

**Land Use Assumption Report
Upper Saucon Township, Lehigh County**

Final Report

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TABLE OF CONTENTS

	PAGE
I. Introduction.	1
II. Existing Trends	2
III. Projected Land Use	12
IV. Transportation Service Areas	15

List of Tables

1. Upper Saucon Township Population Growth Trends	4
2. Upper Saucon Township Housing Growth Trends .	6
3. Existing Land Use For Upper Saucon Township. .	8
4. Upper Saucon Township Tabulation of Anticipated Development	17

List of Figures

1. Upper Saucon Township Population Growth Trends	5
2. Upper Saucon Township Housing Growth Trends. .	7

APPENDIX

Land Use Characteristics excerpted from Upper Saucon
Township Comprehensive Plan

EXHIBITS

1. Future Land Use Assumptions Plan
Maps
2. Transportation Service Areas

I. INTRODUCTION

The Upper Saucon Township Board of Supervisors established the Transportation Impact Fee Advisory Committee by Resolution No. 92-21, dated September 8, 1992. This Committee has been charged with the preparation of this Land Use Assumption Report as well as a Roadway Sufficiency Analysis and a Capital Improvement Plan. The Committee will be assisted in these tasks by the Township Staff and its Consultants. The studies will be prepared to adhere to the requirements of PA Act 209 of 1990.

This Land Use Assumption report provides a description of the existing and projected land uses within the Township. The report utilizes a ten year projection (1993-2002) for the future condition. This period was chosen because it provides a reasonable period of time for the planning of capital improvements within the Township.

II. EXISTING TRENDS

The Transportation Impact Fee Advisory Committee (the Committee as used below) reviewed available information from several sources to determine existing trends. Below is a summary of the information considered.

A. POPULATION, HOUSING AND EMPLOYMENT

The projection of development within the ten year analysis period of 1993-2002 must consider both the existing and projected trends in population, housing and employment within the Township.

Table 1 indicates the Township's existing and projected population trends from 1970 through 2010. This information is based on Lehigh-Northampton Joint Planning Commission reports. Although the rate of growth significantly decreased from 1980 to 1990, an increase is anticipated over the next 20 years. The Committee reviewed this decrease and felt that it resulted from the lack of public water and sewage to most areas of the Township at that time. Figure 1 displays this data graphically. The Joint Planning Commission projects population in the Township to grow by approximately 1,100 between 1993 and 2003.

Various sources were contacted to attempt to obtain employment information for Upper Saucon Township:

1. The Joint Planning Commission was contacted to determine if census data was available. They could only provide information regarding where residents in the Township work, but could not provide information on employment within the Township.
2. The School District was contacted to determine if employment data could be obtained from their earned income tax records. They did not have information available on the individual municipalities in the District.
3. The Township does not have an Occupational Privilege Tax, therefore they had no information regarding employment within the Township.

Due to the above, no past history could be established for employment trends.

Table 2 and Figure 2 indicate the housing growth trends for Upper Saucon Township between 1984 and 1992. Table 2 shows that in recent years the single family detached home accounts for the majority of the housing development. This data indicates that 372 residential units were constructed during the last nine years.

B. LAND USE

At the present time, Upper Saucon Township serves mostly as a suburban bedroom community. Table 3 shows the existing land use distribution in the Township in 1990. Residential land use accounts for 28.5% of the Township's total land area and is located throughout the Township. Agriculture and undeveloped land account for 51.1% of the Township. Agricultural zoned land is located in the northwest region of the Township, while the undeveloped land is scattered throughout the Township.

Commercial development is primarily located along Rt. 309 and Rt. 378 and accounts for a very small percentage of the total land area. The majority of the industrial development is located in the northeast section of the Township and currently represents a small land use percentage. Stabler Land Company, however, proposes major office uses in the Stabler Executive Center and industrial and commercial development on their appropriately zoned land holdings. The Appendix includes more detail on land use characteristics within the Township excerpted from the Upper Saucon Township Comprehensive Plan.

