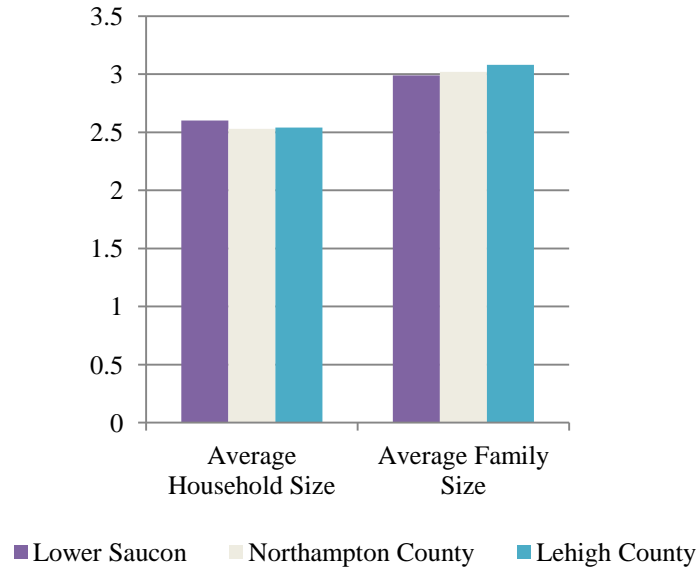


CHART 2
Comparison of Average Household and Family Size
Lower Saucon, Northampton and Lehigh Counties
2010



Source: US Census Bureau

Table 4 provides us with a clear picture of housing in Lower Saucon. In 2010, there are 4340 housing units in the Township. 94.9% of the units were occupied and 5.1% were vacant. While the overall number of units had increased from 2000 to 2010, the percentage of vacant units also increased in the same time frame.

In 2010, the majority of housing units, 90.1 percent, are owner-occupied, indicating that less than ten percent of the units are occupied by renters. The percentage of home ownership has increased from 2000 to 2010 and the percentage of renters has decreased.

TABLE 4
Housing Occupancy and Tenure
Lower Saucon Township
2000-2010

	2000		2010	
	#	%	#	%
Number of Housing Units	3915	100.0	4340	100.0
Occupied	3735	95.9	4120	94.9
Vacant	180	4.6	220	5.1
<hr/>				
Number of Occupied Units	3735	100.0	4120	100.0
Owner-Occupied	3310	88.6	3712	90.1
Rental-Occupied	425	11.4	408	9.9

Source: US Census Bureau

Education

The level of educational attainment by the residents of a community is directly related to employment and community “wealth”. We can easily see the correlation and trends develop when observed with additional demographic data. By examining the highest level of education attained by those living in Lower Saucon, we can see that the majority of persons 25 years and older (91% of the population) have

graduated high school. Twenty-six percent (26%) of those individuals 25 and older have a bachelor’s degree and another 15.3% have attained a graduate or professional degree.

TABLE 5
Educational Attainment
Population 25 Years and Over
Lower Saucon Township
2008-2012 (5-year Estimates)

