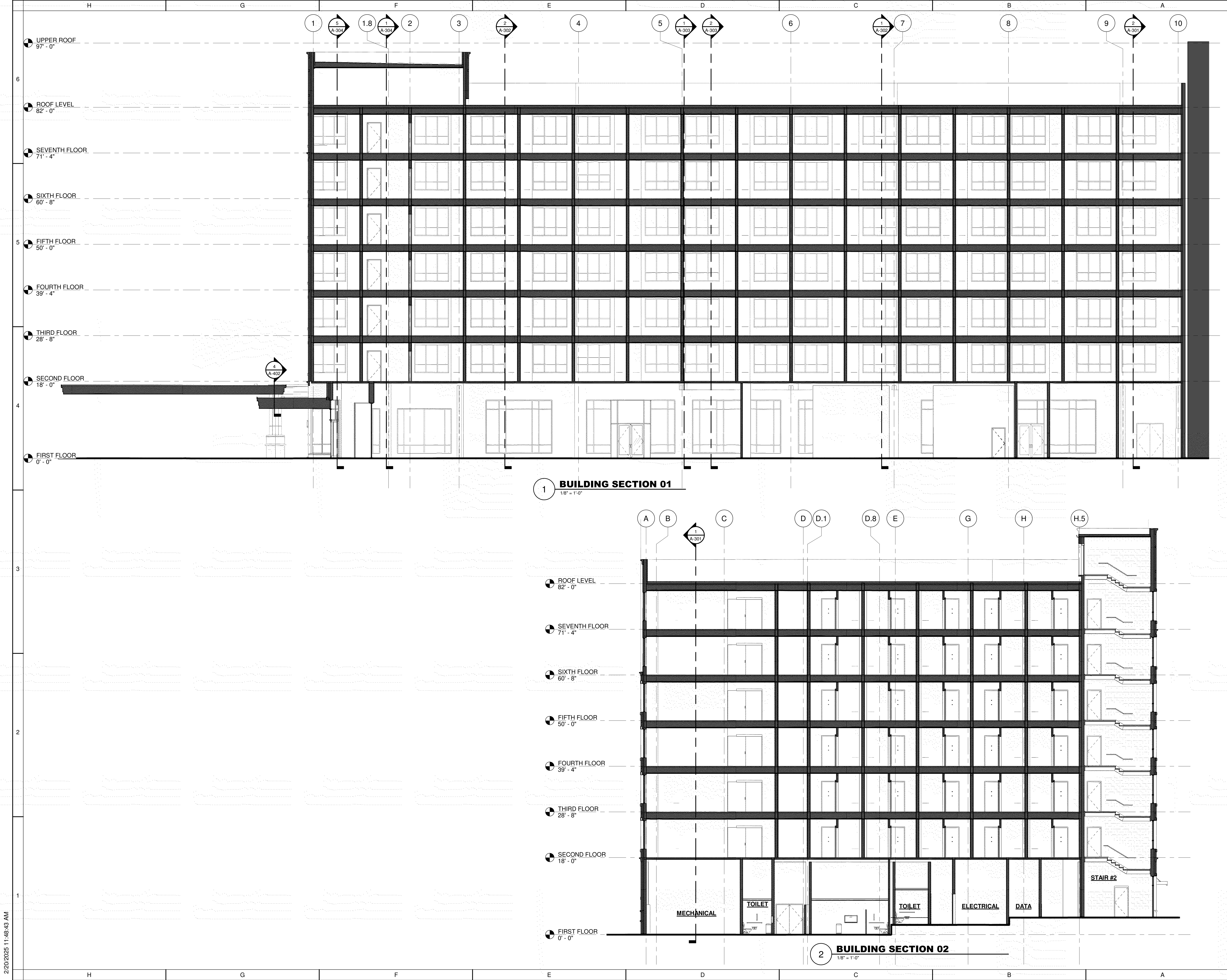
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EXTERIOR ELEVATIONS

