



THE VILLAGES AT SAW MILL RUN

Planned Open Space Community and Town Center

Penn Forest Township, Carbon County, Pennsylvania



Offered by:

Mele Brothers Realty

2826 Mt. Carmel Avenue

Glenside, PA 19038

215-886-8586

 **LandConcepts**

593 Skippack Pike, Suite 300

Blue Bell, PA 19422

215-646-2988

www.landconceptsgroup.com



THE VILLAGES AT SAW MILL RUN

**Planned Open Space Community and Town Center
Penn Forest Township, Carbon County, PA**

Community Character

The site for the new community is approximately 595 acres fronting on PA Route 903 and is located between the historic town of Jim Thorpe, Pennsylvania and newly opened Exit #87 of the Pennsylvania Turnpike. The new exit is located 6 miles to the north of the property. The new community is named The Villages at Saw Mill Run and as proposed will be a mixed-use community with a variety of uses to include the following:

- Town Center with office and retail in a village setting
- Housing
 - Single-family small/large lots
 - Carriage homes
 - Townhomes
 - Apartments
- Assisted living
- Health care
- Community center
- 300 acres of open space with trails and recreation facilities
- Lodging

The design will take advantage of the high quality natural environment which includes native Pennsylvania woodlands and the upper reaches of the Saw Mill Run. Open space and recreational opportunities are additional key attributes that mesh well with the mix of uses in the town center and residential areas. The site location provides ready access to the regional highway system (six miles north to Turnpike Exit 87) and Jim Thorpe (four miles south).



The Villages at Saw Mill Run intends to promote a sense of community by achieving the following:

- **Creating a compact central area with shopping, lodging, office, civic, assisted living, and health care**, primarily serving the needs of township residents and designed with a common architecture theme.
- Limiting the impact of development on existing surrounding land use through the strategic location of non-residential uses.
- Providing the functional integration of residential and non-residential uses within and adjacent to the development.
- Clustering residential uses containing a variety of moderate density housing types as an incentive to reduce the cost of housing.
- Preserving open space and developing recreational spaces to link the various land uses with the existing township trails and the Villages at Saw Mill Run.
- Three hundred acres of open space with a clubhouse that connects and integrates all land uses with trails, and outdoor recreation .

Land Use Schedule

Based upon the current master plan and PRD zoning, the following land use yields are projected:

TOWN CENTER (24 ACRES)

COMMERCIAL/RETAIL/INSTITUTIONAL

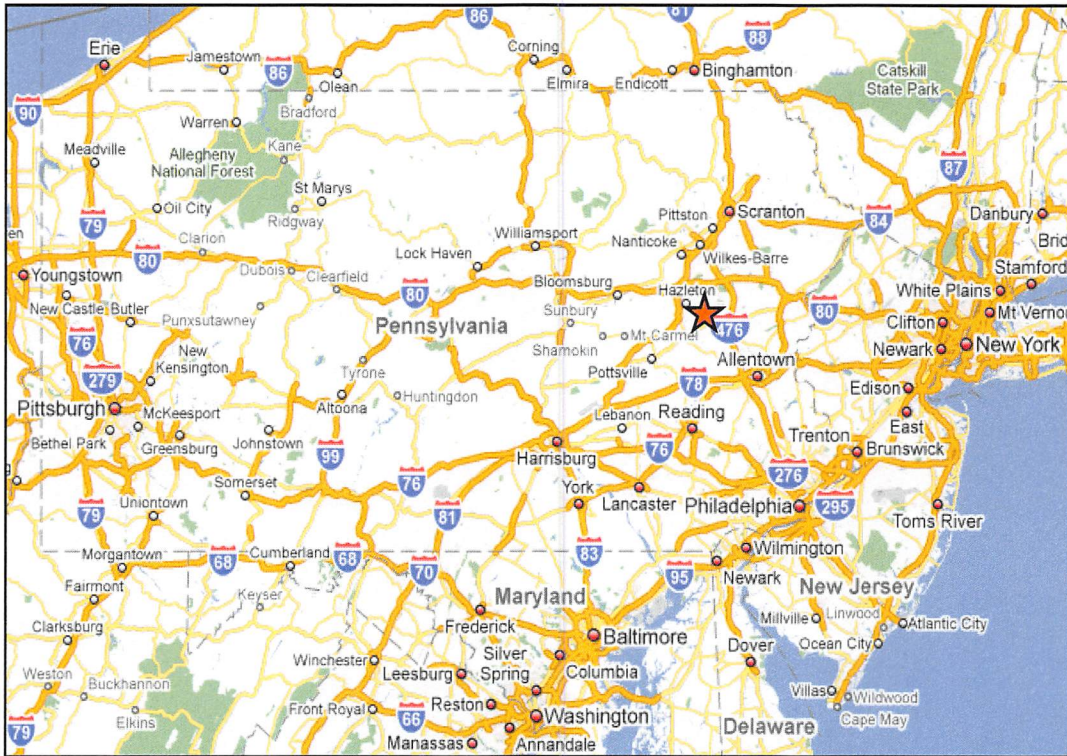
USE	YIELD
Office	37,000 GSF
Retail	38,000 GSF
Institutional	192,000 GSF (200 Beds)