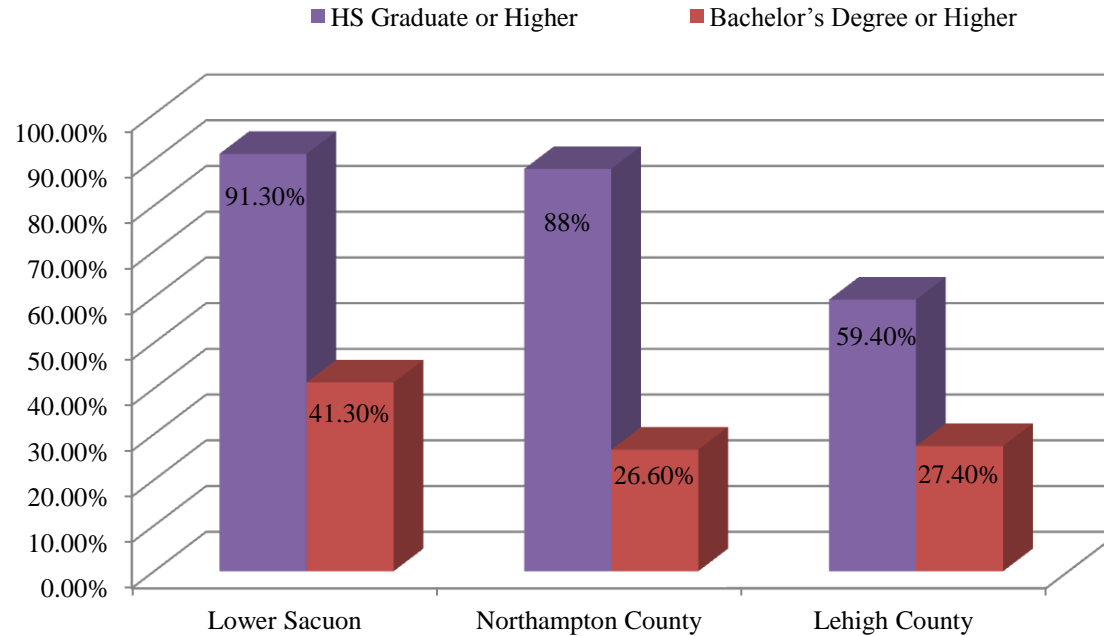
	Number	Percent
Population	7,911.0	100.0
Less than 9 th grade	198	2.5
9 th – 12 th grades, no diploma	491	6.2
High school graduate	2199	27.8
Some college, no degree	1210	15.3
Associates Degree	538	6.8
Bachelor’s Degree	2057	26.0
Graduate or Professional Degree	1210	15.3

Source: 2008-2012 American Community Survey

As seen below, in Chart 3, the education levels of Lower Saucon residents is higher than that of both Northampton and Lehigh county. Where 91.3% of the residents in Lower Saucon over 25 years old have received a high school diploma, only

88% of Northampton County and 59.40% of Lehigh County residents have received the same. Northampton and Lehigh Counties’ percentage of population achieving a Bachelor’s degree is also lower than that of Lower Saucon.

CHART 3
Degree Attainment
Population 25 Years and Over
Lower Saucon Township, Northampton and Lehigh Counties
2008-2012 (5-year Estimates)



Source: 2008-2012 American Community Survey

Income

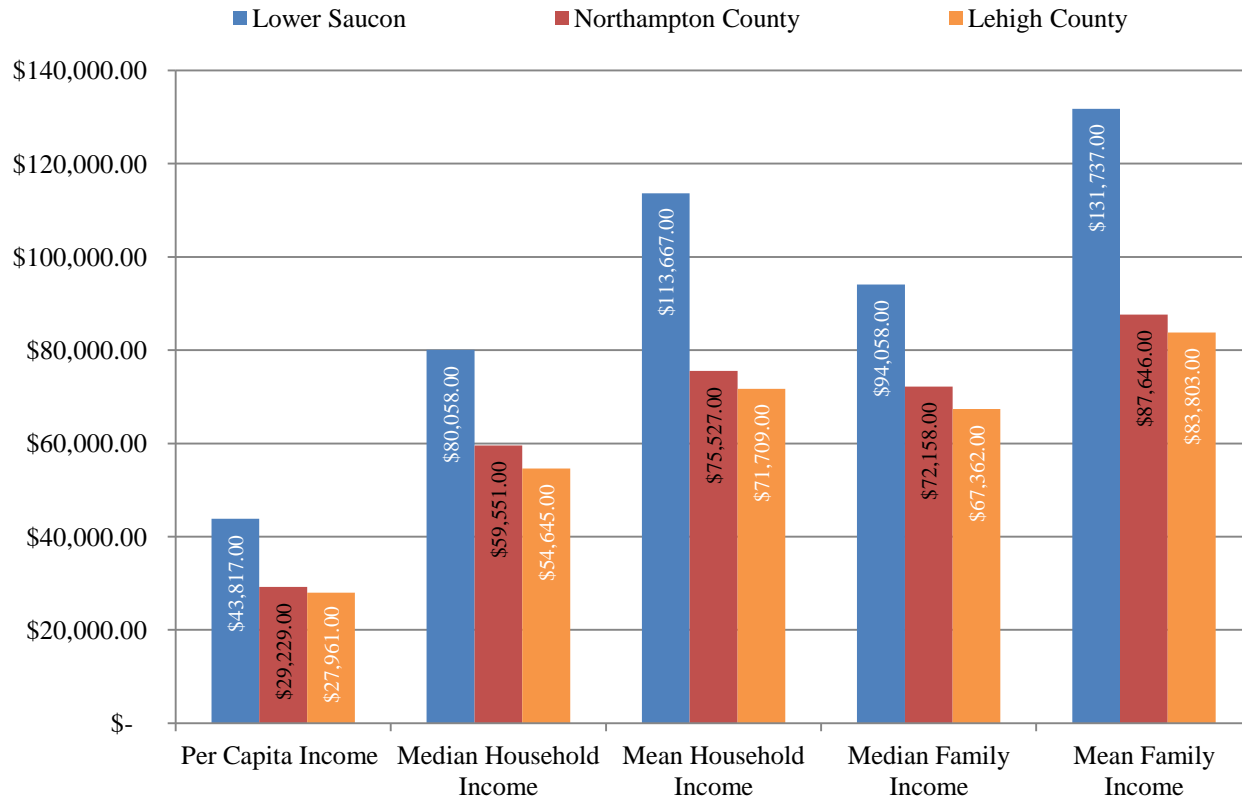
Income data is an excellent indicator of the financial well-being of a community. Income will be useful in the determination of poverty levels and tax generation for