TABLE ONE

POPULATION TRENDS
UPPER SAUCON TOWNSHIP
LEHIGH COUNTY, PA

<u>YEAR</u>	<u>POPULATION</u>	<u>% CHANGE</u>
1970	7,954	
1980	9,635	21.1%
1990	9,775	1.5%
2000	11,027	12.8%
2010	11,749	6.5%

SOURCE: Lehigh-Northampton Joint Planning Commission
Housing Information Package: 1991 Edition and Selected 1990
Census Data from the "Short Form" for Lehigh and Northampton
Counties & Municipalities

FIGURE ONE

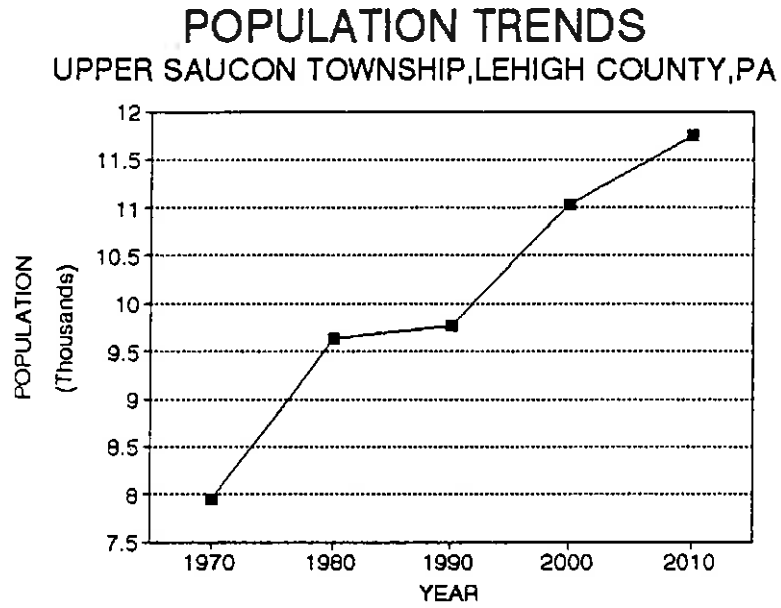


TABLE TWO

HOUSING GROWTH TRENDS
UPPER SAUCON TOWNSHIP
LEHIGH COUNTY, PA

<u>YEAR</u>	<u>SINGLE FAMILY</u>	<u>MOBILE HOMES</u>	<u>APARTMENTS</u>	<u>TOTAL</u>
1984	30	0	-	30
1985	44	0	-	44
1986	40	0	-	40
1987	54	0	-	54
1988	70	1	-	71
1989	31	0	-	31
1990	19	0	-	19
1991	32	0	-	32
1992	51	0	-	51
<u>TOTAL</u>	371	1	-	372
1993 *	37	0	-	37

SOURCE: Lehigh-Northampton Joint Planning Commission
Housing Information Package: 1991 Edition

