

SECTION C

#	Tax Parcel ID	Address	Owner	Acreage	Zoning	Land Use	Description
1	Q6NW2 7 2 0719	1425 Mountain Dr. N	1425 Mountain Drive North, LP	1.52	GB2	Commercial	Lehigh Gas
2	Q6NW2 7 16 0719	2225 Kohler Drive	Donoso, Louis and Margaret	1.35	GB2	Commercial	Lou's Marine / SF
3	Q6NW2 4 1 0719	2235 Kohler Drive	Kohler Drive LLC	0.23	VC	MF Residential	
4	Q6NW2 4 1A 0719	2237 Kohler Drive	Kohler Drive LLC	0.45	VC	MF Residential	
5	Q6NW2 4 2B 0719	2245 Kohler Drive	Kressler, Robert and Linda	0.29	VC	SF Residential	
6	Q6NW2 4 2A 0719	2243 Kohler Drive	Lebkuecher, Russell	0.30	VC	SF Residential	
7	Q6NW2 3 2 0719	2250 Kohler Drive	Strunk, Kathleen Jean	0.41	VC	SF Residential	
8	Q6NW2 3 3 0719	Wyandotte Street	CTEC Cable Systems of PA, Inc.	0.13	VC	Vacant	
9	Q6NW2 3 4 0719	Wyandotte Street	CTEC Cable Systems of PA, Inc.	0.16	VC	Utility	
10	Q6NW2 3 6 0719	2236 Kohler Drive	Koehler, Donald and Gladys	0.498	VC	SF Residential	
11	Q6NW2 3 7 0719	Wyandotte Street	Donoso, Louis and Margaret	0.21	VC	Commercial	Gravel Parking Lot for Lou's Marine
12	Q6NW2 7A 1 0719E	E. University Avenue	Lehigh University	3.13	OL	Institutional Vacant	
13	Q6 1 47B 0719E	Mountain Drive W	Lehigh University	3.26	OL	Institutional Vacant	

SET INTO MOTION
The Plan of the Lower Saucon Economic Development Task Force

#	Tax Parcel ID	Address	Owner	Acreage	Zoning	Land Use	Description
14	Q6 1 48A 0719E	S Mountain Drive	Lehigh University	1.07	OL	Institutional Vacant	
15	Q6 1 47A 0719E	S Mountain Drive	Lehigh University	42.64	OL	Institutional Vacant	
16	Q6 1 47 0719E	800 S Mountain Dr	Bethlehem Authority	2.00	OL	Institutional - Public	
17	Q6 1 46 0719E	S Mountain Drive	Bethlehem Authority	5.00	OL	Institutional Public	
18	P6 3 13 0719E	Wyandotte Street	Lehigh University	9.06	OL	Institutional Vacant	
19	Q6NW2 4 5 0719	3879 Route 378	Mayak, Raymond	4.78	OL	SF Residential	
20	P6SW3C 7 22 0719	3895 Route 378	Biechy, Russell and Angela	0.42	OL	SF Residential	
21	P6SW3C 7 21 0719	3899 Route 378	McGlouldrick, Daniel	0.10	OL	Vacant	
22	P6SW3C 7 1 0204	Route 378	--	--	OL	SF Residential	Lot in both Lower Saucon and City of Bethlehem
23	Q6 1 48 0719E	S Mountain Drive	Lehigh University	17.54	OL	Institutional Vacant	
24	Q6 1 49 0719E	S Mountain Drive	Lehigh University	4.00	OL	Institutional Vacant	
25	Q6 1 50 0719E	S Mountain Drive	Lehigh University	4.31	OL	Institutional Vacant	
26	Q6 1 53 0719E	1515 Mountain Drive N	Lehigh University	3.09	OL	Institutional	

