

Hazleton

Client Community Area New
Development Organization
("CANDO")

Project

Cranberry Creek was a 300 acre decommissioned coal mine in Hazleton, Pennsylvania. The site was an eyesore to the community and presented a negative first impression to visitors to the city. The town board and others wanted to find a viable alternative use for the site and, by doing so, encourage redevelopment of surrounding sites.

Assignment

The client had significant experience in developing industrial sites but they wanted to expand into new uses in order to bring new vitality to the city of Hazleton. The difficulty that they encountered was that there was lack of high quality market comparables that they could use to predict what sort of new uses would best serve the market. They also were faced with the added difficulty that they demographics had radically changed since the last census and so they did not have accurate statistical information.

Solution

We completed the study by diligently examining the local economic and demographic statistics. We then relied on other indicators of demographic change, such as school enrollments, to estimate how the population had evolved since the last census. We then combined this information with "best practice" case studies of development in other communities in order to propose a mix of new uses for the site including residential, office, retail, and recreational.

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Marketability Analysis Cranberry Creek Gateway Park Site Hazleton, Pennsylvania

As the following tables indicate, building permit activity in Luzerne County and in the Scranton/Wilkes-Barre/Hazleton MSA has remained relatively level.

Annual Building Permits data in Luzerne County for 2000 to 2004

Type	2000	2003	2002	2003	2004
Total new construction	603	611	809	931	884
Single family residential new count	508	618	710	788	807
Multi family residential new count	35	33	179	147	154

Source: Center for Workforce Information and Analysis

The following Construction Permit Data came from the SOCDS Building Permits Database.¹

Housing Unit Building Permits for: Scranton/Wilkes-Barre/Hazleton MSA

	2003	2004	2005
Total Units	1,721	1,661	1,623
Units in Single Family Structures	1,573	1,571	1,527
Units in All Multi-Family Structures	202	245	98
Units in 2-unit Multi-Family Structures	43	22	16
Units in 3- and 4-unit Multi-Family Structures	81	74	39
Units in 5+ Unit Multi-Family Structures	75	122	31

Housing Unit Building Permits for: HAZLETON, PA (in Scranton/Wilkes-Barre/Hazleton MSA)

	2003	2004	2005
Total Units	0	0	0
Units in Single Family Structures	0	0	0
Units in All Multi-Family Structures	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0

Housing Unit Building Permits for: HAZLE TOWNSHIP, PA (in Scranton/Wilkes-Barre/Hazleton MSA)

	2003	2004	2005
Total Units	55	46	55
Units in Single Family Structures	55	46	55
Units in All Multi-Family Structures	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0

¹http://www.socds.com/press/updates.html

