

APPENDIX A

Demographic Characteristics

What follows is a summary of population, housing, and other demographic characteristics of Bethlehem's North and West Side neighborhoods. This information helps to describe neighborhood conditions on a quantitative level. Using this information, it is possible to compare different neighborhoods within the Elm Street Study Area, and compare the Study Area to the City.

The Elm Street Study Area is defined by U.S. Census Block Group boundaries, which are subdivisions of Census Tracts. The 21 complete block groups that compose the Study Area are shown on Maps 16 through 18 in this chapter. In the text, a shorthand number is used where, for example, 93-1 signifies Census Tract 93, Block Group 1. Some data are analyzed at this scale, and some at the Census Tract or neighborhood level.

Population and Density

The 2000 U.S. Census reports 21,603 residents in the Elm Street Study Area, which is nearly one third of Bethlehem's total population of 71,329. The total land area of the Study Area is 3.17 square miles, only a sixth of the total land area of Bethlehem (Table A-1). As a result, the Study Area is nearly twice as densely-populated (6,816 persons per square mile) as the City as a whole (3,679 persons per square mile). The most densely-populated neighborhoods are in the Near North Side, especially between Main and New Streets, and the close-in neighborhoods of the West Side. Table A-1 below summarizes the population and population densities of the 21 census block groups. Map 16 shows the various neighborhood densities.

**Table A-1
Population and Population Density
Census Block Groups**

| Census Block Group | Population (2000) | Persons per Square Mile |
|---------------------------|--------------------------|--------------------------------|
| 93-1 | 920 | 5,296 |
| 93-2 | 745 | 4,940 |
| 93-3 | 617 | 2,875 |
| 94-1 | 1,206 | 6,442 |
| 94-2 | 817 | 8,089 |
| 94-3 | 650 | 1,944 |
| 94-4 | 1,256 | 7,934 |
| 95-1 | 840 | 6,840 |
| 95-2 | 1,120 | 8,609 |
| 95-3 | 944 | 12,705 |
| 95-4 | 1,081 | 13,684 |
| 95-5 | 960 | 5,150 |
| 106-6 | 1,136 | 9,506 |
| 106-7 | 1,284 | 12,613 |
| 106-8 | 571 | 1,953 |
| 107-1 | 1,218 | 9,838 |
| 107-2 | 2,165 | 22,576 |
| 107-3 | 797 | 9,950 |
| 107-4 | 644 | 4,663 |
| 108-1 | 920 | 10,599 |
| 108-2 | 1,712 | 7,835 |
| West Side | 11,156 | 5,833 |
| Near North Side | 7,815 | 8,212 |
| Center City | 2,632 | 8,621 |
| Study Area | 21,603 | 6,816 |
| City of Bethlehem | 71,329 | 3,679 |

Source: U.S. Census Bureau

Population Change

Changes in population over time can show not only migration patterns, but also the “health” of a neighborhood. For this data set, entire Census tracts are studied, due to the limits of 1990 Census data. Census Tracts 93 and 106 extend beyond the Elm Street Study Area. Population change was very modest between 1990-2000 (Table A-2). Census Tract 94 gained the most residents, largely public housing residents. Bethlehem’s Center City area (Census Tract 108) saw a 7 percent population growth, the second highest growth rate in the Elm Street Study Area. Neighborhoods east of Linden Street saw the greatest percentage loss of population (Census Tract 106), followed by neighborhoods north and west of West Broad Street and 8th Avenue (Census Tract 93).

**Table A-2
Population Change 1990-2000
Census Tracts**

| Census Tract | 1990 Population | 2000 Population | Number Change | Percent Change |
|-------------------|-----------------|-----------------|---------------|----------------|
| 93 | 3,251 | 3,213 | (38) | -1.2% |
| 94 | 3,550 | 3,929 | 379 | 10.7% |
| 95 | 4,759 | 4,945 | 186 | 3.9% |
| 106 | 6,806 | 6,672 | (134) | -2.0% |
| 107 | 4,784 | 4,824 | 40 | 0.8% |
| 108 | 2,469 | 2,632 | 163 | 6.6% |
| Total | 25,619 | 26,215 | 596 | 2.3% |
| City of Bethlehem | 71,428 | 71,329 | (99) | -0.1% |

Source: U.S. Census Bureau

Population by Age

A neighborhood’s needs can vary depending on the age of its residents. Neighborhoods with many school children may need more safe routes to school. Places with plentiful college-age residents may require more rental housing and a 24-hour social scene. Elderly residents may need more accessibility and smaller homes, while persons aged 25 to 45 need a safe place to raise a family.

Block Group 94-4, which contains the Parkridge public housing development, has the greatest percentage of school-aged children (Table A-3). Spring Street between 2nd and 8th Avenue also sees a high percentage of children (Block Group 95-4). College-age adults are extremely common in the neighborhood to the east of Moravian College (Block Group 107-4), where they make up nearly half of the population. The greatest concentration of the elderly are found in Block Group 94-1 in the West Side, which contains a religious nursing home. In general, the age composition of the Study Area is very similar to that of the City as a whole. Table A-3 shows the age breakdowns for the 21 Census Block Groups.

**Table A-3
Population by Age, 2000
Census Block Groups**

| Census Block Group | % of Persons Aged 0-17 | % of Persons Aged 18-24 | % of Persons Aged 25-44 | % of Persons Aged 45-64 | % of Persons Aged 65 + |
|--------------------|------------------------|-------------------------|-------------------------|-------------------------|------------------------|
| 93-1 | 21.9% | 6.7% | 30.3% | 23.6% | 17.4% |
| 93-2 | 23.4% | 4.3% | 28.3% | 22.4% | 21.6% |
| 93-3 | 21.7% | 6.5% | 27.1% | 24.5% | 20.3% |
| 94-1 | 15.8% | 4.6% | 19.0% | 22.1% | 38.6% |
| 94-2 | 23.5% | 8.8% | 36.2% | 17.7% | 13.7% |
| 94-3 | 17.2% | 12.9% | 35.7% | 20.5% | 13.7% |
| 94-4 | 39.3% | 9.5% | 30.6% | 14.2% | 6.4% |
| 95-1 | 21.8% | 6.9% | 34.5% | 22.0% | 14.8% |
| 95-2 | 20.5% | 10.8% | 33.2% | 22.4% | 13.4% |
| 95-3 | 22.9% | 10.3% | 35.0% | 21.0% | 10.9% |
| 95-4 | 25.4% | 7.0% | 35.8% | 20.4% | 11.4% |
| 95-5 | 16.4% | 12.7% | 38.6% | 18.1% | 14.1% |
| 106-6 | 21.9% | 7.7% | 30.5% | 24.2% | 15.7% |
| 106-7 | 21.7% | 8.6% | 30.5% | 22.4% | 16.7% |
| 106-8 | 15.4% | 5.6% | 31.3% | 28.9% | 18.7% |
| 107-1 | 22.7% | 8.6% | 31.7% | 21.7% | 15.3% |
| 107-2 | 13.4% | 47.6% | 19.8% | 12.0% | 7.3% |
| 107-3 | 22.6% | 8.5% | 34.1% | 21.6% | 13.2% |
| 107-4 | 22.4% | 13.8% | 30.7% | 14.8% | 18.3% |
| 108-1 | 16.3% | 8.6% | 32.6% | 21.0% | 21.4% |
| 108-2 | 10.2% | 10.1% | 27.6% | 20.4% | 31.7% |
| Study Area | 20.3% | 12.6% | 30.2% | 20.1% | 16.8% |
| City of Bethlehem | 21.0% | 14.4% | 26.6% | 20.1% | 17.9% |

Source: U.S. Census Bureau

Poverty Status

The percentage of people living below the poverty level is a useful indicator of distressed neighborhoods. The poverty level is a federally-established household income level based on household size. The highest poverty rates are found in Census Block Group 94-4, which contains the Parkridge public housing development south of West Broad Street, and Block Group 107-4, the Moravian College Neighborhood. The lowest poverty rates are found in the far west side neighborhoods along Union Boulevard (Block Group 93-2), and in the residential areas surrounding West Side Park (Block Group 94-2). The Elm Street Study Area had 8.5% of its population living below the poverty level, or 1,829 residents, nearly half of the city's 15% poverty rate. Table A-4 below lists poverty rates, which are displayed in Map 17.