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#	Tax Parcel ID	Address	Owner	Acreage	Zoning	Land Use	Description
27	Q6 1 48B 0719E	Mountain Drive W	Lehigh University	3.83	OL	Institutional Vacant	
28	P6 3 2 0719E	Broadhead Avenue	Lehigh University	54.169	OL	Institutional - Private	
29	Q6 1 1 0719E	Mountain Drive S	Lehigh University	218.01	OL	Institutional Vacant	
30	P6 3 3 0719E	Seidersville Road	Lehigh University	25.38	OL	Institutional - Private	
31	Q6 1 7 0719	1679 Broadhead Court	Kulp, David	3.86	OL	SF Residential	
32	Q6 1 7A 0719	1693 Broadhead Court	Broadhead, David and Joan	3.21	OL	SF Residential	
33	Q6 3A 19A 0719E	Seidersville Road	Lehigh University	0.38	OL	Institutional Vacant	

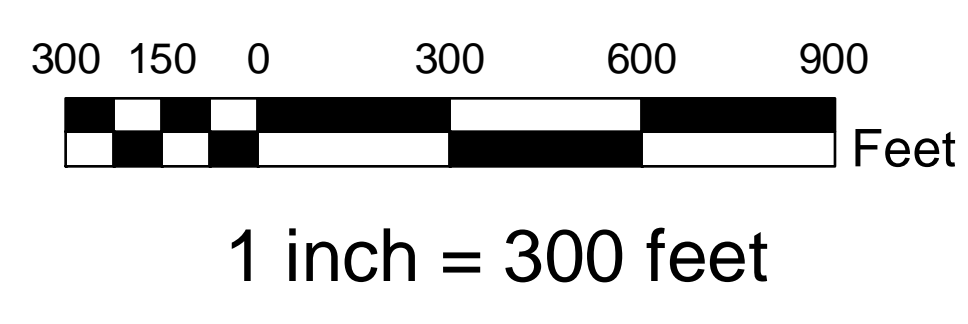
Source: Northampton County Tax Database, January 2014



Legend

- Municipal Boundaries
- Zoning Districts
- Residential Zoning Districts
- Agriculture
- Single Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Institutional - Public
- Institutional - Private
- Institutional Vacant
- Open Space & Recreation - Public
- Utilities and Transportation
- Vacant

Information Sources:
 Parcel and Zoning Data: Lower Saucon Township 2007, Lehigh Valley Planning Commission, 2006
 Municipal and County Boundary Data: Lehigh Valley Planning Commission, 2006
 Land Use Data: Field Verified by Boucher & James Staff, January 13 & 20, 2014



Section D
Non-Residential Districts
Existing Land Uses

SECTION D

#	Tax Parcel ID	Address	Owner	Acreage	Zoning	Land Use	Description
1	P7 9 6 0719	2157 Applebutter Road	Zumas, Nick	19.66	LM	Ag w/ SF Residential	
2	P7 9 7 0719	2160 Skyline Drive	Krukowski, Shelly	1.18	LM	SF Residential	
3	P7 9 8A 0719	2180 Skyline Drive	Pender, Franklin and Betty	0.819	LM	SF Residential	
4	P7 9 8 0719	2205 Applebutter Road	Gardner, Richard and Cynthia	23.0	LM	Ag w/ SF Residential	
6	P7 9 9 0719	2220 Skyline Drive	Bethlehem Landfill / IESI	1.18	LM	Vacant	
5	P7 9 10 0719	2219 Applebutter Road	Gerstenberg, Harry	7.36	LM	MF Residential	
7	P7 9 11 0719	2231 Applebutter Road	Bethlehem Landfill / IESI	0.95	LM	SF Residential	
8	P7 9 12 0719	2237 Applebutter Road	Biechy, Russell	0.90	LM	SF Residential	
9	P7 9 13A 0719	2245 Applebutter Road	Bethlehem Landfill / IESI	2.00	LM	Vacant	Abandoned SF House
10	P7 9 13 0719	2251 Applebutter Road	Bethlehem Landfill / IESI	16.0	LM	Vacant	Abandoned SF House
11	P7 9 14 0719	2261 Applebutter Road	Bethlehem Landfill / IESI	5.17	LM	Vacant	Abandoned SF House
12	P7 9 15 0719	2277 Applebutter Road	Bethlehem Landfill / IESI	11.85	LM	Vacant	Abandoned SF House
13	P7 5 30A 0719	Skyline Drive	Bethlehem Landfill / IESI	0.73	LM	Vacant	
14	P7 5 30B 0719	2291 Applebutter Road	Bethlehem Landfill / IESI	2.65	LM	Vacant	
15	P7 5 30 0719	2293 Applebutter Road	Bethlehem Landfill / IESI	2.72	LM	Vacant	Abandoned SF House