**A-202**





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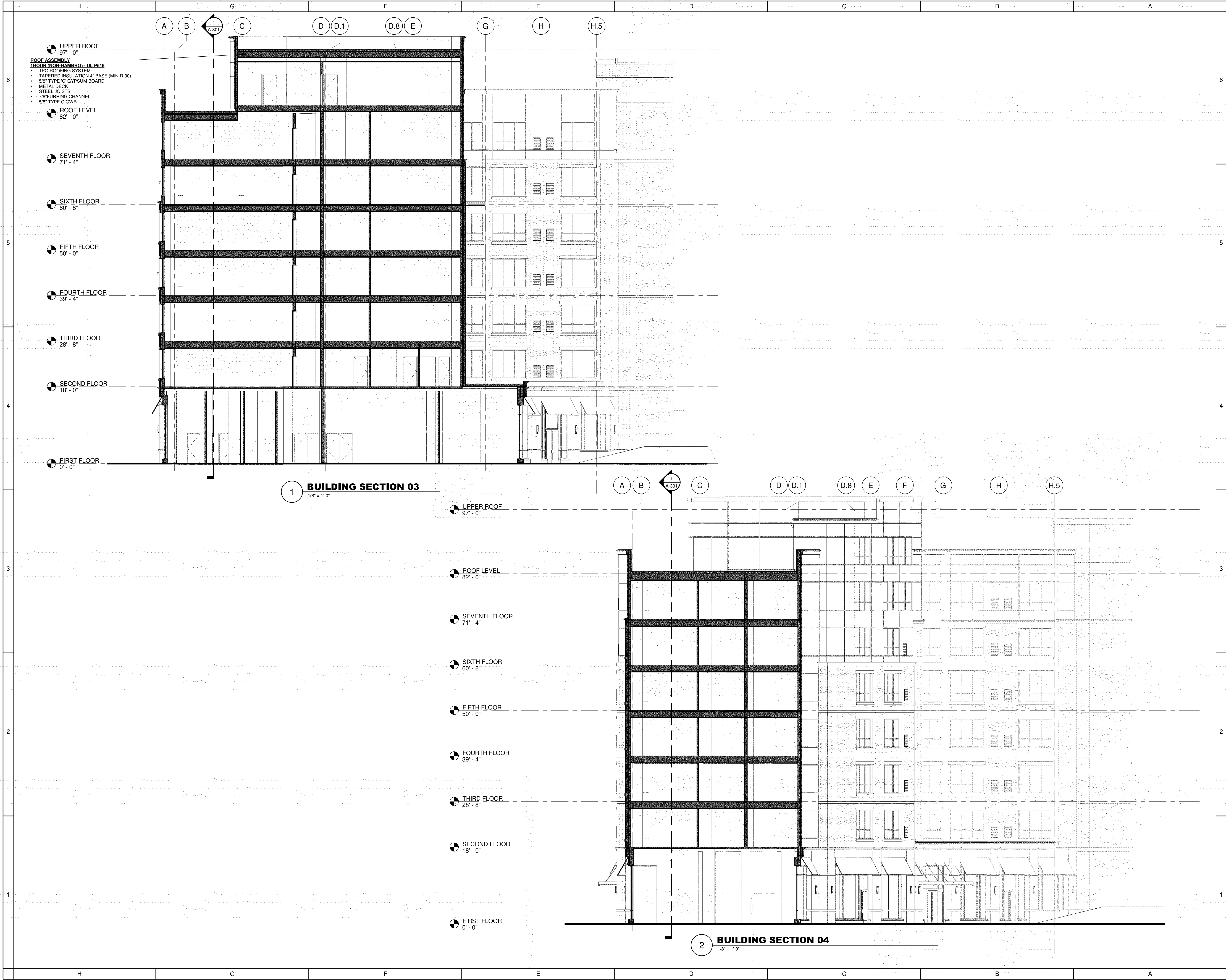
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**BUILDING SECTIONS**  
**A-301**



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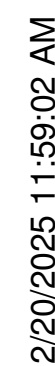
Project Number	24014
Date	
Drawn By	SMC
Checked By	JS