**Table A-4
Poverty Status, 1999
Census Block Groups**

| Census Block Group | Percentage of People Living in Poverty | Census Block Group | Percentage of People Living in Poverty |
|--------------------|--|--------------------|--|
| 93-1 | 4.5% | 106-6 | 4.6% |
| 93-2 | 2.5% | 106-7 | 8.2% |
| 93-3 | 6.4% | 106-8 | 8.0% |
| 94-1 | 4.1% | 107-1 | 8.5% |
| 94-2 | 2.6% | 107-2 | 8.5% |
| 94-3 | 6.0% | 107-3 | 5.0% |
| 94-4 | 24.7% | 107-4 | 22.2% |
| 95-1 | 3.2% | 108-1 | 6.3% |
| 95-2 | 6.3% | 108-2 | 16.9% |
| 95-3 | 3.0% | Study Area | 8.5% |
| 95-4 | 13.6% | City of Bethlehem | 15.0% |
| 95-5 | 16.2% | | |

Source: U.S. Census Bureau

Means of Transportation to Work

The Census collects data on how people get to work. In the Study Area, as in most places nationwide, driving alone is the prevailing method, at 77% (Table A-5). About 10% of residents carpool, and slightly more than 2% use public transportation. More than 7% of Study Area residents walk to work. Compared to the Lehigh Valley as a whole, the Elm Street Study Area’s percentage use of public transportation is nearly doubled, as is walking. These statistics provide important insight on “walkability” and transit use.

**Table A-5
Means of Transportation to Work, 2000
Elm Street Study Area and the Lehigh Valley**

| | Elm Street Study Area | Lehigh Valley |
|--------------------------------|------------------------------|----------------------|
| Total Workers Ages 16 and Over | 10,732 | 273,601 |
| Drove Alone | 8,281 | 224,203 |
| % | 77.2% | 81.9% |
| Carpooled | 1,125 | 26,668 |
| % | 10.5% | 9.7% |
| Used Public Transportation | 251 | 3,735 |
| % | 2.3% | 1.4% |
| Drove Motorcycle | 13 | 124 |
| % | 0.1% | 0.0% |
| Rode Bicycle | 15 | 552 |
| % | 0.1% | 0.2% |
| Walked | 794 | 10,288 |
| % | 7.4% | 3.8% |
| Other Means | 38 | 1,075 |
| % | 0.4% | 0.4% |
| Worked at Home | 215 | 6,956 |
| % | 2.0% | 2.5% |

Source: U.S. Census Bureau

Housing Stock

The Elm Street Study Area contained 9,565 housing units in 2000, nearly one third of all housing units in the City. The housing stock in this area varies in type. The most common housing type is single-family attached, which includes duplexes and townhouses (also called “rowhomes”). Nearly 39% of all housing falls under this category (Table A-6). About 24% of housing units are single-family detached (stand-alone) homes. The remaining housing stock consists of units in multi-family structures. Nearly 19% of all housing units are found in buildings which contain 2 to 4 housing units. Many of these buildings are single-family homes that were converted into several apartments. The remaining 19% are housing units in buildings with 5 or more housing units. This includes primarily units in apartment buildings or apartment complexes. Mobile homes and other housing types numbered only 10 in the Study Area, and are therefore not included in Table A-6.

Single-family detached homes prevail in the neighborhoods west of Eighth Avenue and north of West Broad Street (Block Groups 93-1, 93-2, 93-3). Single-family duplexes and rowhomes are common in neighborhoods east of Linden Street (Block Groups 106-6, 106-7), and in the Near West Side (Block Groups 95-2 and 95-4). The Near North Side contains numerous buildings (many of them former single-family homes) with 2 to 4 housing units (Block Groups 107-1, 107-2, 107-3). This trend is also common in the east end of Center City (Block Group 108-1), and in the Near West Side just south of Broad Street (Block Group 95-3). Housing units in buildings with 5 or more units are the rule in Center City (Block Group 108-2). Such units are also common in Block Group 94-3, which contains the Oak Hollow apartment complex, and in Block Group 95-5, which envelops the apartment complexes along West Lehigh Street. Housing stock is tabulated in Table A-6. Please note that the total number of housing units was derived from U.S. Census sample data. The true number of housing units, derived from U.S. Census 100% data, is shown in Table A-8, *Housing Tenure and Vacancy*.

**Table A-6
Housing Stock, 2000
Census Block Groups**

| Census Block Group | Total Housing Units* | Single-Family Detached | % | Single-Family Attached | % | 2-4 Units in Structure | % | 5 + Units in Structure | % |
|--------------------|----------------------|------------------------|-------|------------------------|-------|------------------------|-------|------------------------|-------|
| 93-1 | 407 | 128 | 31.5% | 210 | 51.6% | 61 | 15.0% | 8 | 2.0% |
| 93-2 | 303 | 237 | 78.2% | 66 | 21.8% | 0 | 0.0% | 0 | 0.0% |
| 93-3 | 277 | 162 | 58.5% | 69 | 24.9% | 8 | 2.9% | 38 | 13.7% |
| 94-1 | 439 | 231 | 52.6% | 85 | 19.4% | 74 | 16.9% | 49 | 11.2% |
| 94-2 | 376 | 159 | 42.3% | 125 | 33.2% | 25 | 6.6% | 62 | 16.5% |
| 94-3 | 349 | 63 | 18.1% | 51 | 14.6% | 26 | 7.5% | 209 | 59.9% |
| 94-4 | 466 | 97 | 20.8% | 259 | 55.6% | 27 | 5.8% | 83 | 17.8% |
| 95-1 | 406 | 81 | 20.0% | 154 | 37.9% | 76 | 18.7% | 95 | 23.4% |
| 95-2 | 506 | 32 | 6.3% | 296 | 58.5% | 116 | 22.9% | 62 | 12.3% |
| 95-3 | 441 | 86 | 19.5% | 189 | 42.9% | 136 | 30.8% | 30 | 6.8% |
| 95-4 | 477 | 115 | 24.1% | 250 | 52.4% | 103 | 21.6% | 9 | 1.9% |
| 95-5 | 368 | 23 | 6.3% | 135 | 36.7% | 30 | 8.2% | 180 | 48.9% |
| 106-6 | 494 | 182 | 36.8% | 261 | 52.8% | 34 | 6.9% | 17 | 3.4% |
| 106-7 | 549 | 115 | 20.9% | 332 | 60.5% | 96 | 17.5% | 6 | 1.1% |
| 106-8 | 283 | 23 | 8.1% | 122 | 43.1% | 57 | 20.1% | 81 | 28.6% |
| 107-1 | 574 | 89 | 15.5% | 306 | 53.3% | 179 | 31.2% | 0 | 0.0% |
| 107-2 | 594 | 122 | 20.5% | 256 | 43.1% | 201 | 33.8% | 15 | 2.5% |
| 107-3 | 362 | 71 | 19.6% | 152 | 42.0% | 108 | 29.8% | 26 | 7.2% |
| 107-4 | 284 | 71 | 25.0% | 143 | 50.4% | 39 | 13.7% | 31 | 10.9% |
| 108-1 | 440 | 110 | 25.0% | 102 | 23.2% | 140 | 31.8% | 88 | 20.0% |
| 108-2 | 1,137 | 101 | 8.9% | 108 | 9.5% | 244 | 21.5% | 684 | 60.2% |
| Study Area | 9,532 | 2,298 | 24.1% | 3,671 | 38.5% | 1,780 | 18.7% | 1,773 | 18.6% |
| City of Bethlehem | 29,631 | 11,082 | 37.4% | 9,117 | 30.8% | 4,141 | 14.0% | 5,236 | 17.7% |