RESIDENTIAL YIELD PROJECTIONS

POD	SIZE (AC)	UNIT TYPE	DENSITY	YIELD
B & C	27	Townhouse	4.5	122
D	22	Carriage House	3.8	84
E	22	Carriage House	3.8	84
F	38	SFD Small Lot	2.5	95
G	32	SFD Large Lot	2.25	72
H	37	SFD Large Lot	2.25	83
TOTAL				540

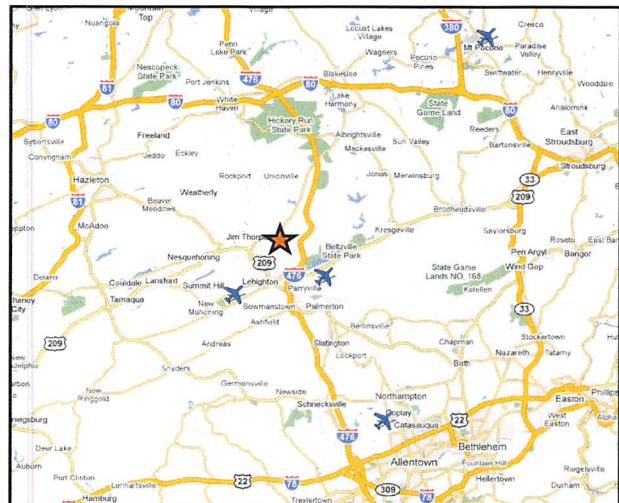
Location

The property is located approximately 15 minutes south of the interchange of Interstate 80 and the Northeast Extension of the Pennsylvania Turnpike. It is 10 minutes from the Lehigh Valley exit of the Northeast Extension (Interstate 476) and 20 minutes from Interstate 81. With these extensive networks of highways in close proximity travel times to major metropolitan areas are quite convenient.



- Lehigh Valley (Allentown/Bethlehem/Easton): 30 miles
- Philadelphia: 70 miles
- Harrisburg: 75 miles
- New York: 90 miles
- Baltimore: 140 miles
- Washington DC: 160 miles
- Pittsburgh: 260 miles

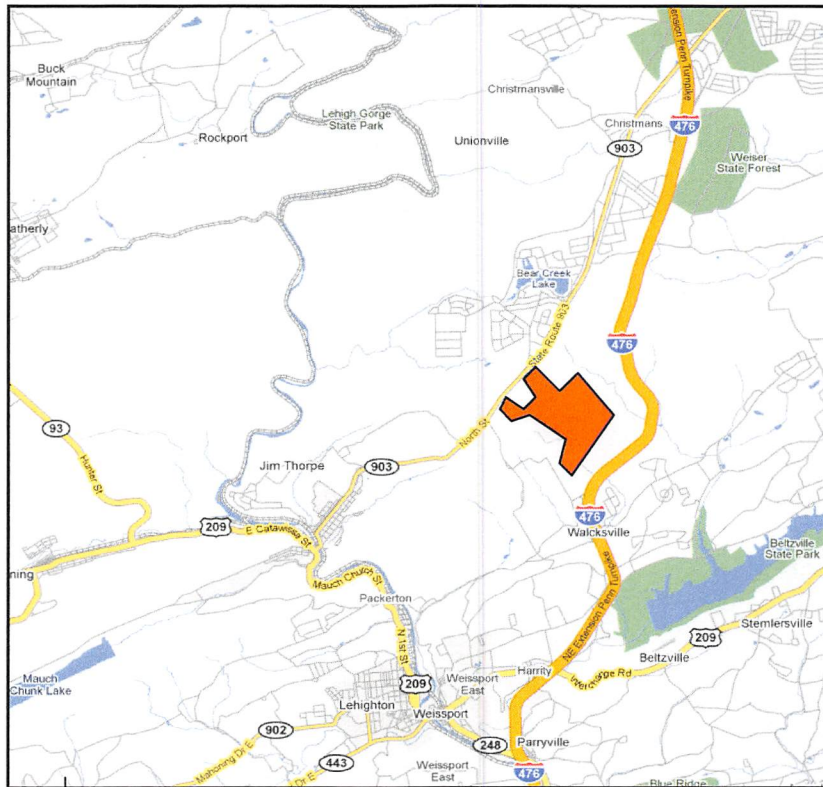
The site is located on the eastern side of North Street (State Route 903) approximately 1,580 feet north of Maury Road (State Route 2017). It is located in Penn Forest Township, Carbon County, Pennsylvania. It is 21 miles from the Lehigh Valley International Airport and within 15 minutes of three general aviation airports.



Access

Access from the regional roadway system and to/from the neighboring communities is very good and has become substantially better with the opening of the Lake Harmony/Jim Thorpe Exit #87 on the PA Turnpike.