BUILDING SECTIONS

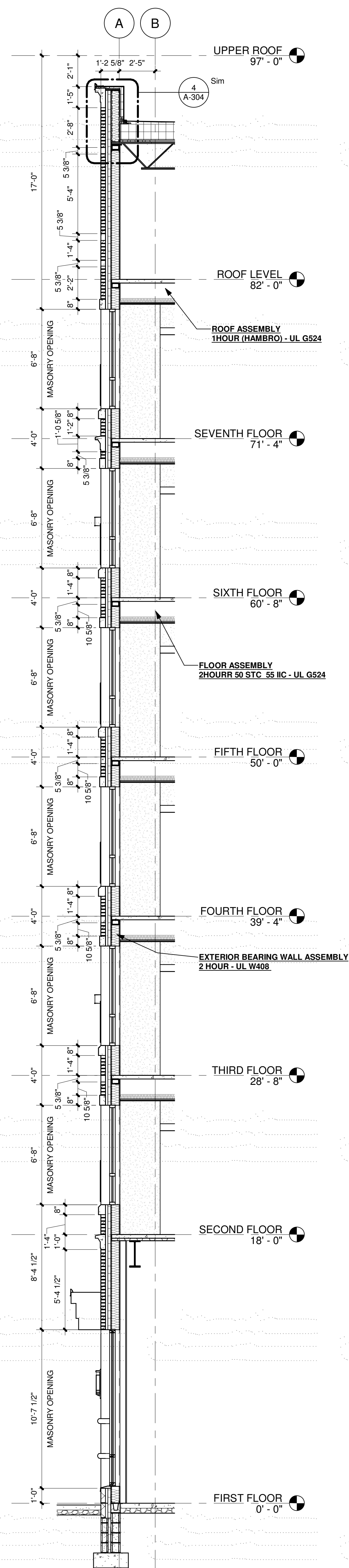
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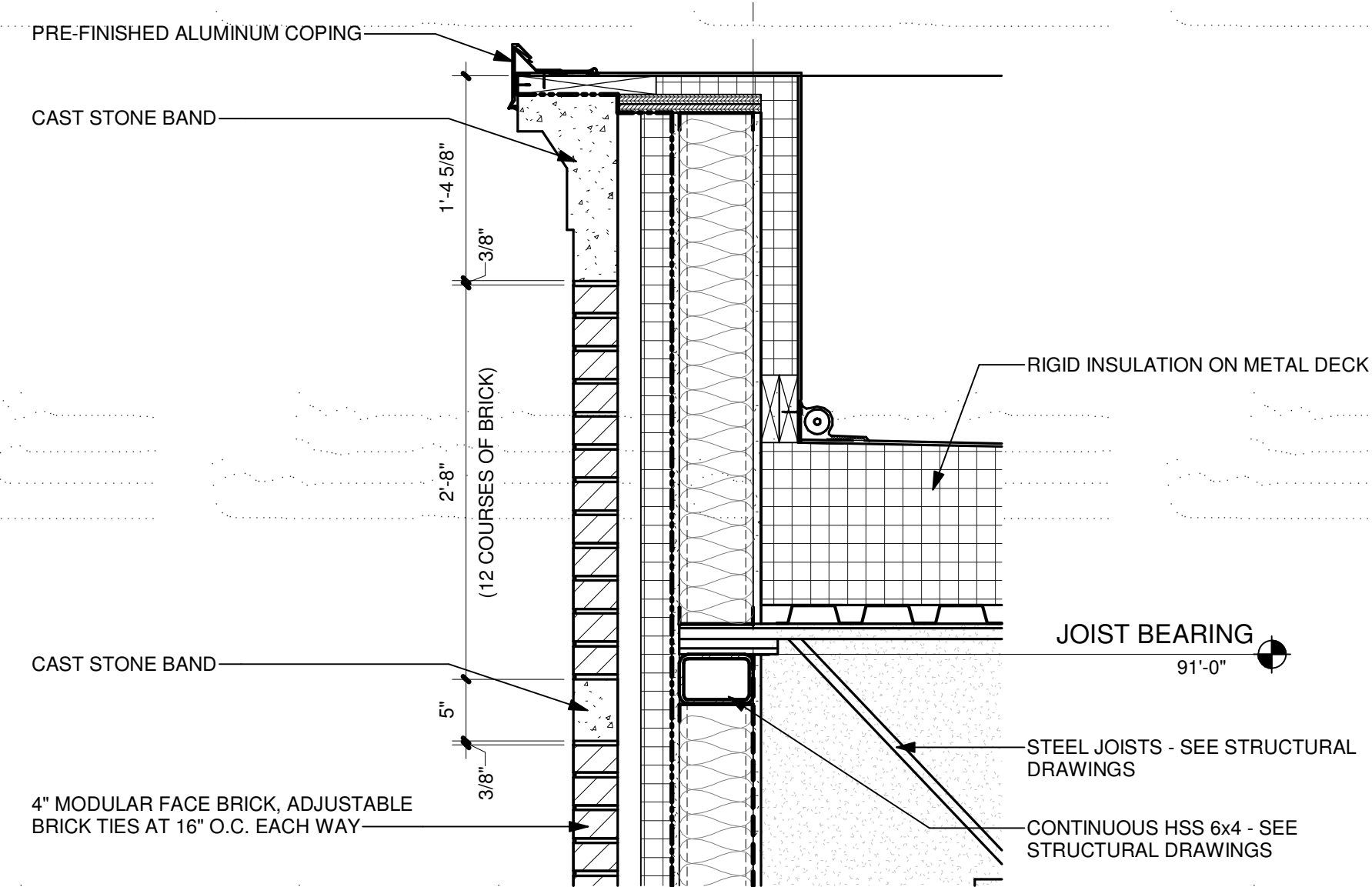
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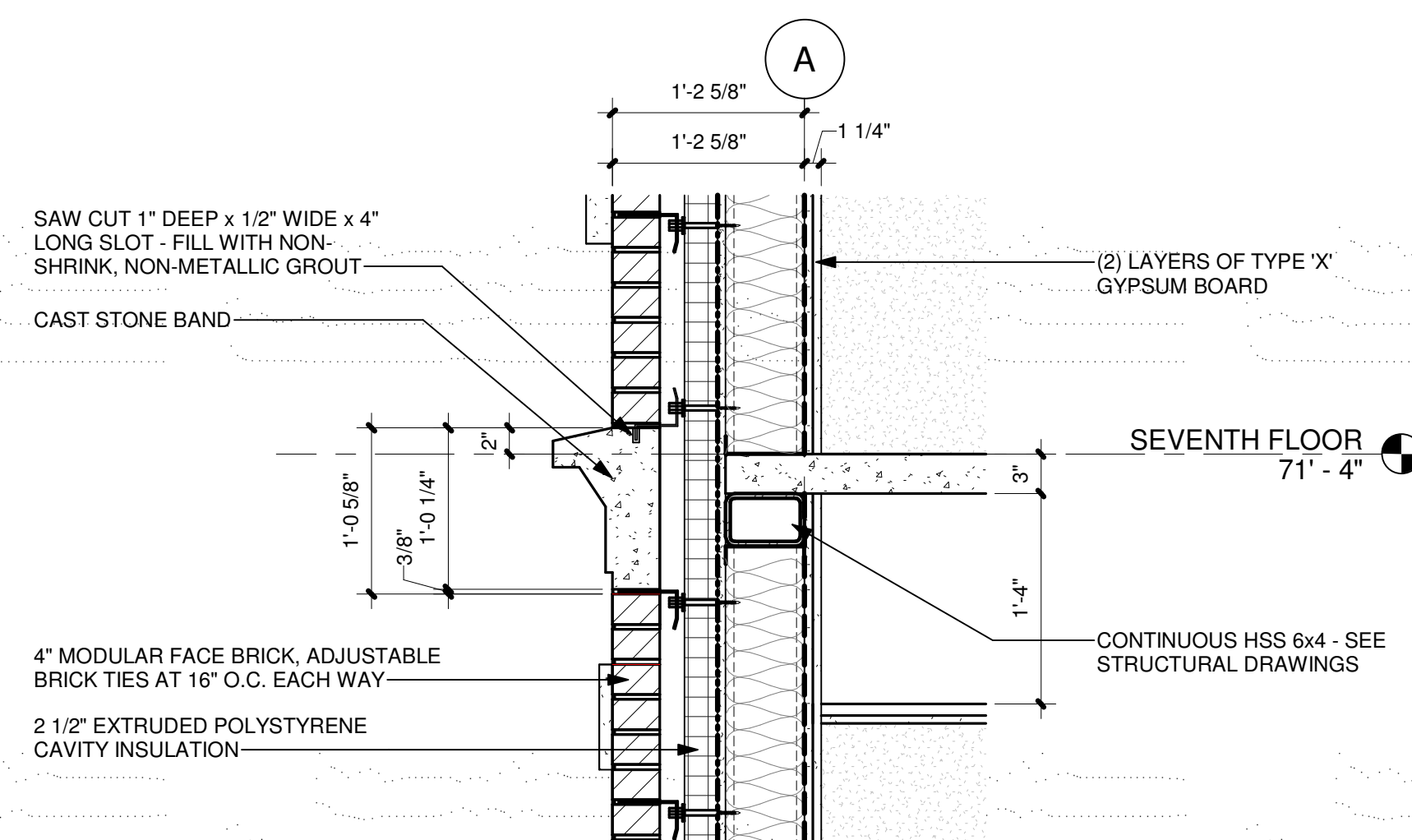