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#	Tax Parcel ID	Address	Owner	Acreage	Zoning	Land Use	Description
16	P7 5 31A 0719	2295 Applebutter Road	Bethlehem Landfill / IESI	0.41	LM	Vacant	
17	P7 5 3 0719	Applebutter Road	Bethlehem Landfill / IESI	224.03	LI	Industrial	Landfill / BRE
18	P8 1 2 0719	2391 Applebutter Road	Pichel, Jay	2.15	LM	Industrial	Self-Storage
19	P7 22 53 0719	Applebutter Road	Lehigh Valley Industrial Park, Inc.	35.1	LI	Vacant	
20	P7 15 3A 0719	Applebutter Road	Conectiv Bethlehem LLC	16.2	LI	Industrial	Power Station
21	P7 15 2 0719	Applebutter Road	Conectiv Bethlehem LLC	12.9	LI	Industrial	Power Station
22	P7 15 3-2 0719	Applebutter Road	Bethlehem Commerce Center LLC	25.68	LI	Vacant	Majestic Bethlehem Center
23	P7 15 3-1 0719	Applebutter Road	Lehigh Valley Industrial Park, Inc.	7.8	LI	Vacant	

Source: Northampton County Tax Database, January 2014

Demographics

The following information was provided to the Task Force in order to give an overview of the trends in population, education, and economics, in Lower Saucon and throughout the Lehigh Valley. This data, in combination with the local land use analysis and regional development analysis, gave an overview to the types of markets and target audiences that exist and are emerging. Further it provided insight into the types of improvements (infrastructure, policy changes) that are needed to accompany these trends.

Population

In 2010, Lower Saucon Township had a population of 10,772, an 8.98% increase in the population from 2000. As seen in the table provided below, the population in the entire region continues to grow. While Lower Saucon continues to see consistent growth, Northampton and Lehigh counties both saw greater population increases in the ten-year period from 2000 to 2010.

TABLE 1
Total Population
Lower Saucon Township, Northampton and Lehigh County
1990-2010

	1990	2000	2010	Percent Change 2000-2010
Lower Saucon	8,448	9,884	10,772	8.98
Northampton County	247,105	267,066	297,735	11.48
Lehigh County	291,130	312,090	349,497	11.99

Source: US Census Bureau

Age

There is much discussion on the “aging” of the national population as “Baby Boomers” (born 1946-1964) are entering their 50’s and 60’s. This large population cohort has great effects not only on demographic data, such as median age, but also on economic trends, such as health care, recreation, and housing.

This “aging” trend is also seen here in the Lehigh Valley. Lower Saucon had an 11.7% increase in median age from 2000 until 2010. The median age in Lower Saucon was 41.1 in 2000 and increased to 45.9 in 2010. Northampton County’s median

age was 38.5 in 2000 and 40.9 in 2010; an increase of only 6.2%. Median age in Lehigh County increased 2.8%, going from 38.3 in 2000 to 39.4 in 2010.

Table 2, seen below, compares the age of the Lower Saucon population cohorts in 2000 to those in 2010. The cohort with the greatest growth, was 85 and older, which saw an increase of over 142%. The 60-64 age group had the second highest increase with an increase of 73.77% and 55-59 was third with a 40.19% increase. The age cohorts with the greatest decrease in population were the 25-34, the Under 5, and the 35-44 groups.

Table 2 gives us a very clear picture of the population trends – Lower Saucon is growing older. All age groupings over age 45 saw an increase in population from 2000 to 2010.