government planning. In using other demographic data, such as educational attainment, and employment, we can draw conclusions about the relative “wealth” of a community, such as Lower Saucon.

Chart 4, below, provides a large amount of information. First, we can clearly see that the three income measures, per capita, household, and family income is all greater in Lower Saucon Township when compared to those at the county level. The per capita income of Lower Saucon is \$43,817. Both Northampton and Lehigh Counties have per capita incomes nearly \$15,000 less than Lower Saucon. Northampton has a per capita income of \$29,229. Lehigh County has per capita income of \$27,961.

The median (half of the group is above and half the group is below) income levels for households and families as well as the mean (average) income levels for both households and families in Lower Saucon surpass those at the County level. Median household income is typically referenced for demographic data as a base indicator of a community's well-being. The median household income for Lower Saucon is \$80,058. The median household income for Northampton County is \$59,511 and for Lehigh County is \$54,645.

CHART 4
Comparison of Income
Lower Saucon Township, Northampton and Lehigh Counties
2008-2012 (5-year Estimates)



Source: 2008-2012 American Community Survey

Conclusions

From the data presented herein, it appears that Lower Saucon has a very stable, well educated, middle-aged population. The population, in general, is continuing to grow older and have less children. It even appears as if a number of college-age and post college-age adults/young families are choosing not to reside in the Township. Although currently most households consist of families, the trend is an increasing number of non-family households.

Most of the residents of Lower Saucon reside in homes that they own. Individuals are mostly high-school graduates and over 41% have graduated from college with a bachelor's degree. The per capita income of residents in Lower Saucon is \$43,817. The average household income is \$113,667 and the average family income is \$131,737.

Projects of Regional Significance

The following chapter outlines a number of the large-scale, non-residential projects that have or will have a significant impact on the region. These projects are at various stages of development: already constructed, constructed with plans and/or availability for future expansion, currently under construction, approved but construction is pending, or no approved plans but parcel/area is large enough and zoned appropriately to have potential regional impacts. We are identifying these projects and areas to fully grasp the effects on Lower Saucon's economic viability, business retention/attraction, impacts on and capacity of transportation and utilities, compatible or competing land uses, etc.

1. Sands Casino Resort and SteelStacks, City of Bethlehem

Sands purchased 124 acres of the former Bethlehem Steel site located in the City of Bethlehem in 2007. They have opened a casino, events and conference center, hotel, and outlet mall. Future plans include a second hotel, convention center, and additional retail (Pro Bass Shops).

Land purchased by Sands were also donated back to the City of Bethlehem, who through a collaboration of public and private partners, including Arts Quest, founded SteelStacks, an arts and cultural campus designed to bring music, arts, and community activities to Bethlehem. Facilities include a community stage, outdoor amphitheater/pavilion, restaurants and cafes, a

theater, community rooms, and outdoor art and walking trails.

2. Bethlehem Commerce Center, City of Bethlehem

A 1,600 acre redevelopment area of the former Bethlehem Steel site, located around Commerce Center Drive in the City of Bethlehem near the intersection of Routes 78 and 412.