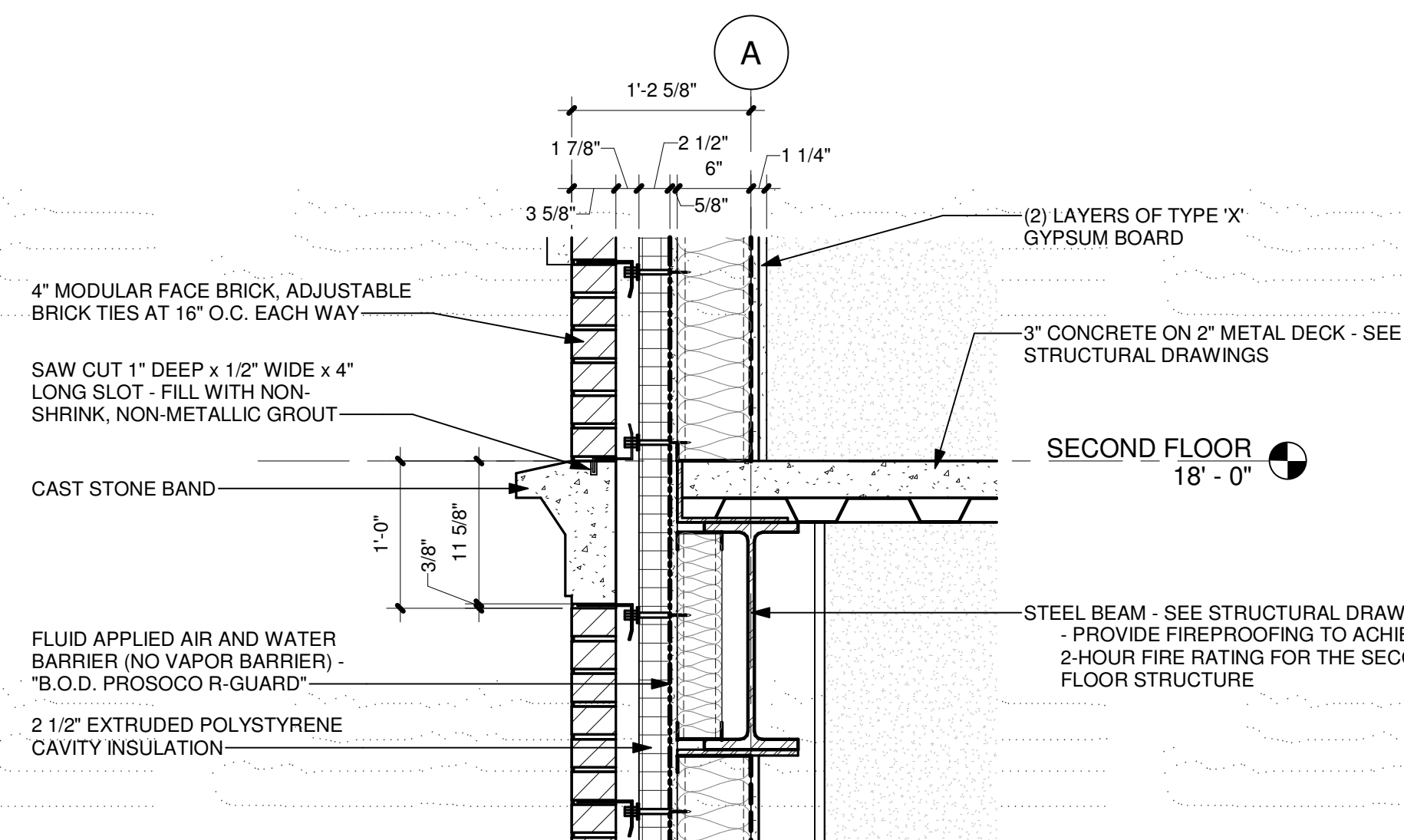
**5 WALL SECTION 04**  
1/4" = 1'-0"