* Thru 5/21/93

FIGURE TWO

HOUSING GROWTH TRENDS UPPER SAUCON TOWNSHIP, LEHIGH COUNTY, PA

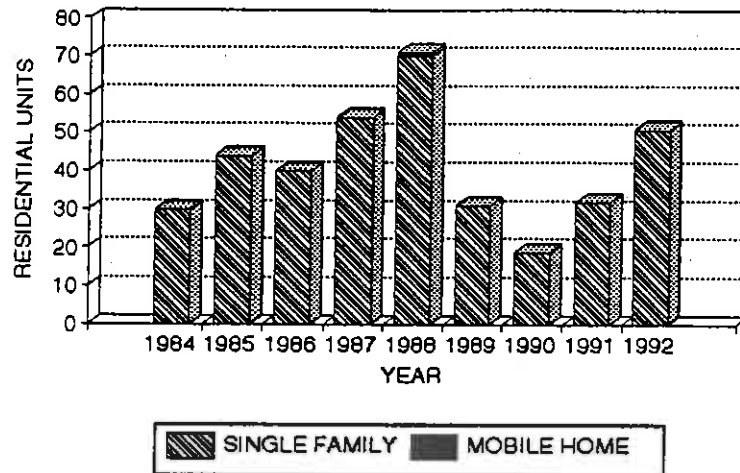


TABLE THREE
EXISTING LAND USE FOR
UPPER SAUCON TOWNSHIP 1990

LAND USE CATEGORY	ACRES	% OF TOTAL LAND AREA
Residential	4,593.6	28.5%
Commercial	41.3	0.3%
Industrial	681.3	4.2%
Wholesale and Warehousing	22.5	0.1%
Transp, Comm and Utilities	771.9	4.8%
Public & Quasi Public	544.8	3.4%
Parks and Recreation	1,239.6	7.7%
Agriculture and Vacant	8,239.0	51.1%
TOTAL	16,134.0	100 %

Source: Lehigh Northampton Joint Planning Commission

C. TRANSPORTATION

The transportation element of the "Comprehensive Plan" states "Upper Saucon has excellent regional accessibility. The Township is linked to the Lehigh Valley Region by two major highways--PA. Route 309 and PA. Route 378. Route 309 provides a convenient link to Allentown and points north and to Quakertown and other Bucks County municipalities to the south. Route 378 provides direct access to the City of Bethlehem and Northampton County. Both of these highways also provide access to U.S. Route 22. With the exception of PA. Route 309 and PA. Route 378, all the other roads in the Township are oriented more toward either collecting local traffic or providing access to individual properties rather than toward moving traffic."

"Upper Saucon's road system provides relatively good internal circulation, although east-west movement across the Township is somewhat limited because of Route 309."

Since the preparation of the Comprehensive Plan, the Pennsylvania Department of Transportation has completed construction and opened to traffic, I-78 within the Township. I-78 is a 4 and 6 lane, Interstate Expressway which crosses the northeast corner of the Township. A major interchange has been constructed with PA 309 and South Fourth Street. This highway improves both regional and national access to the Township.

Also, a partnership project was begun to construct Center Valley Parkway, from PA 309 to PA 378. This project is a partnership between Stabler Land Company and the Pennsylvania Department of Transportation. To date the western portion of this project is completed.

As listed in the Comprehensive Plan, roads within the Township are classified as one of the following:

1. Interstate - Provide high speed connection between states, with limited access
2. Expressway - Provide high speed connection between major population districts

- 3. Arterial - Provide access between major parts of counties
- 4. Collector - Provide connections between arterials
- 5. Local - Provide direct access to adjoining property

Below is the Comprehensive Plan's classification for various roads in the Township.

Interstate

I-78 (Route 309 where they overlap)*

Arterial

Rt. 378
 Rt. 309 (from I-78 to Bucks County)*

Collector

Blue Church Road	Beverly Hills Road*
Camp Meeting Road	Mill Road
Chestnut Hill Road	Oakhurst Drive
Church Road	Passer Road
Flint Hill Road	Preston Lane
Glen Road	Saucon Valley Road
Lanark Road	Spring Valley Road
Landis Mill Road	State Street
Landis Street	Station Avenue
Limeport Pike	Stones Throw Road
Locust Valley Road	Taylor Drive
Main Street	Vera Cruz Road
	Center Valley Parkway*
	Saucon Creek Road*

Local Roads

Applebutter Hill Road	Spring Drive
Carlton Road	Susan Road
Forest Drive	Suter Road
Honeysuckle Road	Tumblebrook Road
Hopewell Road	Valley Road
Kozy Korner Lane	Walnut Lane
Liberty Road	Wards Lane
Old Bethlehem Pike	Weyhill Drive
Price Road	Wimmer Road
Robin Lane	

* Modified by the Transportation Impact Fee Advisory Committee.
Some additional modifications may be warranted when the Roadway
Sufficiency Report is completed.

III. PROJECTED LAND USE

A. APPROVED AND POTENTIAL DEVELOPMENTS

From information provided by the Township Planning and Zoning Department, a table was prepared listing those developments which were approved but not yet "built out" and those planned developments about which the Township had knowledge. The Committee reviewed this information on a project-by-project basis and made a determination of the number of units within each development estimated to be completed and occupied by the year 2003. This information is presented in Table 4 and is summarized below.