A. Majestic Bethlehem Center

A 441-acre industrial and business center located in the City of Bethlehem and Lower Saucon Township. Crayola is the inaugural tenant, occupying an 800,000 square foot warehouse and distribution center. Eventual build-out of the Majestic Center is proposed at approximately 6.5 million square feet of building space.

B. LVIP VII

1,000 acres dedicated for industrial, office, warehouse, and distribution uses in the Bethlehem Commerce Center. The project consists of six phases. Phase I is currently being developed. The Norfolk Southern Intermodal transportation facility located on approximately 73 acres of the LVPI VII, is fully constructed

and is expected to move 450,000 truck loads of freight per year through this hub.

3. Stabler Center, Center Valley, Upper Saucon Township

The 1,700 acre is a planned commercial, industrial, and residential community is located between Routes 309, 78, and 378. It is home to headquarters of Olympus and ALDI. The Promenade Shops at Saucon Valley houses over 475,000 square feet of upscale retail and restaurant space. Penn State University opened the Lehigh Valley campus within the corporate center in 2009.

In 2012, the Donald B. and Dorothy L. Stabler Foundation, gifted the remaining vacant land in the center to Lehigh University. It incorporates approximately 755 acres and is planned for campus expansion, commercial development, and the preservation of open space.

Adjacent, but not associated with the Lehigh land, 203 acres, the former site of Center Valley Club Golf Course which closed in 2011, remains vacant. An adjacent 17-acre site, which has been slated for a hotel and banquet facility, also remains undeveloped.

4. Old Saucon, Upper Saucon Township

Designed as a mixed-use, “traditional neighborhood”, Old Saucon is planned to occupy the 71 acres on Route 378 across from the intersection with Center Valley

Parkway. Currently, in the approval process in both Upper and Lower Saucon, Old Saucon is planned to contain nearly 70,000 square feet of retail space, 14 apartments, 56 single-family units, and 26 twin units.

5. Center City Lehigh Valley, City of Allentown

Occupying the corner of 7th and Hamilton Streets, the multi-building, multi-use complex is to contain over 350 luxury apartments, 650,000 square feet of office space, 50,000 square feet of retail, and an 8,000 sq. foot restaurant in Phase I alone. The Phantoms Hockey Arena is under construction and scheduled to open for the 2014 Season. The Lehigh Valley Health Network’s Sports Medicine and Fitness Destination Center is located in the facility. A hotel, banquet, and conference center is planned to open in the spring of 2014.

6. Madison Farms, Bethlehem Township

Broke ground in December 2013 on the 100+ acre parcel of former farmland to construct a multi-use complex. The development will feature 566 apartments, 271 single-family or town homes, 140,000 square feet in retail space and 35 acres of open space, including ponds, gazebos and neighborhood parks. A Shop-Rite supermarket is to be the anchor retail space.

7. Fed Ex, Allen Township

Federal Express is planning to construct a 1.3 million-square-foot FedEx Ground center on Willowbrook Road, on a portion of a 253 acre parcel for sale by the

Lehigh Valley airport. The remainder of the 253 acre parcel is to be subdivided for sale for industrial uses as well.

8. Northampton Crossings, Lower Nazareth

Located at the intersection of Routes 33 and 248, this retail shopping area has over 622,000 square feet of space. Kohl's, Regal Cinemas, Sam's Club, and Wal-Mart are anchor franchises in this center. Not associated with the center, but located across the street are a Wegman's grocery store and a Target.

9. Chrin Commerce Centre, Palmer Township

Construction for a new interchange with Route 33 has created a gateway to Main Street in Palmer Township and nearby Tatamy Borough. The Chrin Commerce Center is over 800 acres planned for commercial and industrial uses. Phase 1, with Porsche as the anchor project, features 4-8 acre lots for light industrial and office uses. A corporate office campus, hotels, restaurants and additional retail operations are expected to be developed in Phases 2 & 3 of the Centre.