**TABLE 2
 Population by Age and Percent Change
 Lower Saucon Township
 2000-2010**

Age	2000	2010	Percent Change
Under 5	553	443	-19.89
5 – 9	677	678	0.15
10 – 14	702	755	7.55
15 – 19	600	708	18.00
20 – 24	369	402	8.94
25 – 34	1075	812	-24.47
35 – 44	1682	1430	-14.98

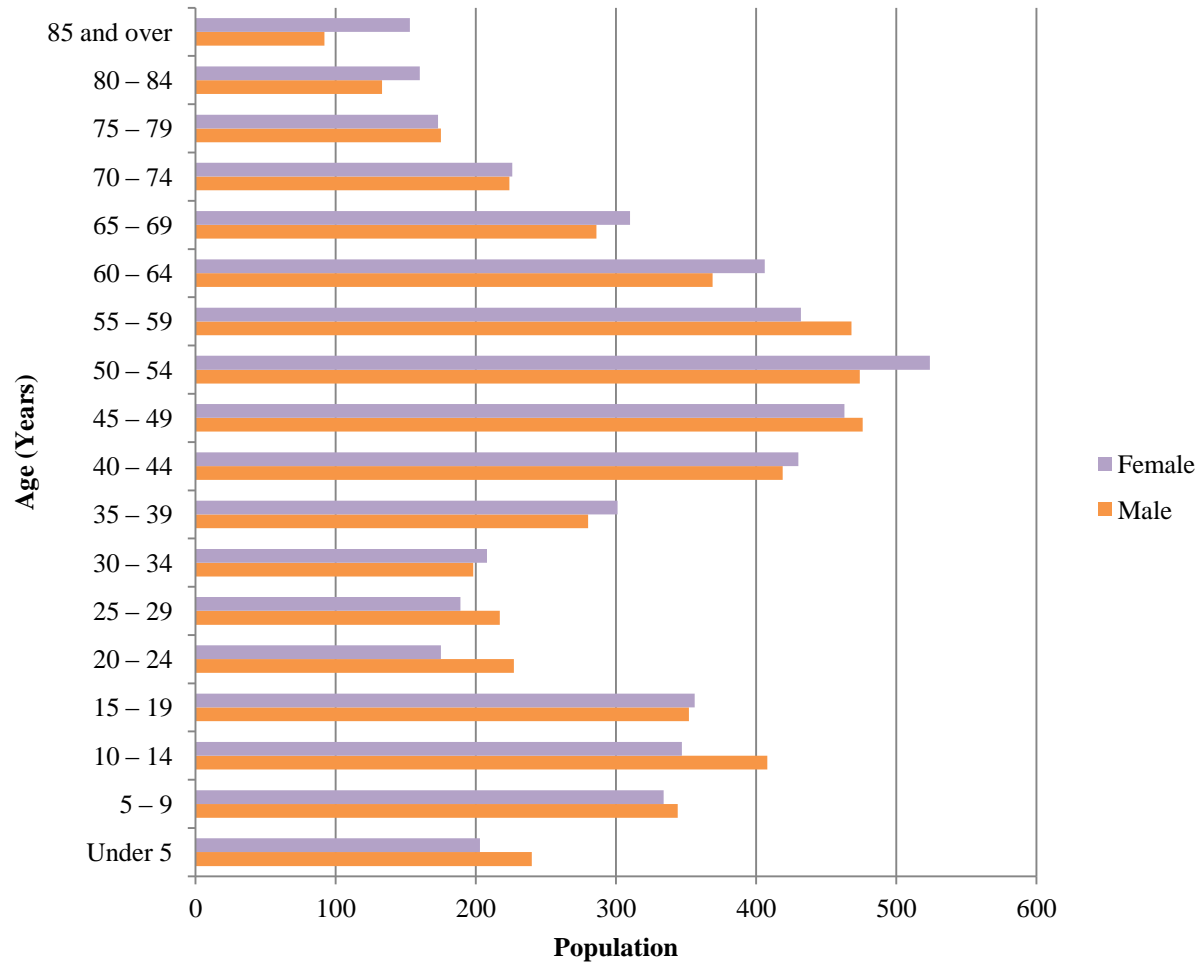
Age	2000	2010	Percent Change
45 – 54	1693	1937	14.41
55 – 59	642	900	40.19
60 – 64	446	775	73.77
65 – 74	774	1046	35.14
75 – 84	570	641	12.46
85 and over	101	245	142.57
TOTAL	9,884	10,772	8.98