The location of these developments are shown on the attached Exhibit 1, Future Land Use Assumptions Plan.

B. ADDITIONAL DEVELOPMENTS

The Committee then reviewed the remaining lands of the Township, the availability of public utilities and the development potential of these vacant properties. In addition, they have received reports from representatives of Stabler and Allentown College in regard to their organizations' development plans. The residential building industry representatives on the Committee also provided insight into current trends in the residential home market. Based on the above, additional developments were identified which the Committee anticipated to be constructed and occupied by the year 2003.

Where specific locations for potential development are identified, these locations are also shown on Exhibit 1.

C. SUMMARY OF DISCUSSION ITEMS

The Committee then entered into a great deal of discussion in regard to the future development potential of the Township over the next 10 years. Consideration was given to the following:

1. The Joint Planning Commission population forecast for the Township. Based on this information, it was anticipated that the population will increase

by approximately 1,100 in the next 10 years. This could account for approximately 550 new residential units.

2. Over the past 9 years, 372 building permits were issued for residential units. Excluding the years during which sewer and water capacity was not available, the Committee estimated that approximately 500 units would have been built in ten years.
3. The Committee discussed that the low rate of growth within the Township, from 1980 to 1990, was caused by the lack of public water and sewer. The Township has expanded these services and public utilities are no longer seen as an impediment to development.
4. Based on the presentation by Stabler Land Development Company, the proposed development of their property in the design period could generate in excess of 10,000 new jobs. The Committee felt that this development was possible. They also felt that these new employment opportunities would result in a spin off need for additional residential units. Consideration was given for the proximity of proposed residential development to these new jobs and the availability of residential units in the region.

As a result of the above, the Committee, for the purpose of this report, anticipated that residential development over the design period will be significantly larger than the past trends and that population growth will exceed previous Joint Planning Commission Estimates.

D. SUMMARY OF PROJECTED DEVELOPMENT 1993 - 2003

Residential

One thousand and seventy nine (1,079) of the presently approved housing units will become occupied. These units are ninety percent (90%) single family units and ten

percent (10%) multi-family. An additional 750 new housing units are also expected. These units will be a mix of single family and multi-family.

Industrial

Four hundred and one thousand square feet (401,000 sq. ft.) of the presently approved industrial development are anticipated during the next ten years. An additional three hundred and twenty five thousand square feet (325,000 s.f.) is expected.

Commercial

Three areas of future commercial development were identified. They are:

1. Stabler Business Service Center - 130,000 s.f., located within Stabler Center.
2. 59 acres of commercial zoned land exists along PA 309 near the Valley Road intersection. Only 10% of this land is presently developed.
3. 17 acres of commercial zoned land exists along PA 378, near Old Bethlehem Pike. Only 25% of this land is presently developed.

Office

Office development is proposed by Stabler Land Company in their Office Research and Technology Area. They estimate that 1,900,000 s.f. would be built by 2003.

In addition to the residential and industrial development indicated above, Stabler Land Company proposes a conference center providing an 180 unit hotel within the 10 year analysis period.

IV. TRANSPORTATION SERVICE AREAS

Based on the analysis of land use within Upper Saucon Township, the Transportation Impact Fee Advisory Committee identified four Transportation Service Areas. The legislation specifies that a Transportation Service Area (zone) must not exceed seven square miles. Below is a summary of these zones. The areas are indicated in Exhibit 2, the Transportation Service Area map. The areas and the existing land uses are described below.

The boundaries of the zones are generally defined by zoning boundaries or property lines.

The Transportation Impact Fee Advisory Committee has determined that some portions of the Township within these four zones should be excluded for one of the following reasons:

1. The property is currently developed to near "built-out" condition and to the highest and best use allowed by current zoning.
2. Environmental constraints, lack of available utilities and various other factors, will restrict development of the property.
3. The property is currently in use as a park, school or cemetery.