10. Prologis Park 33, Lower Nazareth

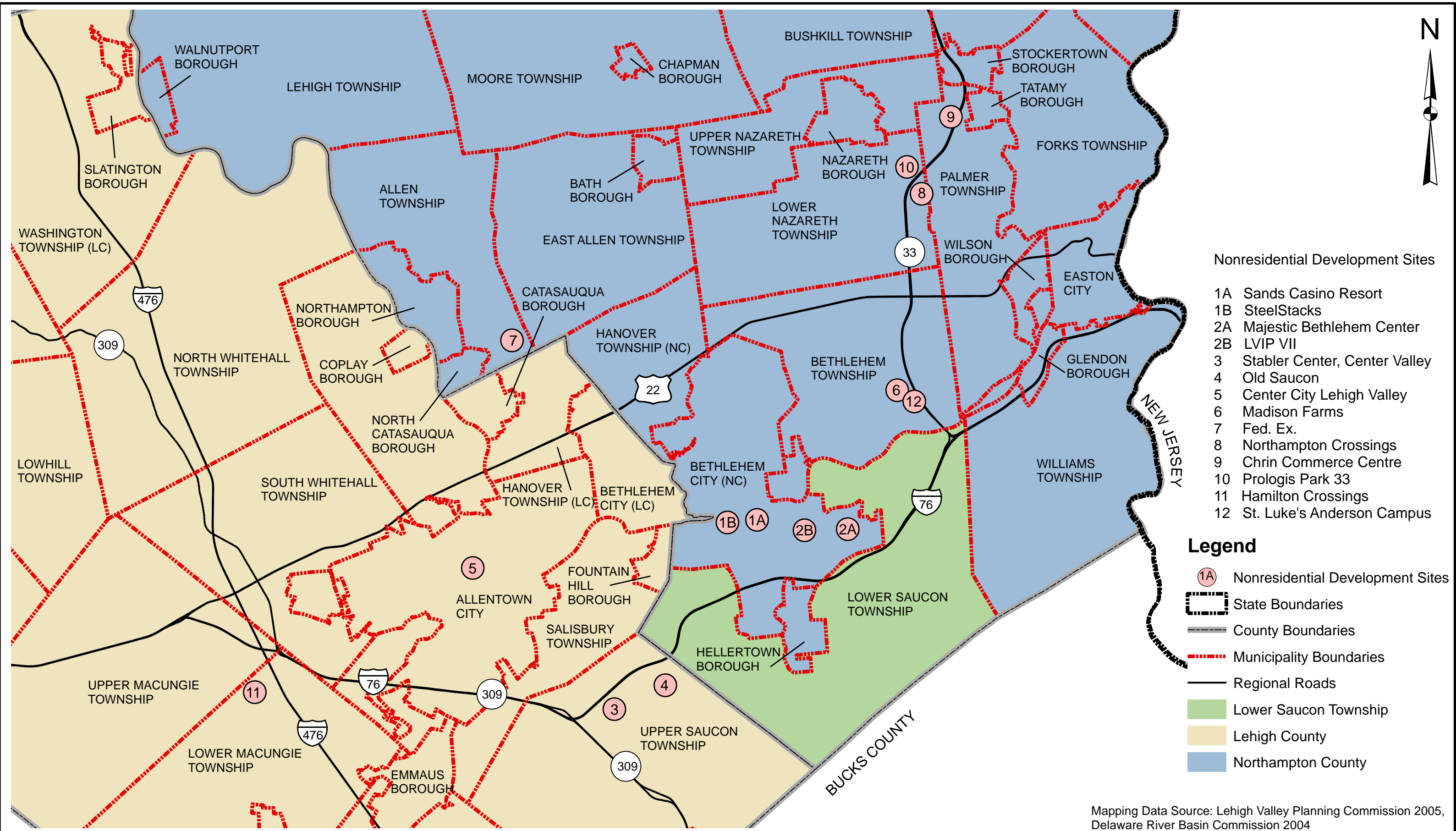
The Prologis Park 33 near the intersection of Routes 248 and 33 in Lower Nazareth is a enormous warehouse and distribution center. It comprises two facilities totaling 1.8 million square feet. BMW occupies 870,000 square feet. Other tenants include B&G Foods and Walgreens.

11. Hamilton Crossings, Lower Macungie Township

A commercial, town-center project located on Route 222 at the intersection with Hamilton Boulevard. This project is located on 63 acres of a former industrial mining site. Costco, Target, and Whole Foods have been identified as the anchor tenants and it is planned to accommodate over 600,000 square feet of retail and restaurant space. It is currently in the approval process.

12. St. Luke's Anderson Campus

The newest facility in the St. Luke's health network, the center contains a hospital, a Medical Office Building and a Cancer Center. It is located at the intersection of Route 33 and Freemansburg Road.



- 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