Source: US Census Bureau

Using Table 1, Population by Age and Sex, Lower Saucon Township, and Table 2, above, we can get a more detailed breakdown of the most recent population counts, based on the 2010 Census data. The 50 – 54 age group has the greatest number of people, 998, with the number of females exceeding

the number of males. Although the 85 and older age cohort contains the fewest number of people, the age cohort of 20-24 contains the next fewest, with 402.

CHART 1
Population by Age and Sex
Lower Saucon Township
2010



Source: US Census Bureau

Households and Housing Occupancy

Housing data provides a reference for many of the economic factors we will analyze. It covers a variety of issues, such as number of households, size of households, family types, number of housing units, etc. This can provide a guide for the type of housing units that we will see be developed and for what type of fee-structure (rent/own), as well as what types of family compositions are becoming more prominent and more obsolete.

The Census Bureau provides data for families and for households. Household data includes information for all people living in one housing or dwelling unit, regardless of relationship. A family includes two or more people living in the same dwelling or housing unit related by birth, marriage, or adoption. The majority of demographic studies focus on households. However for purposes of this economic study, while we will focus on household type and size, we do address the family unit as this is the primary make-up of Lower Saucon households. This information will be of importance when we study income and look to identify consumers and purchasing power.

As seen below, in Table 3, the number of households in Lower Saucon has steadily increased since 1990. However, at the same time, we can see that Lower Saucon saw a decrease in the percentage of family households and an increase in the percentage of non-family households. The percentage of one-person households has also increased from 1990 to 2010. Further, while the number of households, both family and non-family, has increased, the average household size and the average family size have both decreased. The decrease in household and family size is also seen at the state and national level.