- Good access is available from the Mahoning Valley Exit #74 of the Pennsylvania Turnpike Northeast Extension (I-476). **The Villages at Saw Mill Run is located only five miles from this busy exit.**



- **Improved access is provided with the recently opened slip ramps located between the existing Mahoning Valley and Pocono Exits of the Pennsylvania Turnpike.**



This new exit with E-Z Pass provides access/exit from the Turnpike directly to State Route 903. It is located six miles northeast of the site and provides on/off options in both north and south bound directions. Other improvements near this interchange road include widening and new traffic signals.

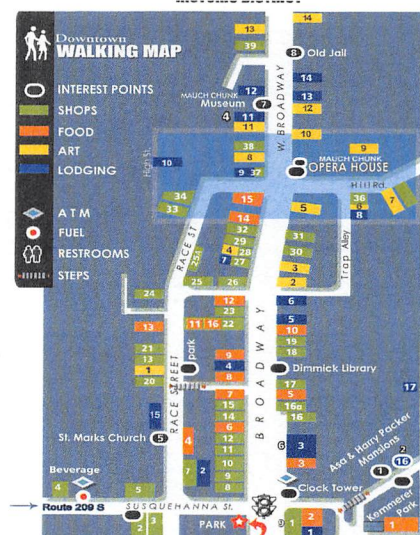
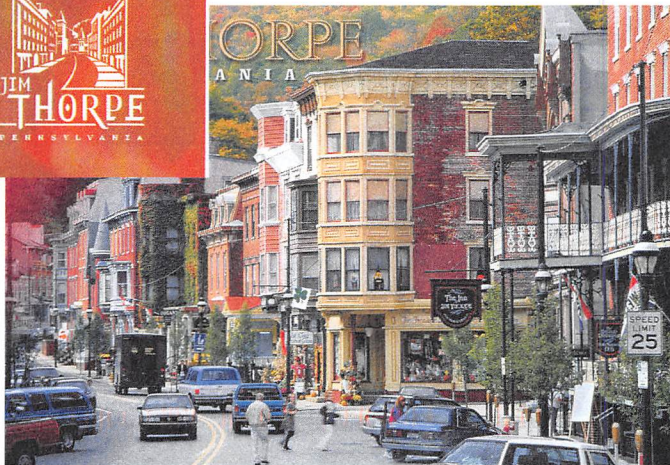
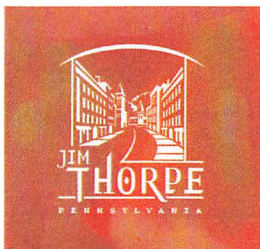
Within a short distance of the Villages at Saw Mill Run are:

- **17 Natural Areas of Statewide Significance** (Bear Creek Lake, Pocono Mountain Barrens, Berry Run Barrens, Pine Run Woods, and Glen Onoko)
- Penn Forest/Wild Creek Reservoir (4,900 acres of top priority natural area)
- The **6,107 acre Lehigh Gorge State Park** with over 26 miles of biking and hiking trails, white water rafting, fishing and hunting



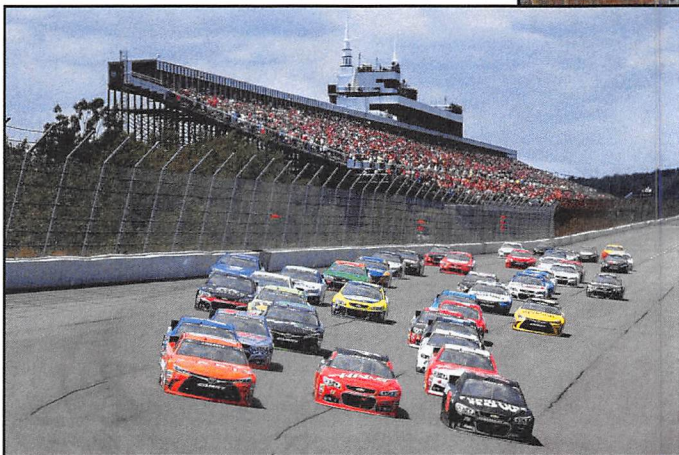
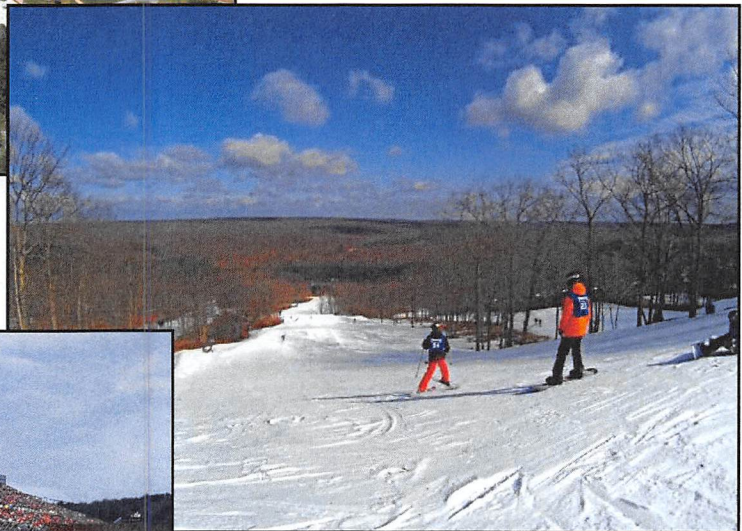
- **Penn's Peak** a premier 1800 seat entertainment venue that features headliner concerts

The Villages at Saw Mill Run is located four miles from **historic Jim Thorpe** which offers charm and a diverse offering of retail, galleries, museums, restaurants, and night-life.