* Based on Census Summary File 3, which is only a sample. Actual amount of housing units shown in Table 8.
Source: U.S. Census Bureau

Housing Age

More than half of the homes in the Elm Street Study Area were built before 1939 (55%, Table A-7). By contrast, only 36% of homes in the entire City of Bethlehem were built then. The highest concentration of homes built before this date, over 80%, is in the Near West Side, Census Block Group 95-3. Older homes are also common in other neighborhoods directly adjacent to Center City (Block Groups 107-1, 108-1, and 107-3). Approximately one quarter of the homes in the Study Area were built in the 1940's or 1950's. Block Group 95-1, in the Near West Side along Union Boulevard, is a particular concentration of such homes. Homes built in the 1960's and 1970's comprise only 14% of Study Area housing stock, and homes built since 1980 are even less common, at 7%. Block Groups 95-5 and 94-3, however, contain West Side apartment complexes which were built during that period.

**Table A-7
Housing Age, 2000
Census Block Groups**

| Census Block Group | Total Housing Units* | Structure Built 1939 or Earlier | % | Structure Built 1940-1959 | % | Structure Built 1960-1979 | % | Structure Built 1980-March 2000 | % |
|--------------------|----------------------|---------------------------------|-------|---------------------------|-------|---------------------------|-------|---------------------------------|-------|
| 93-1 | 407 | 242 | 59.5% | 122 | 30.0% | 29 | 7.1% | 14 | 3.4% |
| 93-2 | 303 | 166 | 54.8% | 106 | 35.0% | 25 | 8.3% | 6 | 2.0% |
| 93-3 | 277 | 142 | 51.3% | 86 | 31.0% | 49 | 17.7% | 0 | 0.0% |
| 94-1 | 439 | 255 | 58.1% | 112 | 25.5% | 12 | 2.7% | 60 | 13.7% |
| 94-2 | 376 | 149 | 39.6% | 114 | 30.3% | 60 | 16.0% | 53 | 14.1% |
| 94-3 | 349 | 47 | 13.5% | 81 | 23.2% | 173 | 49.6% | 48 | 13.8% |
| 94-4 | 466 | 148 | 31.8% | 83 | 17.8% | 82 | 17.6% | 153 | 32.8% |
| 95-1 | 406 | 222 | 54.7% | 181 | 44.6% | 3 | 0.7% | 0 | 0.0% |
| 95-2 | 506 | 318 | 62.8% | 141 | 27.9% | 32 | 6.3% | 15 | 3.0% |
| 95-3 | 441 | 355 | 80.5% | 68 | 15.4% | 18 | 4.1% | 0 | 0.0% |
| 95-4 | 477 | 322 | 67.5% | 100 | 21.0% | 43 | 9.0% | 12 | 2.5% |
| 95-5 | 368 | 44 | 12.0% | 46 | 12.5% | 227 | 61.7% | 51 | 13.9% |
| 106-6 | 494 | 300 | 60.7% | 175 | 35.4% | 19 | 3.8% | 0 | 0.0% |
| 106-7 | 549 | 332 | 60.5% | 162 | 29.5% | 16 | 2.9% | 39 | 7.1% |
| 106-8 | 283 | 189 | 66.8% | 52 | 18.4% | 27 | 9.5% | 15 | 5.3% |
| 107-1 | 574 | 434 | 75.6% | 102 | 17.8% | 21 | 3.7% | 17 | 3.0% |
| 107-2 | 594 | 353 | 59.4% | 158 | 26.6% | 74 | 12.5% | 9 | 1.5% |
| 107-3 | 362 | 258 | 71.3% | 52 | 14.4% | 37 | 10.2% | 15 | 4.1% |
| 107-4 | 284 | 160 | 56.3% | 79 | 27.8% | 20 | 7.0% | 25 | 8.8% |
| 108-1 | 440 | 328 | 74.5% | 69 | 15.7% | 28 | 6.4% | 15 | 3.4% |
| 108-2 | 1,137 | 510 | 44.9% | 156 | 13.7% | 343 | 30.2% | 128 | 11.3% |
| Study Area | 9,532 | 5,274 | 55.3% | 2,245 | 23.6% | 1,338 | 14.0% | 675 | 7.1% |
| City of Bethlehem | 29,631 | 10,781 | 36.4% | 8,985 | 30.3% | 6,559 | 22.1% | 3,306 | 11.2% |

* Based on Census Summary File 3, which is only a sample. Actual amount of housing units shown in Table 8.
Source: U.S. Census Bureau

Housing Tenure and Vacancy

Housing tenure identifies the ratio of owners versus renters. Neighborhoods with more owner-occupied housing tend to be more stable, as long-time residents tend to have a greater stake in the livability of a neighborhood. A high proportion of rental housing is not necessarily a negative trend; it may indicate a high percentage of college-age and young adults who do not yet have the financial means to buy a house. However, distressed neighborhoods tend to have greater percentages of rental housing.

In The Elm Street Study Area, the greatest concentration of owner-occupied housing is north of Broad Street and west of 16th Avenue, which is dominated by single-family detached homes (Table A-8). In these two Census Block Groups (93-2 and 93-3), 91% and 79% of homes are owner-occupied, respectively. Owner-occupancy is also relatively high near the Rose Garden (93-1), Elmwood Park (106-6 and 106-7), and West Side Park (94-2), hinting at the “livability” factor of neighborhood parks. High percentages of rental units are found in Center City Bethlehem (Block Group 108-2), where nearly 84% of housing units are rentals, and in block groups which contain large apartment complexes (95-5 and 94-3). In the Elm Street Study Area, 55% of occupied housing is owner-occupied, which is slightly lower than the city-wide average of 58%. Map 18 shows housing tenure as a function of percentage of housing units that are renter-occupied.

Not all housing units in the Study Area are occupied. However, the percentage of housing units that are vacant in each Census Block Group does not stray far from the City average of 5.4%. The highest percentage of vacancy is 8.2% in Census Block Group 107-2, in the Near North Side between Main and New Streets. Vacancy is also relatively high in some of the Near West Side block groups (95-2, 95-4, and 95-5). The lowest ratio of vacant units is found in Census Block Group 94-1, which includes the Mount Airy Historic District. In 2000, there were a total of 514 vacant housing units in the Elm Street Study Area.