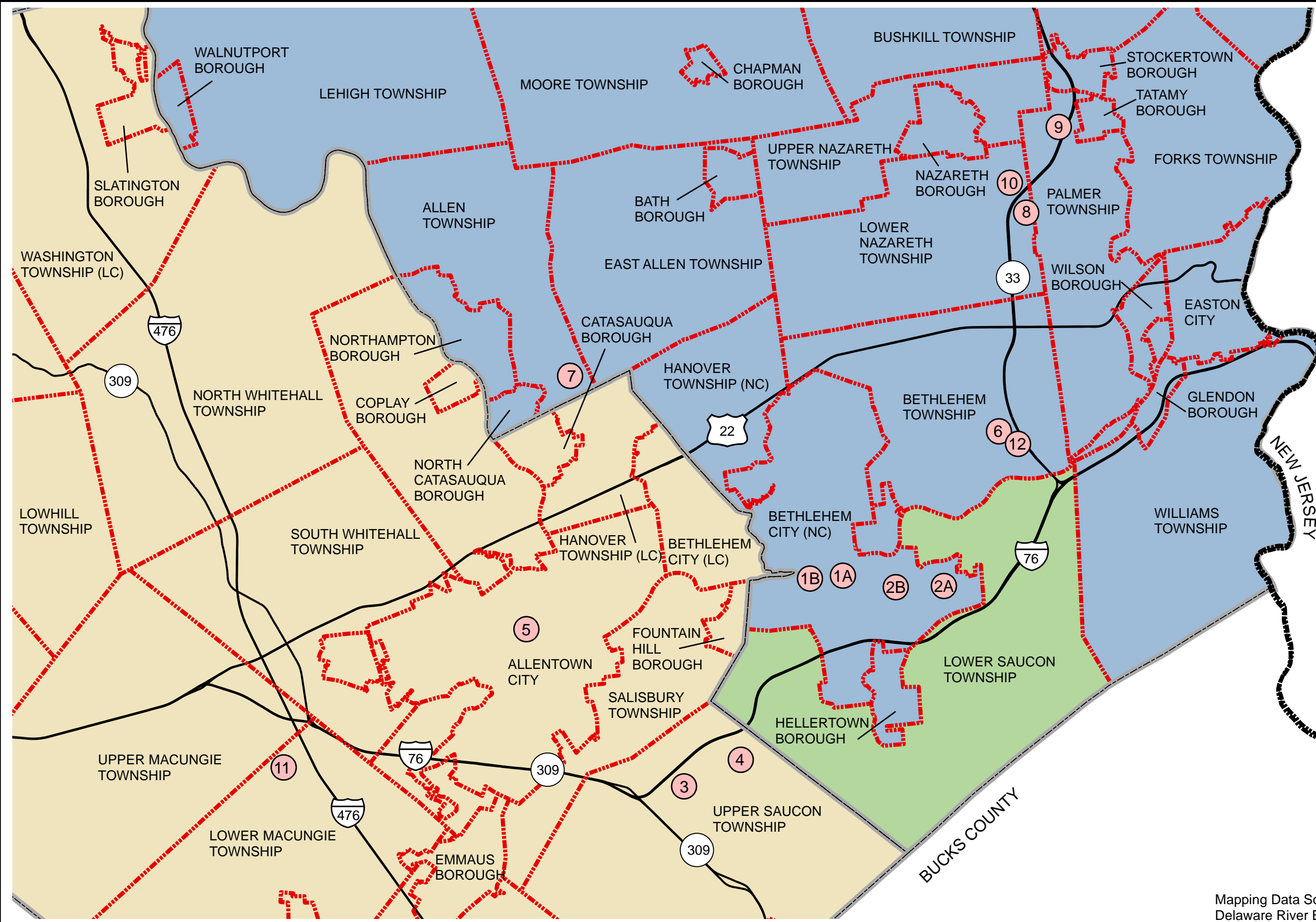
TABLE 3
Household Data
Lower Saucon Township
1990-2010

	1990		2000		2010	
	#	%	#	%	#	%
Total # of Households	3046	100.0	3735	100.0	4120	100.0
Family Households	2452	80.5	2892	77.4	3135	76.1
Non-Family Households	594	19.5	843	22.6	985	23.9
One-person Households	488	16.0	679	18.2	809	19.6
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Average Household Size			2.63		2.60	
Average Family Size			3.00		2.99	

Source: US Census Bureau

In order to get an idea of the regional household data we compared the average household size and average family size of Lower Saucon to both Northampton and Lehigh Counties. We can see from Chart 2 below that the numbers observed in Lower Saucon are on par with the County averages. The average household size in Lower Saucon is 2.60, Northampton

County is 2.53, and Lehigh County is 2.54. Average family households are greater in size than average household size, but again, not much of a difference is seen in comparing Lower Saucon with that of the counties. Lower Saucon has an average family size of 2.99, Northampton County is 3.02, and Lehigh County is 3.08.



Nonresidential Development Sites

- 1A Sands Casino Resort
- 1B SteelStacks
- 2A Majestic Bethlehem Center
- 2B LVIP VII
- 3 Stabler Center, Center Valley
- 4 Old Saucon
- 5 Center City Lehigh Valley
- 6 Madison Farms
- 7 Fed. Ex.
- 8 Northampton Crossings
- 9 Chrin Commerce Centre
- 10 Prologis Park 33
- 11 Hamilton Crossings
- 12 St. Luke's Anderson Campus

Legend

- 1A Nonresidential Development Sites
- State Boundaries
- County Boundaries
- Municipality Boundaries
- Regional Roads
- Lower Saucon Township
- Lehigh County
- Northampton County

Mapping Data Source: Lehigh Valley Planning Commission 2005, Delaware River Basin Commission 2004