The Crossings Premium Outlets, offering a large variety of outlet shopping, are 25 minutes away from the property



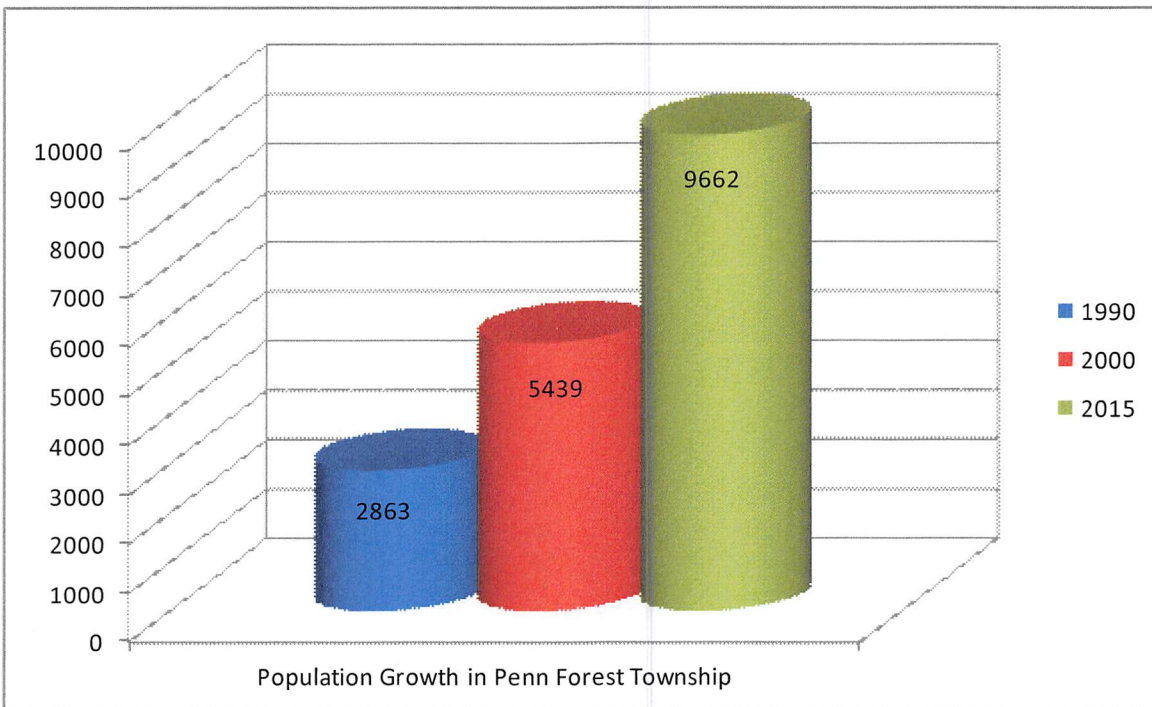
An abundance recreational and entertainment activities such as: Pocono Raceway, Camel Beach, Jack Frost and Big Boulder Ski resorts, and historic train rides are all within 20 minutes of the Villages at Saw Mill Run.

Demographics

Population: The Saw Mill Run site is located within Carbon County and specifically Penn Forest Township. The U.S. Census (2015) showed an overall growth in the County from 2000-2015 of 11 percent. Total County population in 2015 was 63,960 people.

Recent growth has varied among the 23 boroughs and townships. **Penn Forest Township has grown dramatically since 2000 by approximately 76 percent.** The Township population in 2000 was 5,439 and has shown steady growth to 9,662 in 2015. Recent Township growth is the second largest in the County slightly behind Kidder Township located immediately to the north and also with direct access to the Pennsylvania Turnpike. The County Comprehensive Plan and Greenway Plan (2013) cites the reasons for growth in Penn Forest Township as:

- Easy access to major highways
- Outdoor recreation amenities
- Increase in resort style and second home housing
- Influx of New York and New Jersey residents



Age: Median age of the population in Penn Forest Township is 39 which is equivalent to the County's median age. The largest age groups in the Township are the 25 to 44 year old (27.9%) followed by the 5 to 18 year old (26%) group.