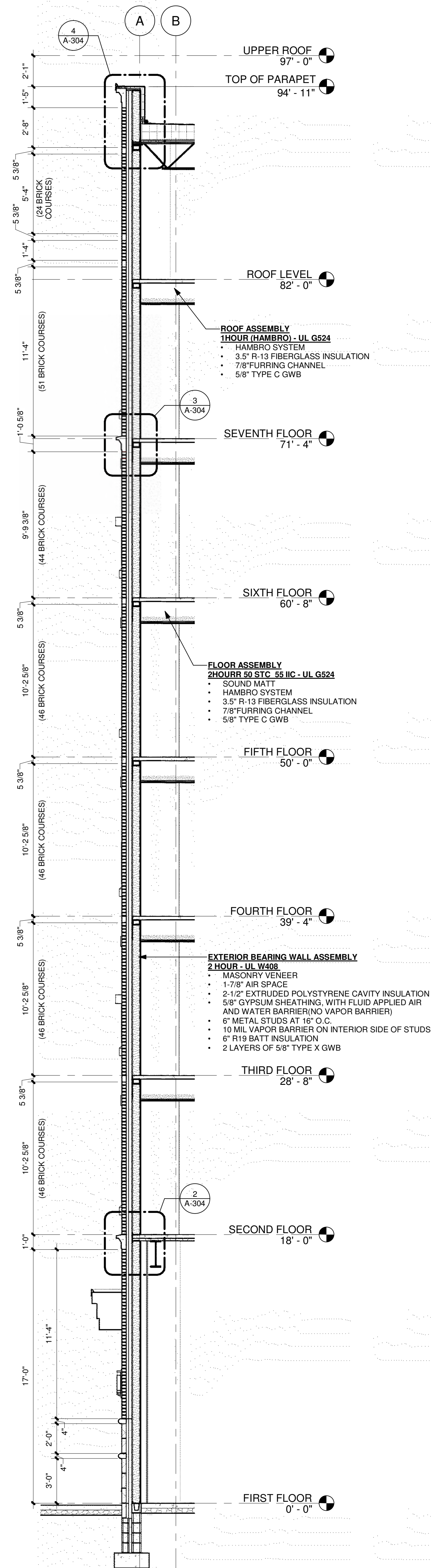
**4 PARAPET DETAIL - 02**



**3 SEVENTH FLOOR CAST STONE DETAIL**  
1" = 1'-0"



2 **SECOND FLOOR CAST STONE DETAIL - 02**  
1" = 1'-0"