Zone One

Zone One is the 6.95 square mile central portion of the Township. This zone includes the majority of the area of the Township which has easy access to water and sewage. This zone includes the majority of the proposed development. It also includes most of the intersections which the Committee has requested to be studied. Some portions of this zone were excluded by the Committee due to their being fully developed.

Zone Two

Zone Two is the 5.49 square mile, southern section of the Township. This zone is located east of Lower Milford Township, north of Springfield Township, west of the Borough

of Coopersburg and Zone 1, and south of Zone 3. The Committee identified several approved subdivisions in this zone, however additional developments, during the analysis period, are not anticipated. No study intersections were proposed in this zone. If any new developments which will be significant traffic generators, are proposed it will be necessary to re-evaluate this zone.

Zone Three

Zone Three is the northern 5.36 square mile portion of the Township. It is bounded on the north by Salisbury Township, on the east by Lower Saucon Township, on the south by I-78 and Zone 2; and on the west by Upper Milford Township. This zone is primarily composed of South Mountain Conservation Area, agricultural land and the I-78 right-of-way. Due to the above, the Transportation Impact Fee Advisory Committee did not identify any significant potential traffic generators in this zone. No study intersections were proposed in this zone. If any new developments which will be significant traffic generators are proposed, it will be necessary to re-evaluate this zone.

Zone Four

Zone Four is the 5.60 square mile southeastern portion of the Township. It is bounded on the east by Lower Saucon Township, on the south by Springfield Township and on the north and west by Zone 1. This zone is composed of Saucon Valley Country Club, Tumblebrook Golf Course, Camp Helena, Allentown College and several areas with environmental constraints (steep slopes and wetlands). Due to the above, the Committee identified only a few minor developments. No study intersections were proposed in this zone. If any new developments which will be significant traffic generators are proposed, it will be necessary to re-evaluate this zone.

TABLE FOUR
UPPER SAUCON TOWNSHIP
TABULATION OF ANTICIPATED DEVELOPMENT

ID #	NAME OF DEVELOPMENT	TYPE OF DEVELOPMENT	# OF UNITS OR S.F.	UNITS OR S.F. COMPLETE BY 2003	# BLDG. PERMITS AS OF 4-15-93	REMAINING UNTIL 2003	SERVICE AREA
A	KOZY KORNER ESTATES	SFR	3	2	1	1	3
B	HIGHFIELD FARMS	SFR	6	6	0	5	2
C	DAVID MILLER	SFR	3	3	1	2	3
D	EDWARD RING	SFR	3	3	3	0	2
E	JOHANNA WANDERLER	SFR	3	2	0	2	2
F	COUNTRYSIDE	MFR	340	340	0	340	1
G	SAUCON MEADOW	SFR	20	20	7	13	1
H	BLUE RIDGE ESTATES	SFR	145	130	0	122	1
I	ORCHARD TERRACE	MFR	74	16	0	16	1
J	CARDINAL HILL	SFR	6	6	0	5	1
K	SAUCON CREEK ESTATES	SFR	63	65	5	50	2
L	BLUE CHURCH FARMS	SFR	17	15	21	24	2
M	ROBIN ESTATES	SFR	7	6	0	6	1
N	MILLVIEW ESTATES	SFR	7	6	2	4	2
O	PAUL TETTNER	SFR	3	2	1	1	2
P	WILLIAM SNYDER	SFR	2	2	1	1	2
Q	TARA LEE	SFR	12	10	3	7	2
R	DEER HOOD III	SFR	19	16	0	16	2
S	THE LAURELS	SFR	42	36	1	35	2
T	GUM CLUB ESTATES	SFR	25	20	0	20	2

