

REGIONAL NONRESIDENTIAL DEVELOPMENT AND LAND USE ANALYSIS

Lower Saucon Township
Northampton and Lehigh Counties

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 Freemanburg Road.