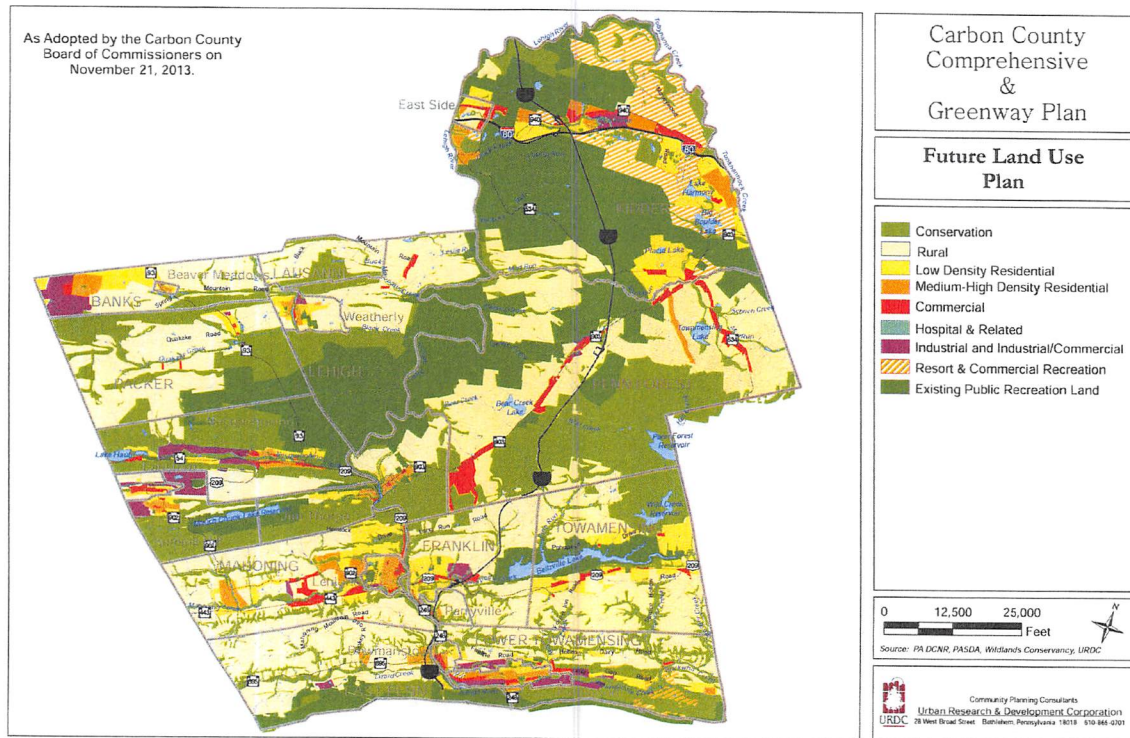
Housing: The total number of units in 2010 was 6,676, nearly 20% of the County's housing total. **The number of housing units in Penn Forest Township has risen in the last 20 years by over 90%** compared to the lower County increases (25%). This rate of increase accounting for nearly 3,200 new units is the largest of all the municipalities in the County. The owner-occupied rate is 88.0% and the median value of owner-occupied homes is \$185,200.00 and rising.

County Plans

In November 2013, Carbon County adopted a Comprehensive Plan and Greenway Plan. It provides an overall set of policies for future development and conservation of Carbon County over the subsequent 15 years. Its purpose is to help ensure that the change is positive and the County retains the qualities that make people want to live, work and visit the County.

Per the Plan, Carbon County is one of four counties that comprise the Pocono Mountain region which draws **more than 24 million person trips per year**. Year round tourism, outdoor recreation, and culture/history are major contributors to the County's economy.

The Land Use and Housing Plan of the Comprehensive Plan identify on the Future Land Use Map the Villages at Saw Mill Run site for Commercial use. This designation is consistent with the development plans prepared for the site and presented in this document.