TABLE FOUR (CONT.)
UPPER SAUCON TOWNSHIP
TABULATION OF ANTICIPATED DEVELOPMENT

ID #	NAME OF DEVELOPMENT	TYPE OF DEVELOPMENT	# OF UNITS OR S.F.	UNITS OR S.F. COMPLETE BY 2003	# BLDG. PERMITS AS OF 4-15-93	REMAINING UNITS UNTIL 2003	SERVICE AREA
U	COLONIAL CREST	SFR	30	25	0	25	2
V	ORCHARD ESTATES	SFR	7	5	3	2	2
N	HILLSIDE MANOR	MFR	207	100	0	100	2
X	LAURISA MANOR	SFR	20	6	0	5	1
Y	WOODCREST	MFR	30	12	0	12	1
Z	SPRING VALLEY FARMS	SFR	15	11	5	6	1
AA	MEYHILL	SFR	82	60	0	60	1
BB	MEYHILL WOODS I	SFR	6	1	0	1	1
CC	FARM HERONS	SFR	5	5	5	0	1
DD	WOODBIDGE	SFR	11	8	0	8	1
EE	WOODFIELD	SFR	17	9	0	9	1
FF	PREFERRED ESTATES	SFR	12	8	1	1	1
GG	TOMAS T. TE	SFR	6	2	0	2	1
HH	GUBITOSI ACRES	SFR	17	12	0	12	1
II	FOREST GROVE	SFR	6	2	0	2	2
JJ	WINTERCREEK	SFR	13	8	0	8	2
	SCATTERED DEVELOPMENT			180	0	150	ALL
	TOTAL EXISTING & PROPOSED RESIDENTIAL		1,314	1,150	71	1,079	

TABLE FOUR (CONT.)
UPPER SAUCON TOWNSHIP
TABULATION OF ANTICIPATED DEVELOPMENT

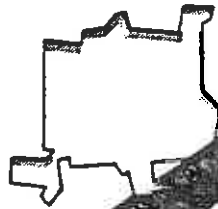
ID #	NAME OF DEVELOPMENT	TYPE OF DEVELOPMENT	# OF UNITS OR S.F.	UNITS OR S.F. COMPLETE BY 2003	# BLDG. PERMITS AS OF 4-15-93	REMAINING UNTIL 2003	SERVICE AREA
IA	CHEMNAV FLEX	I	51,000	26,000	0	26,000	1
IB	PLDI DISTRIBUTION	I	375,000	375,000	0	375,000	1
	TOTAL EXISTING AND PROPOSED INDUSTRIAL		426,000	401,000	0	401,000	
FRA	LICHTENHALNER	SFR	100	100	0	100	1
FRB	LIBERTY ROAD	SFR,NFR	250	250	0	250	1
FRC	STABLER RESIDENTIAL	SFR,NFR	400	400	0	400	1
	TOTAL FUTURE RESIDENTIAL		750	750	0	750	
FIA	STABLER NEST	I	295,000	295,000	0	295,000	1
FIB	LUTRON	I	30,000	30,000	0	30,000	1
	TOTAL FUTURE INDUSTRIAL		325,000	325,000	0	325,000	
FORA	STABLER EXEC. CENTER	ORT	1,900,000	1,900,000	0	1,900,000	1
	TOTAL FUTURE OFFICE RESEARCH TECHNOLOGY		1,900,000	1,900,000	0	1,900,000	
FCCA	STABLER CONF. CENTER	HOTEL	180	180	0	180	1
	TOTAL FUTURE CONFERENCE CENTER		180	180	0	180	

APPENDIX
Land Use Characteristics excerpted from
Upper Saucon Township Comprehensive Plan

The following pages were reproduced from the 1983, Upper Saucon Township Comprehensive Plan. Please note that some changes have occurred within the Township since then. Most notably, the abandonment of mining industry and the beginning of the Office, Research and Technology Use. Therefore, this information is not totally current.

COMPREHENSIVE PLAN

Upper Saucon Township



Lehigh County, Pennsylvania

LAND USE CHARACTERISTICS

Planning for the future growth and development of Upper Saucon Township requires matching existing conditions and opportunities with future needs in the most practical way possible.

Knowing how land is used today is important to planning for two major reasons: 1) existing land use conflicts can be identified and ways can be sought to resolve these conflicts and 2) future land uses that are compatible with existing uses and meet future needs can be planned.

OVERALL DEVELOPMENT PATTERN

Concentrated residential development is the prevailing development pattern in Upper Saucon Township. However, recent development has deviated from this pattern by locating throughout the Township primarily on land that was formerly agriculture (Map 5).