**Table A-8
Housing Tenure and Vacancy, 2000
Census Block Groups**

| Census Block Group | Total Housing Units | Occupied Housing Units | Owner-Occupied Housing Units (#) | Owner-Occupied Housing Units (%) | Renter-Occupied Housing Units (#) | Renter-Occupied Housing Units (%) | Vacant Housing Units (#) | Vacant Housing Units (%) |
|--------------------|---------------------|------------------------|----------------------------------|----------------------------------|-----------------------------------|-----------------------------------|--------------------------|--------------------------|
| 93-1 | 406 | 394 | 310 | 78.7% | 84 | 21.3% | 12 | 3.0% |
| 93-2 | 321 | 310 | 281 | 90.6% | 29 | 9.4% | 11 | 3.4% |
| 93-3 | 266 | 257 | 204 | 79.4% | 53 | 20.6% | 9 | 3.4% |
| 94-1 | 435 | 423 | 282 | 66.7% | 141 | 33.3% | 12 | 2.8% |
| 94-2 | 365 | 344 | 254 | 73.8% | 90 | 26.2% | 21 | 5.8% |
| 94-3 | 352 | 329 | 108 | 32.8% | 221 | 67.2% | 23 | 6.5% |
| 94-4 | 478 | 449 | 186 | 41.4% | 263 | 58.6% | 29 | 6.1% |
| 95-1 | 392 | 377 | 225 | 59.7% | 152 | 40.3% | 15 | 3.8% |
| 95-2 | 518 | 484 | 295 | 61.0% | 189 | 39.1% | 34 | 6.6% |
| 95-3 | 440 | 415 | 213 | 51.3% | 202 | 48.7% | 25 | 5.7% |
| 95-4 | 481 | 448 | 298 | 66.5% | 150 | 33.5% | 33 | 6.9% |
| 95-5 | 367 | 340 | 104 | 30.6% | 236 | 69.4% | 27 | 7.4% |
| 106-6 | 478 | 461 | 357 | 77.4% | 104 | 22.6% | 17 | 3.6% |
| 106-7 | 580 | 548 | 426 | 77.7% | 122 | 22.3% | 32 | 5.5% |
| 106-8 | 295 | 279 | 129 | 46.2% | 150 | 53.8% | 16 | 5.4% |
| 107-1 | 558 | 532 | 329 | 61.8% | 203 | 38.2% | 26 | 4.7% |
| 107-2 | 588 | 540 | 302 | 55.9% | 238 | 44.1% | 48 | 8.2% |
| 107-3 | 369 | 345 | 200 | 58.0% | 145 | 42.0% | 24 | 6.5% |
| 107-4 | 299 | 283 | 134 | 47.4% | 149 | 52.7% | 16 | 5.4% |
| 108-1 | 445 | 424 | 186 | 43.9% | 238 | 56.1% | 21 | 4.7% |
| 108-2 | 1,132 | 1,069 | 176 | 16.5% | 893 | 83.5% | 63 | 5.6% |
| Study Area | 9,565 | 9,051 | 4,999 | 55.2% | 4,052 | 44.8% | 514 | 5.4% |
| City of Bethlehem | 29,631 | 28,116 | 16,335 | 58.1% | 11,781 | 41.9% | 1,515 | 5.1% |

Source: U.S. Census Bureau

Housing Values and Rent

Year 2000 Census data on housing values and rents is not up to date but it does provide a good comparison of housing values in the different Study Area neighborhoods.

The neighborhood with the highest median housing value is Center City, which includes many of the large homes of the Central Bethlehem Historic District. At nearly \$234,000, the median housing value for Census Block Group 108-2 is also higher than that of any municipality in the Lehigh Valley (Table A-9). Other high-value housing block groups are 108-1, which includes the eastern portion of the Bethlehem Historic District, and 94-1, which contains the Mount Airy Historic District. The lowest median housing value is found in Block Group 106-8, which includes Broad Street east of Linden Street. Overall, the Study Area has a median housing value of \$105,466, which is higher than the city's \$97,400 median value.

Median monthly rent ranges from \$325 near East Broad Street to \$696 near West Union Boulevard. Table A-9 provides the median housing values and monthly rents by census block group.

**Table A-9
Average Property Value or Monthly Rent, 2000
Census Block Groups**

| Census Block Group | Median Housing Value | Median Monthly Rent |
|---------------------------|-----------------------------|----------------------------|
| 93-1 | \$ 95,343 | \$ 506 |
| 93-2 | \$ 130,673 | \$ 696 |
| 93-3 | \$ 132,588 | \$ 626 |
| 94-1 | \$ 166,675 | \$ 481 |
| 94-2 | \$ 90,135 | \$ 514 |
| 94-3 | \$ 102,682 | \$ 496 |
| 94-4 | \$ 82,478 | \$ 366 |
| 95-1 | \$ 103,116 | \$ 503 |
| 95-2 | \$ 90,153 | \$ 444 |
| 95-3 | \$ 89,542 | \$ 415 |
| 95-4 | \$ 77,054 | \$ 537 |
| 95-5 | \$ 90,387 | \$ 497 |
| 106-6 | \$ 88,432 | \$ 542 |
| 106-7 | \$ 82,026 | \$ 543 |
| 106-8 | \$ 68,254 | \$ 325 |
| 107-1 | \$ 76,221 | \$ 560 |
| 107-2 | \$ 78,640 | \$ 486 |
| 107-3 | \$ 79,750 | \$ 497 |
| 107-4 | \$ 79,350 | \$ 498 |
| 108-1 | \$ 177,316 | \$ 519 |
| 108-2 | \$ 233,967 | \$ 374 |
| Study Area | \$ 105,466 | \$ 496 |
| City of Bethlehem | \$ 97,400 | \$ 559 |

Source: U.S. Census Bureau

APPENDIX B

Public Meetings

Press Releases

Released April 14, 2005

Public Meeting for North and West Side Neighborhoods

The City of Bethlehem will hold a community meeting to discuss the revitalization of North and West Side neighborhoods. Funded primarily by a State grant, the City's Elm Street Plan will provide a strategy for beautifying, rejuvenating, and promoting neighborhoods adjacent to Center City Bethlehem. The City encourages neighborhood residents to attend the meeting, which will be moderated by locally-based consultant Urban Research & Development Corporation. Discussion topics will include building and "streetscape" beautification, pedestrian and bicycle needs, neighborhood park needs, public safety, and several other issues related to neighborhood livability. The public meeting will be held Tuesday, April 26, at the West Side Moravian Church, 402 Third Avenue, at 7:00 P.M.

Released June 1, 2005

City's Elm Street Plan to be presented to public

The City of Bethlehem will present the first draft of its Elm Street Plan at a June 20 public meeting. The Plan provides a strategy for revitalizing the North and West side neighborhoods adjacent to Center City Bethlehem. Specific recommendations in the Plan include street beautification, housing rehabilitation, park improvements, pedestrian and bicycle facility enhancements, and expanding upon the City's local business economy. The City encourages North and West side residents to attend and participate in the meeting, which will be moderated by locally-based consultant Urban Research & Development Corporation. The public meeting will be held at 7:00 P.M., Monday, June 20, in the Prosser Auditorium at Moravian College.

Public Meeting Advertisement Flyers

(See following two pages.)

PUBLIC MEETING

CITY OF BETHLEHEM

**All North And West Side Residents
Are Encouraged To Participate**

TIME:

TUESDAY EVENING

APRIL 26, 2005

7:00 P.M.

PLACE:

West Side Moravian Church

402 3rd Avenue

(Please Use Front Entrance-Parking available in Back)

To Be Discussed:

**North & West Side Neighborhood Elm Street
Plan**

**Neighborhood Opportunities, Issues &
Concerns**

**Your Vision for These Bethlehem
Neighborhoods**

**Please Come and Share Your Thoughts with Us On These and
Related Topics!**

PUBLIC MEETING

CITY OF BETHLEHEM

**All North and West Side Residents
Are Encouraged to Participate**

TIME:

MONDAY EVENING

JUNE 20, 2005

7:00 P.M.

PLACE:

Prosser Auditorium at Moravian College

(Corner of Monocacy and Locust Streets)

<http://www.moravian.edu/campusMaps/>

To Be Discussed:

**Draft recommendations of the Bethlehem
“Elm Street” Plan**

**Improving our North and West side
neighborhoods**

**Potential beautification projects for our
streets and parks**

**Please come and share your thoughts on the City’s new plan for
the North and West sides!**

Comments Received

April 26, 2005 Meeting

At this community meeting, during the second month of the planning process, the consultant presented initial background findings, then directed a “visioning session” where participants were encouraged to speak their minds on five different Elm Street Program topics. Participants were also given a opportunity to write their own comments on a brief survey sheet. Below is a list of the written responses from this survey.