**1 WALL SECTION 03**  
1/4" = 1'-0"

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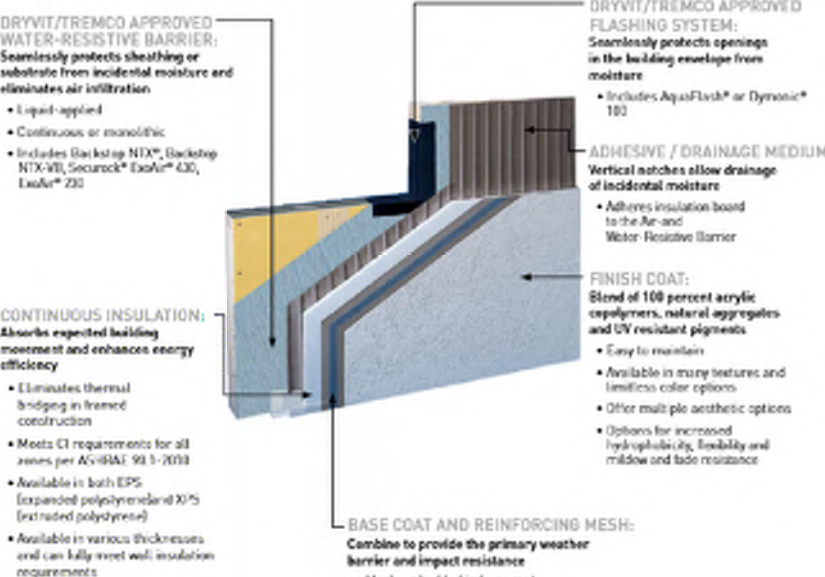
### EXAMPLES OF STOREFRONT ARTWORK



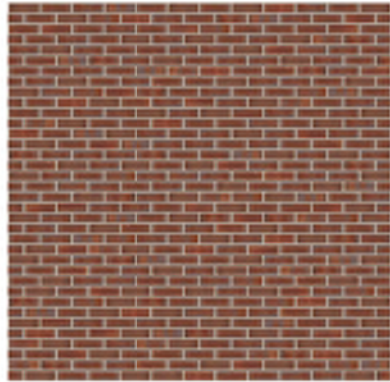
**Storefront**  
Basis-of-Design: YKK YES 45 FT storefront system with Guardian SunGuard SNX 62/57 Low-E crystal gray glazing, dark bronze finish.



**Windows**  
Basis-of-Design: Intus Supera 74, CW polymer window with Guardian SunGuard SNX 62/57 Low-E ultra clear center set glazing, Dark bronze finish.



**EIFS**  
Fully drainable EIFS on 2-1/2" extruded polystyrene cavity insulation. Basis-of-Design: Outsulation Plus MD by Dryvit. Dark grey- 616 King's Gray, sandblast finish. Light grey- 614 Smoke Signal, sandblast finish.



**Brick**  
Basis-of-Design: Glen-Gery modular Rockbridge brick.



**Large format Masonry Veneer**  
Basis-of-Design: 12"x 24"x4" RockCast smooth face masonry veneer. Dark color- Smokehouse. Light color- Crystal White.



**CAST STONE**  
Basis-of-Design: RockCast smooth. Color - Crystal White

**Awnings**  
Awnings at first floor storefront windows to be fabric awnings on aluminum frames with open ends.

**Entry Canopies**  
Basis-of-Design: For the canopies at the side entry off of Third Street, the Entry off of the Greenway and at the southeast stair tower is Super Lumideck canopy by Mapes.

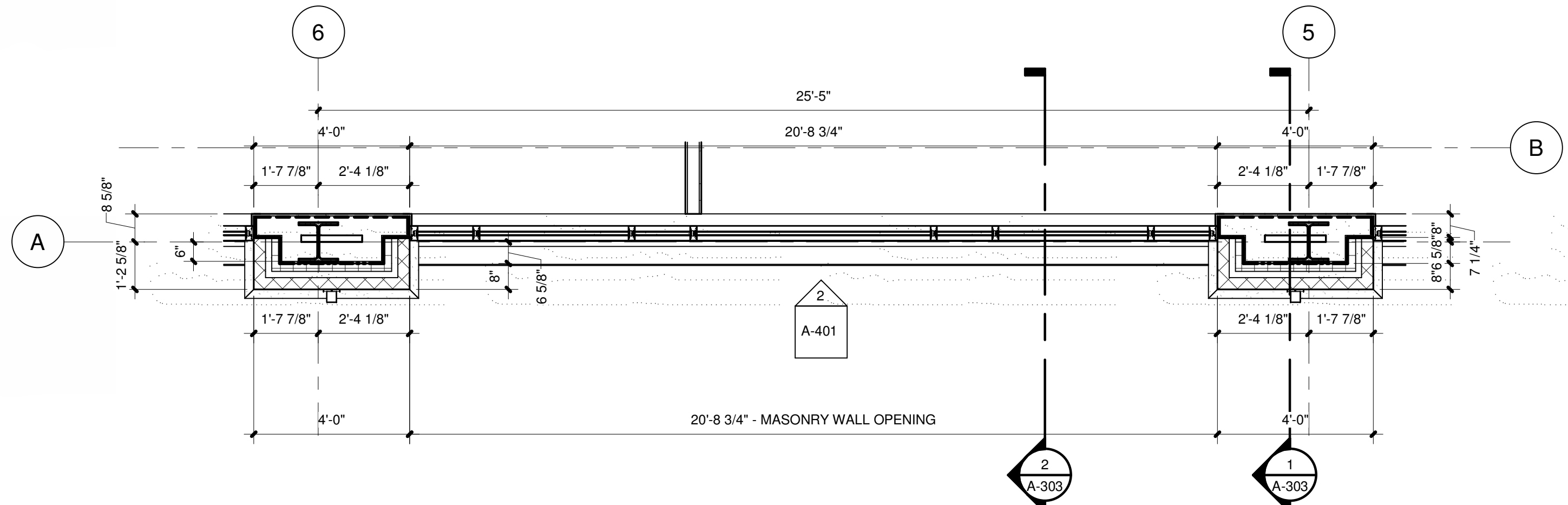
**Porte Cochere/ Main Entry Canopy**  
The Port Cochere at the front entry will be constructed out of steel framing and clad with aluminum composite panels. The columns will have a masonry veneer base to match the base of the building. The cantilevered main entry canopy will also be constructed out of steel framing and clad with aluminum composite panels.