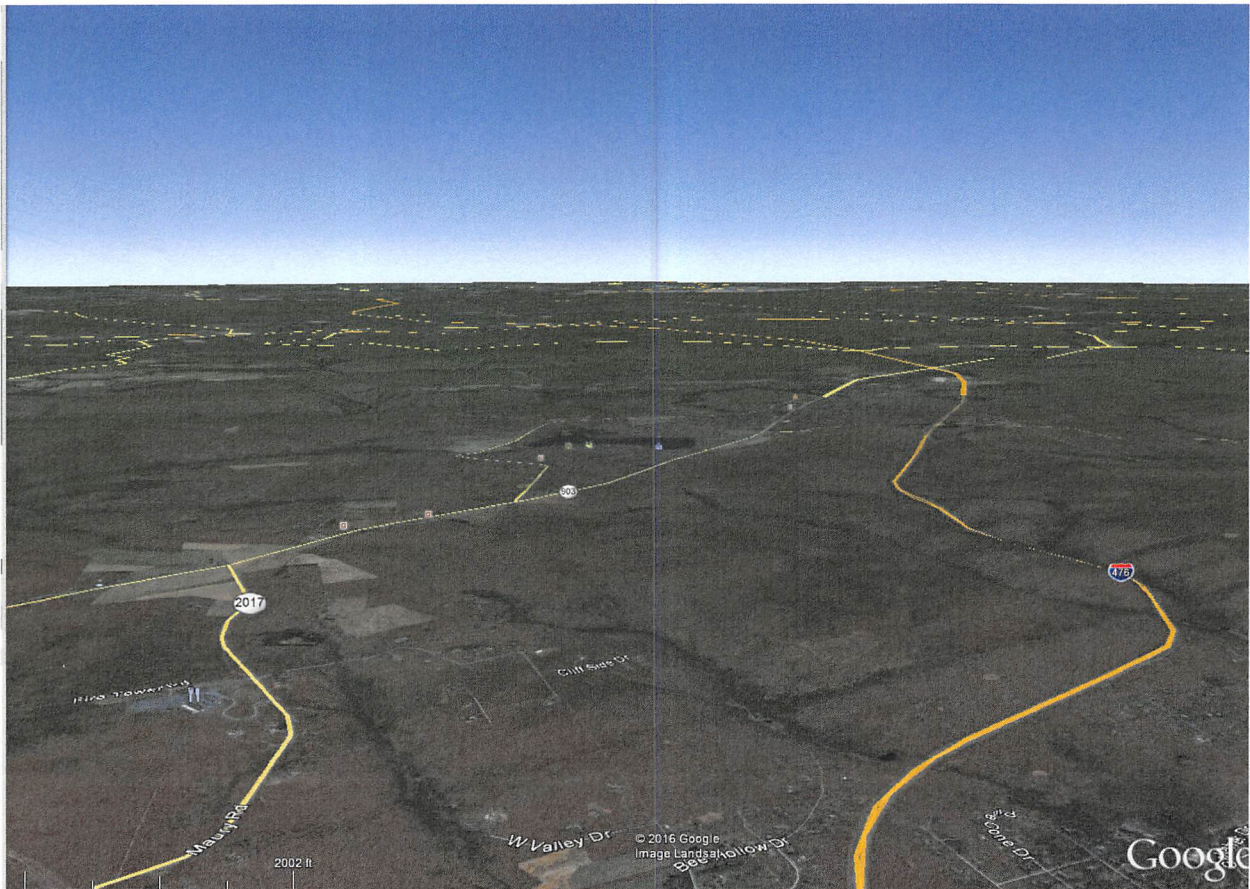
Traffic

According to traffic volume counts from PADOT the average number of cars per day passing the property on Route 903 in 2000 was 5000 vehicles. This number increased to over 6300 vehicles by 2010. With the opening of the new Jim Thorpe/Lake Harmony Exit #87 at Route 903 and the Northeast Extension of the Pennsylvania Turnpike, approximately 6 miles north of the site, the **number of vehicles per day has increased to over 6,700 trips.**

Three major bus companies operate **over 75 daily round trips to New York City** from the Jim Thorpe/Blakeslee area. The Villages at Saw Mill Run is less than 10 minutes away from the points of departure.

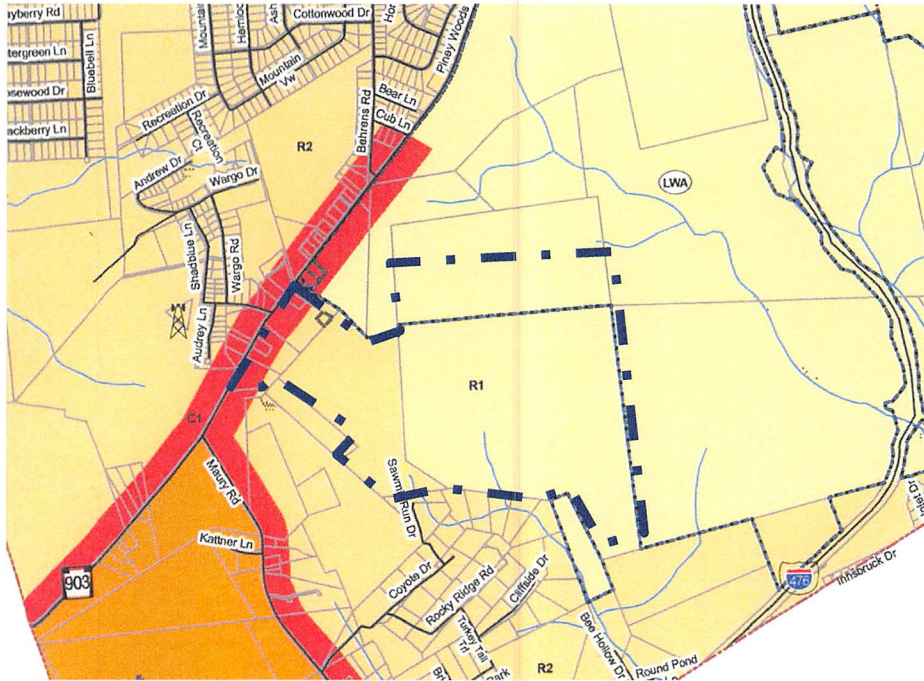
Property Description

The property consists of 595 acres. It is forested with a mix of oak, maple, and ash trees. The property is situated on a ridge line with the top of the hill being rather level. Slopes range from 2 to 8 percent. The property has a small portion that is steeply sloping towards the southeast corner. There is a small portion of the tract (approximately 15%) that has slopes in excess of 25%. **There are no floodplains or wetlands on the parcel.**



Zoning

The site has a split zoning. The front five hundred (500) feet along Route 903 is zoned C1 – Highway Commercial. The remaining part of the site is zoned R1-Rural Residential Agricultural and R2-Low Density Residential. Approximately 20% of the site (114 acres) is in the R2 district and 78% (466 acres) are classified as R1. The balance (12 acres) is zoned C1.