What is the #1 concern you have about the block you live on?

- Street lighting needs improvement; drag racing on Main St.
- Providing positive outlets for pre-teen and young teens before they get into trouble. Some form of community service corporation. We have had a lot of success at our park clean-ups with getting young people involved.
- High percentage of rental housing contributing to needed maintenance.
- Employees of Holy Family Manor parking all around adjacent streets which takes away from character of Mount Airy Historic District.
- Crime control.
- Street lighting; repair sidewalks; remove old overgrown trees; snow removal alternate park; new trees; urn planters on sidewalks.
- Sidewalks; lighting; garbage cans.
- Selling of undersized lots and conversion of single homes to multi-dwelling.
- Street lighting; Linden being a one-way.
- Lighting and leaf pick-up (only one per fall).
- Inconsistencies in community police concept implementation which impacts our park, traffic and crime – where it’s fully implemented and consistent, it works!
- Parking and street signs.
- #4 trees removed and new sidewalks and curbing on Center and North Streets.
- Traffic at intersection of Walters Street and Jennings.
- Need graffiti removed and trash and litter removed.
- Speeding on Pennsylvania Avenue; traffic in general. Stop converting single dwellings to apartments. Restrict zoning – Broad Street.
- Durkee site rezoning; big-box, big-traffic retail changing neighborhood.
- Sidewalks.
- Crime; parking; sidewalks; lighting.
- Streetscape; parking; finding stable commercial tenants.
- Beautification: sidewalks, trees; facades / preservation; park improvement (Friendship / Tank).
- Parking, also vehicular speed (too fast).
- I live within the 500 block of E. North Street and believe the major problem in the area is in regards to the intersection at Elm and North. The intersection needs a 4-way stop and visible crosswalks.

What changes are most needed to make these North Side and West Side neighborhoods as a whole a better place to live?

- Not forcing poorer families out but building stronger communities through park associations, block watches, schools, etc.
- Public safety (maintain crime prevention); maintain demographics of community (prevent downhill slide); improve facades; economic development.
- Define and communicate the character of the neighborhoods.
- Zoning Dept. Be more aware of long-range ramifications of their exceptions to existing zoning.
- If our neighborhoods look neat, clean, well kept, etc. I feel crime and those who do not care about upkeep will not want to be here.
- Block watches – teamwork; sidewalks and lighting.
- Better and enforced zoning; control traffic; buffer zones between commercial and residential.
- Street lighting and facade improvements.
- A comprehensive zoning plan (updated) that guides development and a city council that abides by zoning regulations – not a group that capitulates to the developers-of-the-month.
- Revitalization of older neighborhoods thru assistance with pavements, facade, etc.
- Less rentals – more homeowners; safety on Spring Street and parks; dog park – for dog owners.
- Safety crosswalks at Center and North streets and make Center Street two-ways to reduce accidents by people turning in wrong lanes.
- Nobody wants to live near a mall or heavy business area. Over-development of Stefko Blvd. and Easton Avenue will lessen the value of the neighboring residential areas.
- Pride in your house and improving and maintaining your neighborhoods.
- Better traffic control; stop converting single homes to apartments; restrict signs on Broad Street.
- Owner occupancy, snowplowing curb-to-curb; timely leaf pickup; better transit frequency; traffic and parking management for residents; pedestrian friendliness.
- New sidewalks; smaller trees; traffic patterns studied – speeding; pedestrian crosswalk.
- Crime prevention; sidewalks; trees; parking.
- Discourage breaking single units into multi-unit rentals. Angle parking where possible. When renovating, maintain or restore historic detail.
- Pedestrian / bicycle-friendly; sidewalk repair; trash cans; lamps; trees; lighting.
- Attention to landscaping, cleanliness, concern for beautification. Also, appropriate use – residential / commercial.
- Four-way stop signs at the intersection of Elm and North, Elm and Union, Maple and North, visible crosswalks, permit parking, block watch participation.

What are some important outcomes you would like to see as a result of the Bethlehem Elm Street Plan?

- 1) Some great programs for pre-teens and young teens; 2) money for park upkeep and improvements; 3) more support for neighborhood associations.
- 1) Comprehensive plan to improve city and neighborhoods.
- 1) More integration of ALL historic districts in city; 2) development of “green spaces” that already exist; 3) clamp down on “nuisance” crime – drugs, parking, speeding and such.
- 1) Nicer place to live; 2) safer environment.
- 1) Enhance physical appearance (streetscape); 2) traffic control; 3) lighting.
- 1) Sidewalks; 2) lighting; 3) traffic calming.
- 1) Listen to the residents; 2) stop deterioration of neighborhood thru zoning and traffic control; 3)

- plan to replant trees; 4) develop a web presence.
- 1) An improved neighborhood.
- 1) Attention to infra-structure: lighting, roads, etc.; 2) incentives to small business owners on West Broad to operate businesses and renovate storefronts; 3) bike paths on streets.
- 1) Less emphasis on fast food places, gas stations, etc.; 2) low cost loan programs for improving properties, especially older homes.
- 1) Improved safety; 2) improved neighborhood facilities.
- 1) More uniformity as far as beautifying and upgrading; 2) more planting of plants and shrubs; 3) trash receptacles at intersections, especially at stores.
- 1) Keep the historical charm of Bethlehem; 2) don't blow up the area into a Philadelphia type city.
- 1) Graffiti removal; 2) trash receptacles around the perimeter of all convenience stores.
- 1) Redo existing zoning laws (less variance); stop rubber stamping everything; 2) replanting of trees on West Side; 3) safer streets with crosswalks – slowing down traffic.
- 1) Predictable zoning and development; development in character with neighborhood; 2) walkable, multi-use, tied to downtown neighborhoods; 3) light rail down the river connecting Allentown, Bethlehem, Easton.
- 1) Neighborhood beautification; 2) ownership pride.
- 1) Neighborhood identity; 2) home values; 3) safety.
- 1) Streetscape improvements: lights, trees, benches, signage; 2) bury electric, phone and cable feeds throughout; 3) zoning reform – start anew!
- 1) Economic development concentrated in already thriving areas; 2) preservation of residential areas – no zoning exceptions!; 3) public safety is top concern, especially in near northside.
- 1) Vibrant neighborhoods – revitalization; 2) more trees, improved landscapes – lighting / sidewalks; 3) positive resident attitude – pride in neighborhood.
- 1) Make the neighborhoods safe for children and residents; 2) create a more aesthetically pleasing environment (i.e. fix the sidewalks); 3) replace trees to create more tree lined streets.

Please write any additional comments, concerns or suggestions you have on the lines below.