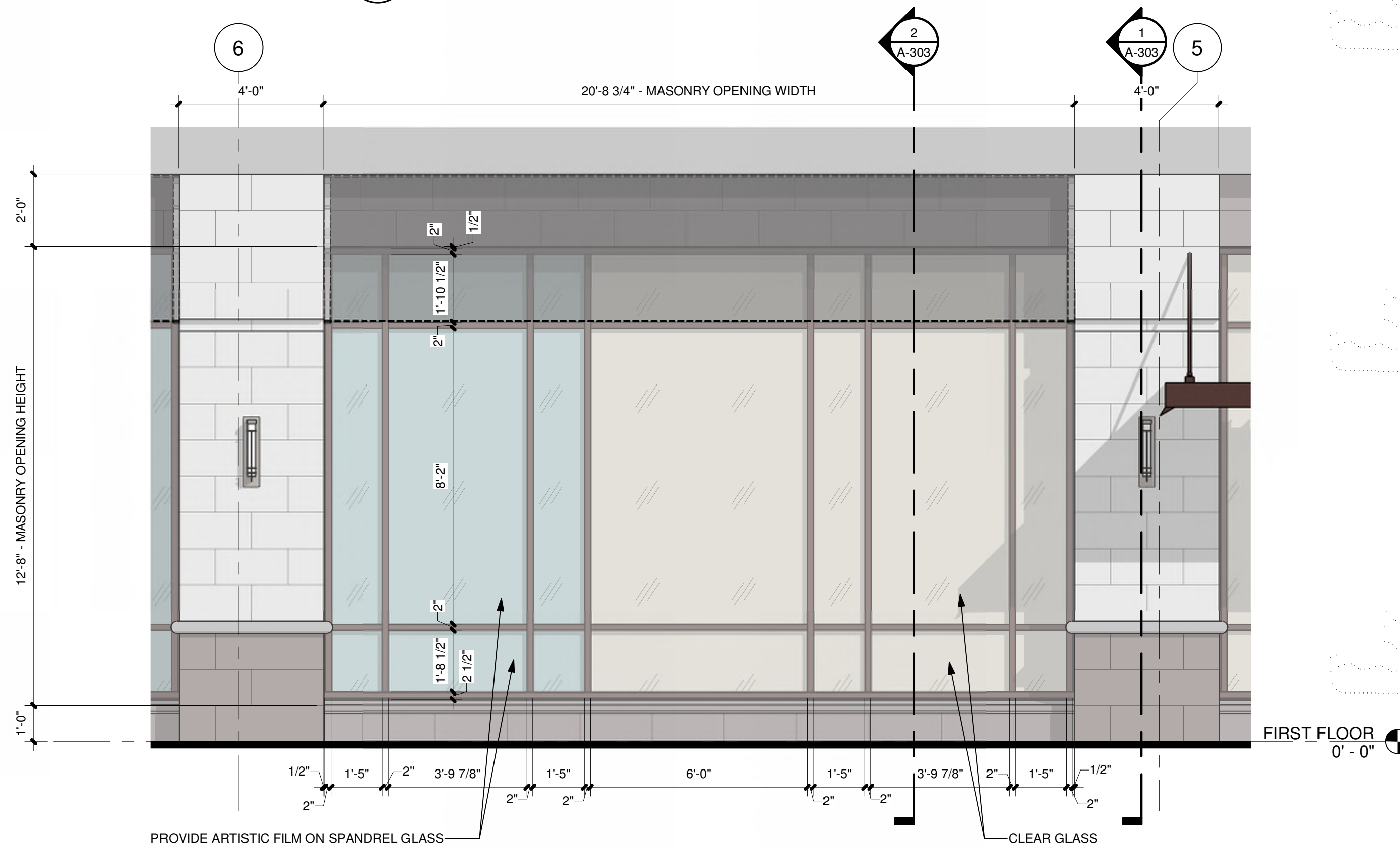
**Uplighting**  
Basis-of-Design: Razer RD by Beta Calco, bronze metallic finish.