The R1 and R2 districts allow for Planned Residential Development (PRD) as a Special Exception Use. According to the Township Ordinance Section 6.100, the purpose of a PRD is: “to encourage and promote flexibility and ingenuity in the layout and design of large new developments, enabling the developer to provide a variety of housing types, appropriate nonresidential uses, while using open space areas to protect the environment and provide recreation...”

The advantage of a PRD is the flexibility for development once the overall master plan is approved. The master plan sets forth areas of development, open space, major road network, community-wide utilities and stormwater management system. The development areas are then designed on a project specific basis. Each area can be fully developed without the constraints of stormwater management and impervious cover.

According to Section 312 of the Penn Forest Township Zoning Code, there are five steps in obtaining a PRD plan approval, they are: 1) Feasibility Review and Recommendation, 2) Tentative Review including Public Hearing, 3) Issuance of Findings and a Tentative Decision, 4) Final Review, and 5) Final Decision in part or in whole.

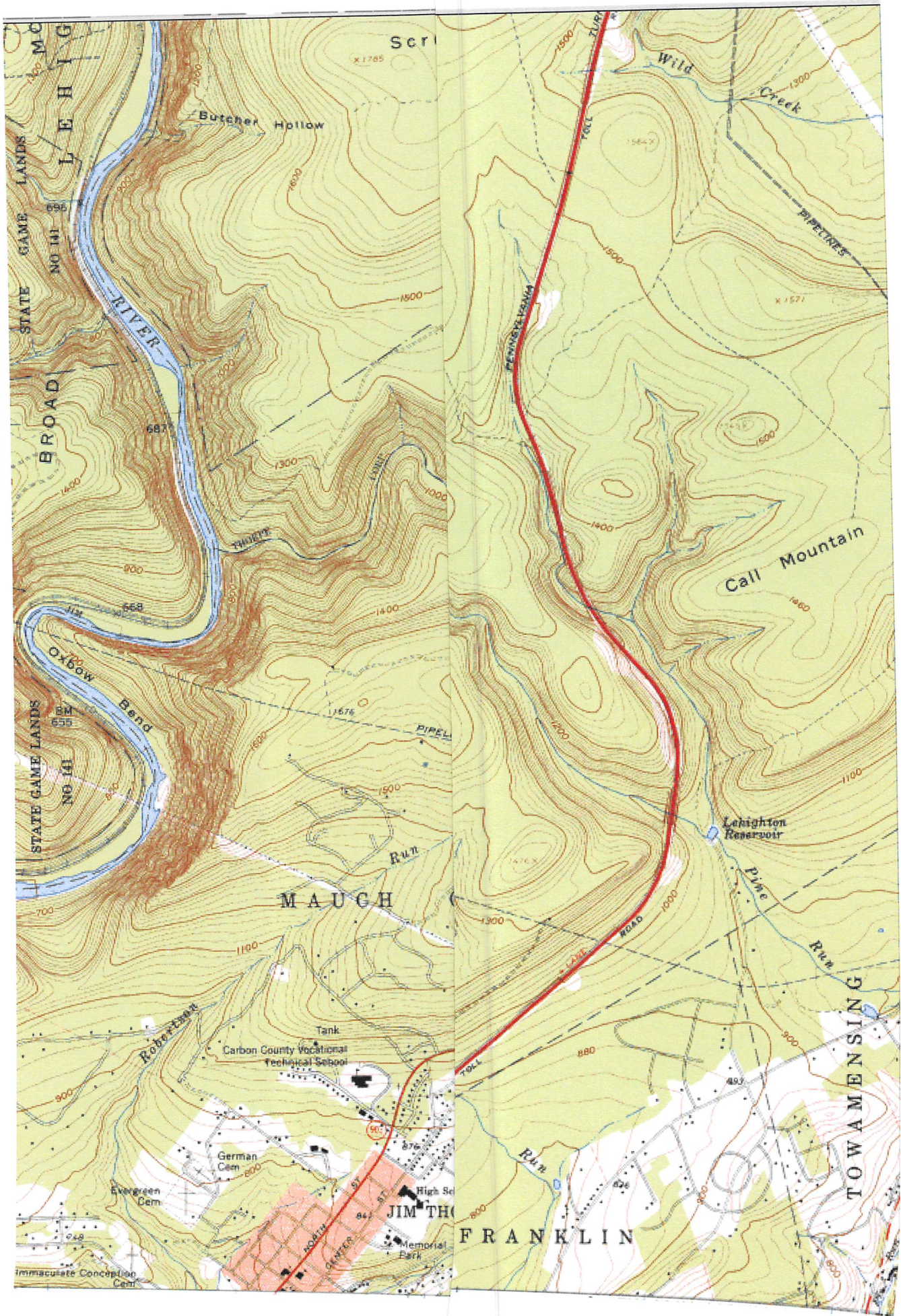
The first stage in obtaining the PRD designation for the site is a Feasibility Review and Recommendation. It is in this step the site's development opportunities and constraints are presented to the Township for review and determination if a particular tract is suitable for a PRD designation. **This first step has occurred and the parcel has been designated by the Township as eligible for a PRD Development.**