- Improve physical appearance; strengthen ties between business and neighborhood; neighborhood organizations; written plan – vision and strategic plan.
- Diverse neighborhoods can be great neighborhoods. We should be careful not to force any groups or income levels out of our neighborhoods. We could work with Hispanic and African American Churches and organizations to get more involvement in this Elm St. Project.
- This was a good evening but a lot of data to crunch, lots of ideas, concerns that 100K can't address – so expectations are raised too high with no reasonable chance of significant outcomes. (Ray Bell)
- Community police get out to public more; single homes promoted in residential area; better and more powerful street lights in area.
- Get the word out – we all need to know what's going on and what we need to do to make this happen. Thanks! (Robyn Ingaras)
- We have such a beautiful city – but we need to maintain, repair and work on improvements.
- Please give proper publicity to next meeting; one day is not enough!
- Enforcement of city trash collection – trash should not be placed on curbside, especially without a receptacle.
- Double homes should not be converted into apartments and not have parking for them.
- Keep older buildings and adapt them for new uses instead of demolishing them. Also, don't dig up paradise to put up a parking lot.
- Plant slow growing trees; show improvements soon!! Keep us informed of changes as they occur.
- Encourage owner-occupied vs. rental; business on the ground floor; business owner above. Improve

8th Ave. And 3rd Ave. 378 gateway. Facade grants for the business-mixed use buildings. Create neighborhood events: movie night in the Rose Garden, more parades; install public fountains—not drinking but big fountains. Encourage coffee bars, internet café and other businesses that are open until 9 p.m. Upgrade the Follow the Star signage. Remove mature trees that are heavily storm damaged. Remove real estate brochure boxes and other street clutter. Plant trees: ornamental cherry trees throughout the district – All in the same species!

- My neighborhood (North St. between Center and New) was once a family-oriented, safe neighborhood, mostly single-family homes. The trees are largely gone and many sidewalks / facades are in state of disrepair. Good news – the older homes are being repaired, improved, restored and seem to be commanding high prices (I believe due to location near downtown and general revival in interest in downtown / community feel). But this must be encouraged by increasing safety and beauty of landscape. Landlord and developer friendly zoning is very detrimental here! Variances are doled out much too frequently without oversight.
- Very helpful meeting – important to give residents opportunity to express their concerns about their neighborhoods. Please – lower air conditioning at meeting next time (if it's in the low 60's outside)!
- Public eyesores: old Dick Milham building on E. Broad Street. My opinion – City should purchase building and tear down to create serenity park; parking lot in back of garage on corner of Broad & Elm – old fence, needs to be solid fence. Same day garbage pickup like in Allentown may be beneficial rather than having separate garbage haulers; garbage haulers make a lot of noise, so rather than hear them 6 days, it would be good to hear them only one day.

June 20, 2005 Meeting

The following is a summary of vocalized comments received at the June 20 meeting held at Moravian College.

- The Elm Street legislation states that the program is intended for residential areas. The proposed demonstration areas are the most commercial areas in the entire Target District. Why not have one or both of the demonstration projects be a residential street such as North or Garrison? *[URDC response: W. Broad and Linden qualify because they are mixed-use, and were selected because of their high-visibility and high-impact.]*
- Could improvements on West Broad and Linden be funded with the Main Street Program instead of the Elm Street Program? *[URDC response: only the CBD qualifies for Main Street funding.]*
- Residents of the North Street area fought very hard to change their zoning from commercial to residential, and perhaps they should be rewarded with some improvements. But no, the City wants to spend money on the commercial corridors.
- A center median in West Broad would be problematic at the Jack Jones car dealership. The delivery truck must park in the travel lane during delivery, and make turning movements. The center median would prohibit this.
- Has there been any thought that additional street trees may hide business storefronts rather than help them?
- Is there a way that landowners could chip in to the City funds if they would like historic street lighting in front of their business? *[URDC response: Yes; that's exactly the kind of partnerships we want to encourage.]*
- The bike lanes sound like a great idea.
- What about West Lehigh Street for traffic calming? This is a primary route to the festivals as well as a truck route, so cars and trucks speed through here unsafely.
- The gateway concept is great. In addition, we should probably trim the trees along 378 so that you can actually see the Center City exit sign!
- Since 3rd Avenue is part of the entrance route to Center City, it would be wise to extend the West Broad demonstration area northward along 3rd Avenue to Union Boulevard. This street is a first impression for visitors, and right now is not very attractive.
- Crossing West Broad Street is very dangerous, so any efforts to mitigate the situation would be appreciated.

- The bike lanes are a great idea. I think more children and parents would ride on Broad with the lanes installed. My only concern is that the streetscape improvements would narrow the street to the point where bicycle travel is no longer safe.
- 3rd Avenue is unattractive. It would be nice to see some improvements there.
- I agree with the concern that the demonstration projects are in commercial areas. What if there was one mixed-use demo (such as West Broad), and one exclusively residential demo.
- Street trees are pretty, but many residents aren't able to rake leaves and pick up debris. This should be a consideration. If the City wants to add more trees, it should assume some of the responsibility in picking up tree litter.
- Property owners are required by the City to replace street trees if they are removed, but many do not realize this. The City seems to enforce this policy in some areas, but not others.
- There should be a shade tree commission. There used to be one.
- The configuration where there is a dual left-turn and straight lane, and then a right-turn only lane is dangerous and should be eliminated. When people are waiting to turn left, others will arc around them into the right-turn lane, posing danger to right-turning cars, and bicycles.

Press Coverage

Article from Easton Express-Times, April 27, 2005

Pennlive.com - Ideas flow at session on city's face-lift

Page 1 of 2

Ideas flow at session on city's face-lift Crowd offers their views on Elm Street.

Wednesday, April 27, 2005

By **KURT BRESSWEIN**
The Express-Times

BETHLEHEM -- Planning consultants for the city scribbled idea after idea Tuesday from about 100 city residents eager to improve their neighborhoods.

Eliminate one-way streets and slow down traffic, residents said. Limit the conversion of stores to offices, do more to improve building facades, expand the city's historic-looking lighting and plant more trees were some other ideas.

It was the first meeting to gather visions for improvements through Pennsylvania's Elm Street program. Mayor John Callahan and others beamed at the turnout, with Callahan calling citizen participation vital to strengthening the neighborhood and its ties to city business districts.

Breathing new life into residential areas near commercial centers is the goal of Elm Street. State Rep. Robert Freeman, D-Northampton, developed the program with his boyhood home, Easton's West Ward, in mind.



Bethlehem's Elm Street plan area is framed by the Allentown line on the west, the Lehigh River to the south, Stefko Boulevard on the east and Elizabeth Avenue and Route 378 on the north. It is broken into three areas known as the west side, center city and the near-north side.

The area is home to 21,603 people, according to 2000 Census statistics shared Tuesday by the city's Elm Street planners. The consultants work for West Broad Street-based Urban Research & Development Corp. and are being paid with a \$25,000 state grant.

Homes are denser in the plan area than the rest of the city, with 6,816 people per square mile versus 3,679 per square mile citywide. The 8.5 percent poverty rate is about half the 15 percent rate citywide, though the plan area's 45 percent rentals outpace the 42 percent rental rate in all of Bethlehem.

Debbie Mouhlas owns some of those rentals, in addition to the New Street Pub, and said she hopes Elm Street spruces up the area's downsides. The planners listed such aesthetic problems as homes in need of preventative maintenance and sidewalks either ruptured from roots or missing altogether.

"Whatever they could do to beautify the place the better for the homeowners and the businesspeople," Mouhlas said.