The rapid growth of Upper Saucon Township as a suburban bedroom community, particularly in the last 20 years, may be attributed to two major features: 1) proximity to the cities of Allentown and Bethlehem, thereby enabling the township to readily absorb "spillover" population seeking a suburban and rural living environment, and 2) the availability of land in Upper Saucon for prospective single family homeowners as well as for large scale developers.

Table 7 shows how the distribution of land uses has changed in the Township between 1966 and 1982. Most notable are the increases in park and recreational land. Upper Saucon also had nearly 1,400 acres less land undeveloped and in agriculture use in 1982 than in 1966. This means that while 72 percent of the Township's land was in agricultural use and undeveloped in 1966, about 63 percent of the land was used this way in 1982. During this sixteen year period there was a loss of total commercial and industrial land.

Table 7

LAND USE TRENDS
Upper Saucon Township 1966-1982

LAND USE CATEGORIES	1966		1982		% Change 1966-1982
	Acres	% of Total Land Area	Acres	% of Total Land Area	
Residential	3,632	22.7	3,985	24.8	+ 2.1
Commercial	80	0.5	69	0.4	- 0.1
Industrial	80	0.5	62	0.4	- 0.1
Public & Institutional	464	2.9	456	2.9	0.0
Parks & Recreation (Private) (Public/Quasi-Public)	304	1.9	1,344 (1,082) (262)	8.4 (6.8) (1.6)	+ 6.1
Agricultural	10,400	65.0	6,555	41.0	- 24.0
Undeveloped	1,040	6.5	3,529	22.1	+ 15.6
TOTAL	16,000	100%	16,000	100%	

SOURCE: Land Use Data Summary Report, Joint Planning Commission Lehigh-Northampton Counties, August 1966 and Urban Research & Development Corporation Land Use Survey, July 1982.

The Existing Land Use Map (Map 6) indicates those areas of Upper Saucon Township now occupied by residential, commercial, industrial, recreational and other uses.

AGRICULTURAL USE

Productive agricultural land is dwindling as new development takes its place. Since the most prime agricultural land tends to be relatively level and well-drained, it is suitable for development. Between 1966 and 1982, there has been a 24 percent decrease in the amount of agricultural land. Some farms have been sold in their entirety while portions of others have been sold off on a lot-by-lot basis.

Despite the loss of farmland, agriculture still represents a significant land use in the Township. The majority of farms lie within the broad limestone valley stretching across the center of the Township. Some are scattered in the southwest and northwest corners, and all are essentially

small and moderately sized (20-150 acres) farms. Furthermore, due to the excellent soils and temperate growing season of the region, agriculture has remained a productive and profitable activity in Upper Saucon Township.

As of July 1982, a total of 4,277 acres of land have been coveyed with Lehigh County under Acts 515 and 319 to keep this land in agriculture/open space. This represents 27 percent of the Township's total land area or 42 percent of the nearly 10,100 acres of land that is in agricultural use and land that is undeveloped.

RESIDENTIAL DEVELOPMENT

Residential areas are a predominant land use in Upper Saucon Township. About 1/4 of the Township's total land area is developed in housing. This development has tended to cluster around existing development and around the built-up areas of Coopersburg, Center Valley and Lanark. However, major new subdivisions have been developed primarily in the western portion of the Township along the Limeport Pike (Sunset Acres) and in the area of Blue Church and Glen Roads (Chestnut Hill Acres, Glenn Hill Estates).

COMMERCIAL USE

Though commercial uses comprise less than one percent of all land in the Township, it is one of the predominant activities along Route 309 from Lanark to Coopersburg. In fact, the majority of all commercial activity in the Township is located along this heavily travelled highway. Motels, restaurants, service stations and retail outlets in this area primarily serve the needs of motorists and travellers passing through the Township along Route 309, though in fact they are patronized by local residents as well. Commercial uses throughout the remainder of the Township are limited to small restaurants, taverns and home repair services.