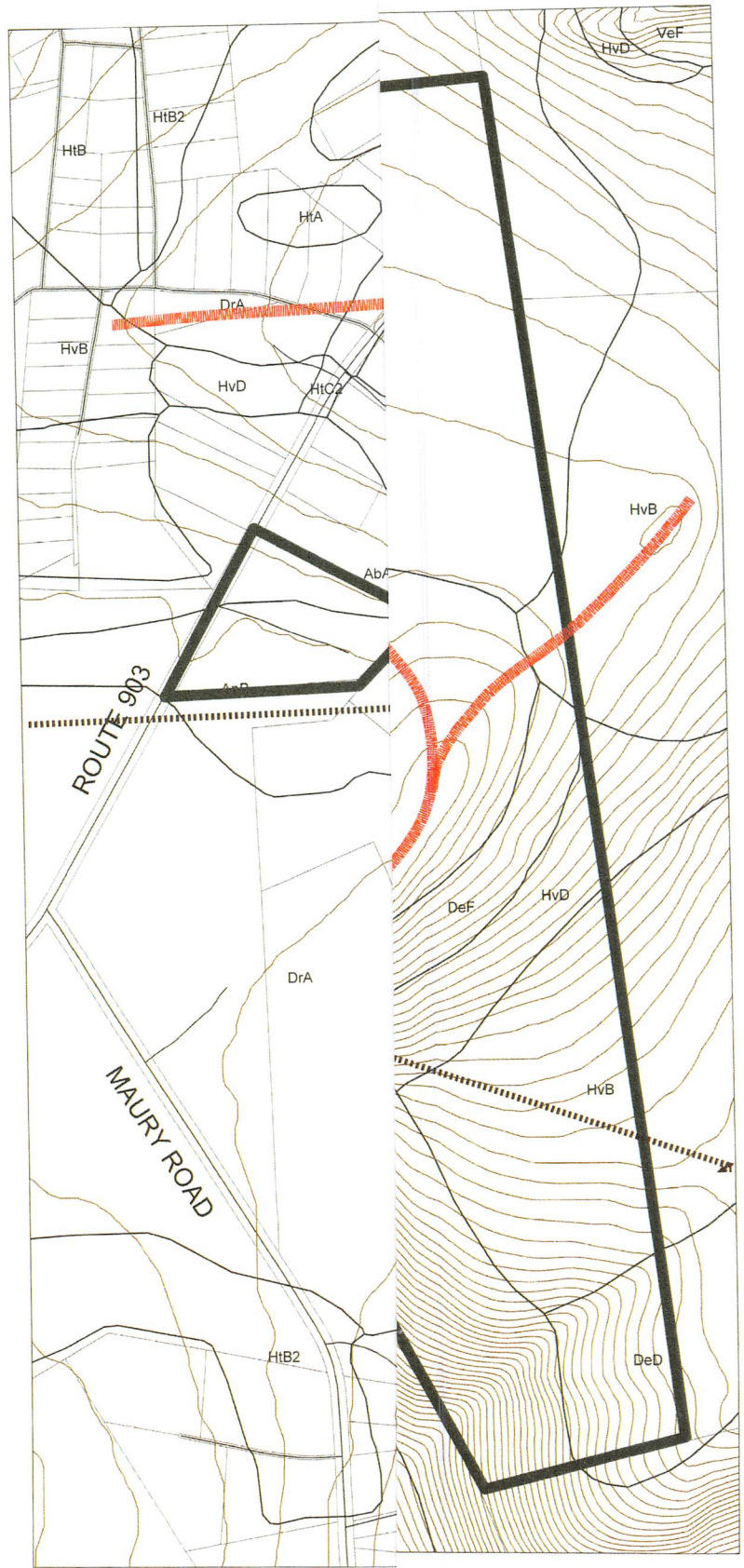
The next step in the approval process is the preparation of a Tentative Plan showing more specific detail about the overall development including: overall impervious cover, areas of open space, major vehicular circulation layout, water service, sanitary sewage system, densities, etc. This plan is to be reviewed and approved by the Township after a public hearing has been conducted.

Site Utilities

Currently there are no public utilities on the property. The site is underlain by Pocono Sandstone which is a high yielding water source. Preliminary discussions with local hydro geologists indicate an abundance of groundwater on the property that could be a source of water.

Sanitary sewage will be treated by an on-site tertiary level treatment plant with ultra-violet processing. Discharge water will be directed to a series of onsite water amenities and then utilized to irrigate the open space. The man-made ponds will also serve as part of a stormwater management system and will feature infiltration and measured discharge to maintain base flow in the Saw Mill Run.





LandConcepts
593 Skippack Pike, Suite 300
Blue Bell, PA 19422
215-646-2988



Land Concepts

593 Skippack Pike, Suite 300
Blue Bell, PA 19422
215-646-2988