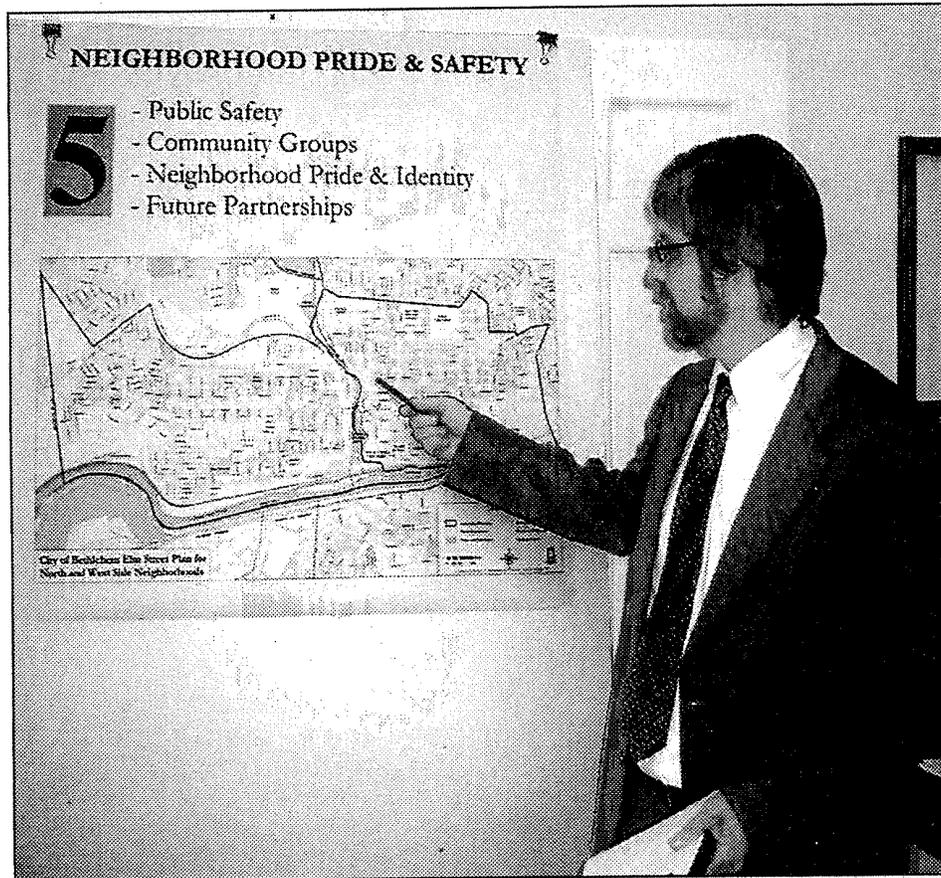
Crime is low in the Elm Street area, the planners said, and is limited to mostly to drug and theft issues. Crimes can be so few that people forget to lock their doors and to be mindful of what goes on in their neighborhoods, said Rita

<http://www.pennlive.com/news/expresstimes/pa/index.ssf?/base/news-0/111459291394660...> 4/27/2005

Sparrow, a part-time community liaison for city police.

The city's Elm Street planners will continue their work based on Tuesday's comments. City planning and zoning Director Darlene Heller said the next meeting will be in the summer to see if the plan priorities match those of residents and business owners.

City looks to improve

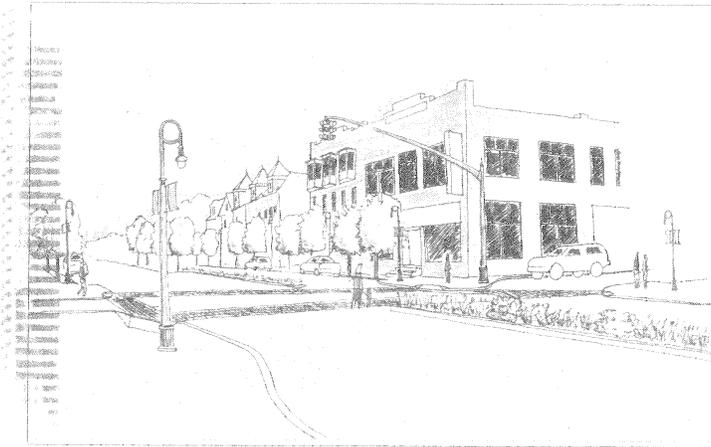


Express-Times photo/**PETER DUSS**

A representative from Urban Research and Development Corp. of Bethlehem presents ideas Tuesday on how to improve the city's neighborhoods surrounding center city. Another presentation will be scheduled in the summer.

Article from Allentown Morning Call, June 19, 2005

THE MORNING CALL



A SKETCH SHOWS what revitalization might do to the corner of W. Broad Street and Third Avenue. The city's Elm Street Program, which will hold the second of four public meetings Monday night, aims to spruce up neighborhoods near Bethlehem's main downtown.

Courtesy photo

Talks to refine city upgrades

Bethlehem meetings to continue focus on revitalization.

By Josh Drobnik
Of The Morning Call

Adding crosswalks and center islands to west Bethlehem boulevards and infusing the South Side with more one-way streets are ideas that will be on the table at public meetings this week to review two separate city revitalization programs.

The city's Elm Street program, which aims to spruce up some of the neighborhoods close to the Main Street business district, will hold the second of four public meetings Monday night at Moravian College.

On Wednesday, the city's design consultant will unveil its proposal for the 1.75-mile greenway project on the South Side. City planners and the designer already have held two sets of meetings and Wednesday's discussions will be the final talks before the plan is presented to City Council in the fall.

The Elm Street program is a \$25,000 state-funded revitalization study that takes into account a large part of the city's North Side — from the Lehigh River on the south, Stefko Boulevard on the east, the municipal line with Allen-

town on the west and Elizabeth Avenue and Union Boulevard on the north.

Planning Director Darlene Heller and Mayor John Callahan said Friday that the area to gain the most improvements through the program will continue to be narrowed down, so that the city can get the most bang for its buck.

Once a plan is in place, the city has \$100,000 set aside to begin making the improvements.

Monday's meeting, at 7 p.m. at Moravian's Prosser Auditorium, will present comments that came out of an April meeting and the first draft of the plan.

Some of the things the city is hoping to address through the program — which will be paid for by state Community Development Block Grant funding — include street beautification and park improvements; traffic and pedestrian safety; economic development; and parking.

Wednesday's two greenway meetings are the culmination of months of planning and design work by city planners and the city's consultant, Simone Jaffe Collins of Chester County. The greenway includes a 60-foot-wide, 1.75-mile stretch of former Norfolk Southern Railroad track that extends from Union Station to Lynn Avenue on the city's South Side.

Heller said the city will

post the plans for the project on its Web site and give residents 30 days to comment.

A final design will be presented to City Council some time in the fall, she said.

The last set of meetings on the project, held in April, unveiled the designer's initial concepts for the greenway, including a plan to create 90 much-needed parking spaces in areas where roads cross the greenway by turning some two-way streets into one-way streets.

The added parking plus a proposal to change the direction of already one-way streets, would ease traffic flow and make the area more pedestrian friendly, officials said.

What the greenway will cost to construct, when it will be built and where the money to build it will come from are still unclear, although Callahan said a time frame for the project's development would be presented to council in the fall.

Wednesday's greenway meetings will take place at 3 p.m. at the Cathedral Church of the Nativity at Third and Wyandotte streets and at 7 p.m. at the Forte Building on Fifth and William streets.

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Article from Allentown Morning Call, June 21, 2005

City gets beauty tips for streets

Ideas for sprucing up neighborhoods include bike paths, trees, signs.

By Nicole Radziewich
Of The Morning Call

Trees and bicycle trails could line some neighborhood streets brushing Bethlehem's historic downtown.

The mostly concrete and macadam Friendship Park could grow greener with a "spray park" where children can cool off underneath sprinklers.

And inviting "Welcome to Bethlehem" signs could greet motorists entering the city from Route 378 ramps while well-placed "pedestrian" signs direct walking tourists to historic draws like the Sun Inn or Colonial Industrial Quarter.

Those are some of the suggestions unveiled Monday as part of the Elm Street program, a new state initiative aimed at sprucing up neighborhoods, including those to the north and west of center city Bethlehem. About 50 Bethlehem residents attended the meeting in Moravian College's Prosser Auditorium to hear preliminary recommendations for the project.

City officials expect their consultants, Urban Research & Development Corp. of Bethlehem, to present a final plan in September.