INDUSTRIAL DEVELOPMENT

Industrial land use in Upper Saucon Township is almost exclusively confined to the properties of the Stabler Land Company located in the northeast section of the Township outside the village of Freidensville. The company maintains a production facility on approximately 50 acres at the intersection of Saucon Valley and Camp Meeting Roads as well as an extensive mining operation located northeast of the plant. The plant has access to major arterials (Routes 309 and 378) via Saucon Valley Road.

Industrial uses currently occupy only 62 acres of land, less than one percent of the Township's land area.

PUBLIC/INSTITUTIONAL USE

Public, semi-public and institutional uses account for just under three percent of all land use in Upper Saucon. However, collectively they represent a vital and necessary part of living in the Township. Schools, colleges, churches and libraries provide invaluable public services and are essential in creating a character and identity for the community. These uses are described in greater detail in the Community Facilities report.

PARK/RECREATIONAL USE

One of the most significant changes in land use in the Township over the last ten years has occurred in the amount of acreage devoted to recreational uses (1.9% to 8%). This change has not occurred because of substantial land in public/quasi-public land. The Township does not operate any public recreational facilities of its own, and the vast majority of recreational space that does exist is comprised of four large golf courses. That is why, as shown in Table 7, that 81 percent of the parks and recreation land in the Township is privately owned. Park and recreational facilities are discussed further in the Community Facilities and Services section of the Plan.

UNDEVELOPED LAND

Undeveloped land accounts for about 22 percent of the Township's entire land area. Information concerning undeveloped land is useful in planning for the future of Upper Saucon Township. Future development potential can be more accurately assessed, a "population holding capacity" can be determined, and needed community facilities and capital improvements can be identified. The systematic examination of all the remaining undeveloped land also provides an essential step in planning for the most logical future use of this land. It is noteworthy that 4,277 acres or 27 percent of the total land area in the Township is being preserved under Act 515 and 319 (Map 7).

REMAINING DEVELOPABLE LAND

Undeveloped and agricultural land which is unsuitable for development because of steep slopes (15% or greater), flood-prone alluvial soils, high water table and hazardous limestone geology has been subtracted from the total amount of vacant and undeveloped land to determine the amount of remaining developable land in Upper Saucon Township. The 5,600 acres of remaining developable land is distributed relatively evenly throughout the Township. Most remaining developable land exists in residential zoning districts, particularly the Suburban Residential (R-2) District where approximately half acre lots for single family homes would be permitted.

Table 8 indicates the distribution of the remaining developable land within each of the current six zoning districts in the Township.

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One of the most significant changes in land use in the Township over the last ten years has occurred in the amount of acreage devoted to recreational uses (1.9% to 8%). This change has not occurred because of substantial land in public/quasi-public land. The Township does not operate any public recreational facilities of its own, and the vast majority of recreational space that does exist is comprised of four large golf courses. That is why, as shown in Table 7, that 81 percent of the parks and recreation land in the Township is privately owned. Park and recreational facilities are discussed further in the Community Facilities and Services section of the Plan.

UNDEVELOPED LAND

Undeveloped land accounts for about 22 percent of the Township's entire land area. Information concerning undeveloped land is useful in planning for the future of Upper Saucon Township. Future development potential can be more accurately assessed, a "population holding capacity" can be determined, and needed community facilities and capital improvements can be identified. The systematic examination of all the remaining undeveloped land also provides an essential step in planning for the most logical future use of this land. It is noteworthy that 4,277 acres or 27 percent of the total land area in the Township is being preserved under Act 515 and 319 (Map 7).

REMAINING DEVELOPABLE LAND

Undeveloped and agricultural land which is unsuitable for development because of steep slopes (15% or greater), flood-prone alluvial soils, high water table and hazardous limestone geology has been subtracted from the total amount of vacant and undeveloped land to determine the amount of remaining developable land in Upper Saucon Township. The 5,600 acres of remaining developable land is distributed relatively evenly throughout the Township. Most remaining developable land exists in residential zoning districts, particularly the Suburban Residential (R-2) District where approximately half acre lots for single family homes would be permitted.

Table 8 indicates the distribution of the remaining developable land within each of the current six zoning districts in the Township.