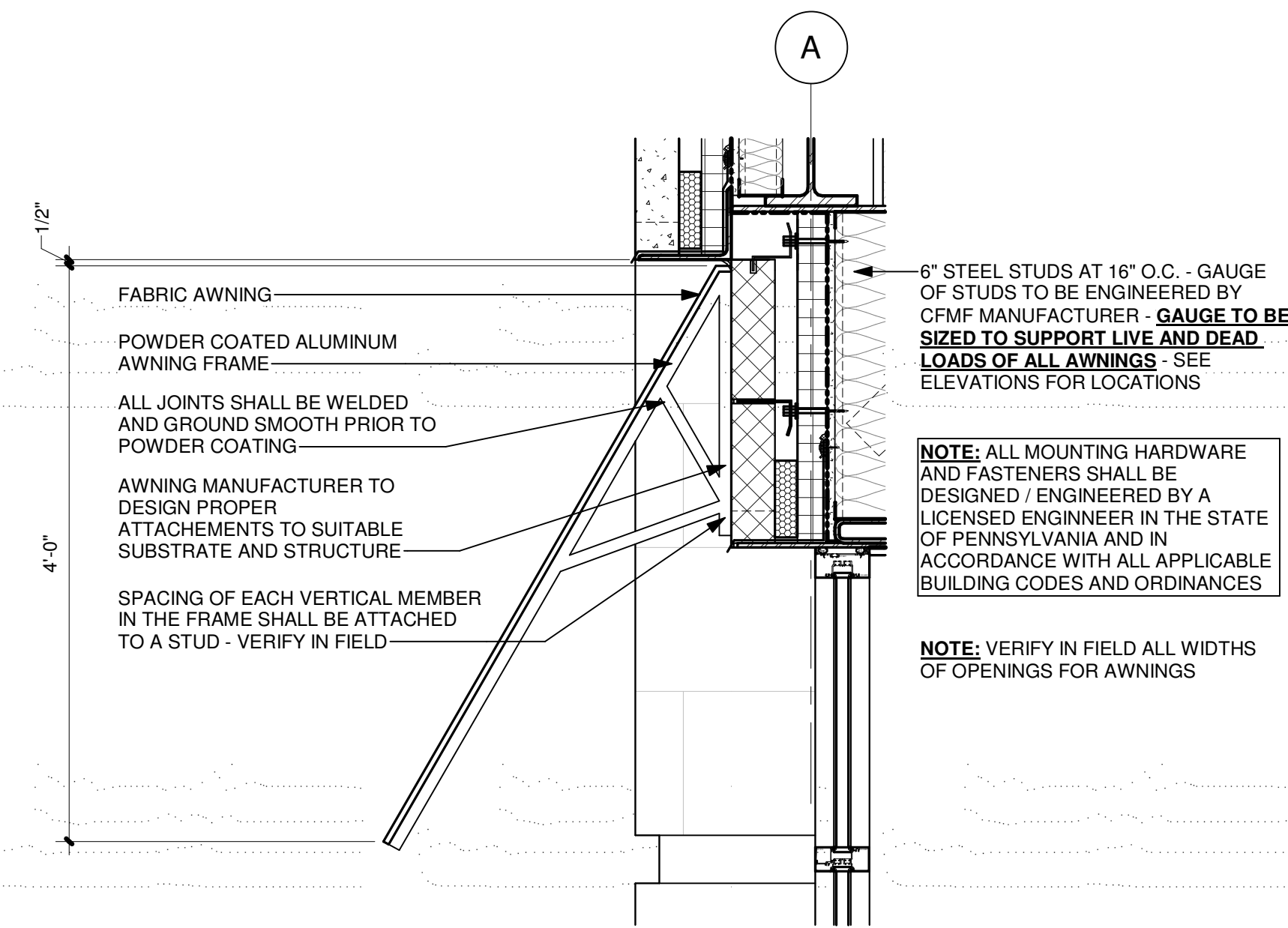
**Wall mounted light fixtures**  
Basis-of-Design: 22499 Synergy wall mounted light by Ultralights, cast bronze finish



### 1 ENLARGE PLAN - TYPICAL STOREFRONT



### 2 ENLARGE ELEVATION - TYPICAL STOREFRONT



### 3 AWNING DETAIL

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Project Number 24014

Date

Drawn By SMC

Checked By JS

**STOREFRONT PLAN AND ELEVATION, AWNING DETAIL, AND ARTWORK EXAMPLES**

**A-401**