"What will make this project successful is the people in the surrounding neighborhoods, and I'm really happy with the participation I've seen so far," Mayor John Callahan said after the meeting. "Once the planning is done, we'll have to set priorities as to when the improvements are done."

The city has budgeted \$100,000 from its share of the Community Development Block Grant to begin making

SPRUCING UP FROM PAGE B1

City hears ideas for dressing up neighborhoods

some improvements this year. City officials also expect to apply to the state for up to \$1.25 million over the next five years to finish the improvements.

The city's target area for the state funds include an area bordered by Eighth Avenue to the west, Fairview Avenue to the north, Linden Street to the east and Broad and Spring streets to the south.

The improvements to the city's streets would be focused along W. Broad Street from Main Street to Fourth Avenue, and Linden Street, from Goepf to Broad streets. Some of the street improvements include crosswalks, historic lights, angled parking and landscaped medians. The consultants say they could tweak those boundaries to the streets.

In addition to sprucing up streets, the consultants recommend discussing with the Lehigh and Northampton Transportation Authority the possibility of running buses in 15-minute intervals between Easton, Bethlehem and Allentown.

The city could promote more public sculptures in its

parks, add more police substations, organize a farmer's market on the north side and print maps with tourist destinations marked.

The recommendations discussed Monday drew a few questions and support from the audience.

Deli owner David Sanders cautioned too many trees along the streets could block the storefronts, hurting the small, neighborhood businesses that the city aims to grow in the Elm Street program.

West Bethlehem resident Jennifer Bradley applauded the suggestion of a bicycle path, which would make it safer for children to ride.

"Not everyone is a professional biker and can ride" on the same road as motorists, she said.

Steven L. Szigethy, a community planner from Urban Research & Development Corp., said the recommendations are not final and there will be at least one more public meeting before a final draft of the report is submitted.

Bethlehem is among the first cities in the state to be awarded a planning grant for the new Elm Street program which was established by a law authored by Rep. Robert Freeman, D-Northampton. Last week, Easton residents got a glimpse of how their city plans to improve neighborhoods in the West Ward.

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SPRUCING PAGE B4



A member of the consultant team jots down ideas and concerns from neighborhood residents.

APPENDIX C

Key Person Interviews

The consultant performed interviews of key community stakeholders in order to get a better understanding of the issues, opportunities and concerns facing Bethlehem's North and West Side neighborhoods. With the help of City staff and the Elm Street Steering Committee, the following list of key people was generated:

Sonny Zitrer, Assistant to the Vice President, Greater Lehigh Valley Chamber of Commerce

Dennis Domcheck, Vice President of Administration, Moravian College

***Lou Pektor**, Ashley Development Corporation

Charlene Donchez Mowers, Director, Historic Bethlehem Partnership

Chris Ussler, Secretary, Bethlehem HARB

Tom Demshock, Real Estate Broker/Agent

Dave Roth, Bethlehem Moravians

John Acerra, Principal, Nitschman Middle School

***Michael Palos**, Housing Inspector, City of Bethlehem

***Dr. Elizabeth Conrad**, Principal, Calypso Elementary School

Mike Alkhal, Project Engineer, City of Bethlehem

Charles Brown, Director of Parks and Public Property, City of Bethlehem

Randy Ballangee, Director, Bethlehem YMCA

Lt. Joseph Kimock, Community Officer, Bethlehem Police Department

Steve Schmitt, Citizens for Alternative Transportation

***Scott Jones**, Owner, Jack Jones Buick

*Was not available for interview

The findings from the completed key person interviews are summarized below by topic.

Commercial Development and Redevelopment

Economic revitalization efforts are envisioned for the Broad Street corridor, especially between 2nd and 8th avenues. A component of this revitalization includes streetscape improvements. These improvements will help establish this area as a gateway to the city's downtown as well. There are also a number of vacant and underutilized properties within the study area.

Housing and Public Safety

Facade improvements are needed for parts of the study area. These improvements could include the removal of aluminum siding and general maintenance. Areas of North, Garrison and Union could be cleaned up and revitalized. There are areas that are in need of help and that are could be considered for historic district designation. These include portions of East Broad, North New, East and West Union streets, and the areas Rosemont and adjacent to Mount Airy.

With the resources available, the Bethlehem Police Department is very effective in comparison to other area departments. The community police officers, stationed at four locations in the Study Area, are an integral part to proactively addressing public safety in these neighborhoods and schools. They establish a personal relationship with the residents, hold monthly community meetings to address issues, and provide safety programs for the area's youth to help give them an alternative to drugs and crime. In the Study Area, property crimes are more common and some areas are proactively patrolled. If additional funding were available, additional youth programs and a portable surveillance camera program would be developed.

The biggest challenges in the North and West Sides are the lack of programs for youth, which leads to crime and drugs, and the overall apathy toward property upkeep and quality of life in the city's transient rental neighborhoods.

Public Infrastructure

The city has a 5-year capital improvement plan that includes projects for improving sidewalks in CDBG areas, traffic circulation, streets, and storm drainage. There are also plans for new streetlights along Broad and New Streets. With regard to sidewalks, the homeowner is responsible for their maintenance. Unless a formal complaint is made, the city takes no action (except where CDBG money is involved). The city will replace or repair a sidewalk and bill the property owner if the owner fails to address a formal complaint.

There could be streetscape improvements initiated along Broad Street and Stefko Boulevard. Gateways could be created at Broad and Stefko, Broad and Pennsylvania and 378/Union and Main streets. These improvements could include the installation of street trees, pedestrian-oriented infrastructure, and reduction or elimination of overhead wires.

The parks department is not yet half way through completing the needed improvements necessary

for bringing the parks up to date. Many have received new play equipment and other updates in recent years but there is still much to do. Some parks, such as Stratford and Johnston, could be further developed as well. There are active organizations, such as the block watch groups, that monitor the parks for safety and immediate maintenance issues. In the opinion of some, the city needs to pay more attention to the park and open space system. Additional funding should be provided to make the necessary improvements and provide some balance between the city's quality of life issues and economic development.

Circulation

There are areas where pedestrian improvements could be initiated. These include the Broad Street corridor, the bridges to areas over the Lehigh River, the connection between the Monocacy Way and Sand Island and the area around the new Moravian Village complex. Medians, new sidewalks, pedestrian activated traffic signals, and other pedestrian-oriented improvements could be implemented to provide a safer experience. This is especially important in the area of the Moravian Village complex because of the senior population now residing in this development. A connection could be developed from the complex to the Tow Path to create easier access.

There are two viewpoints concerning the installation of a city wide bike system. While some feel the development of a system of bike lanes and paths would be good, others feel general education regarding vehicular and bike safety is more effective than constructing bike lanes.

Center and Linden streets should be converted from one-way streets to two-way streets as a traffic calming measure.

Organizational and Funding Resources

Ashley Development and Moravian College are seen as big players in the Elm Street planning area. Downtown Bethlehem Association is a locally established merchant association.

Comments repeated by more than one interviewee

- West and East Broad Street, Union Boulevard at 378, Stefko Boulevard, New, and Main Streets north of downtown are in need of improvements for pedestrian circulation, streetscape and building facades.
- Park system is in need of additional funding to improve park and quality of life conditions in the neighborhoods.
- Center and Linden street could be converted from one-way to two-way traffic.
- The area including the Moravian Village complex could benefit from pedestrian infrastructure improvements.
- Better connections could be established to the Tow Path and Monocacy Way.

- Gateways could be created at Broad and Stefko, Broad and Pennsylvania and 378/Union and Main.
- Pockets of housing with deferred maintenance are in need of improvements, especially in rental neighborhoods.
- Existing historic district in Central Bethlehem could be expanded to include adjacent areas.