



# Nazareth Area School District And Lower Nazareth Township A Partnership For a New Elementary School

April 23, 2025





# Planning Team



## □ School District Representatives:

- Dr. Isabel Resende
- Dr. Stuart Whiteleather
- Dr. Linda Stubits
- Mr. Gregory Leh
- Mr. Wayne Simpson

## □ Lower Nazareth Township Representatives:

### □ Board of Supervisors:

- James Pennington
- Martin Boucher
- Stephen Brown
- Nancy Teague
- Amy Templeton
- Lori Stauffer (Manager)



## ***THE GOAL OF THE BOARD AND ADMINISTRATION IS TO DEVELOP A LONG-TERM PLAN TO SERVE THE STUDENTS AND COMMUNITY!***

- Building additions added to Lower Nazareth and Kenneth Butz Elementary School to address increased enrollment & capacity issues. August 2021
- The School Board commissioned PowerSchool Analytics for an enrollment study. February 2024
- The School Board commissioned CHA to conduct a feasibility study of all school buildings. April 2024
- Public presentation at a School Board Meeting to update the community on the progress. August 2024
- The School District began looking for land that could accommodate future district needs. September 2024
- A Second Public Presentation was held at a School Board Meeting. January 2025
- The School Board commissioned PowerSchool Analytics to update the enrollment study. March 2025



# Nazareth Area School District Growth



- The NASD has been experiencing consistent, moderate growth over the past few years.
- Anticipating continued growth, the District commissioned a study by PowerSchools to determine the areas of growth in the District.
- The District did an analysis of the existing facilities which indicates the elementary schools and high school are at or near capacity.
- The buildings & sites at the Elementary Schools have limitations with Core Spaces & Infrastructure where more additions are not feasible.
- PowerSchools contacted all municipalities in the School District and compiled a list of the approved residential developments.
- The long-range preferred plan to accommodate growth is a 4<sup>th</sup> elementary school.
- The following is a summary of the information gathered by the School District and their consultants.





# Current Sending Areas



1 – Kenneth N Butz Jr Elementary School

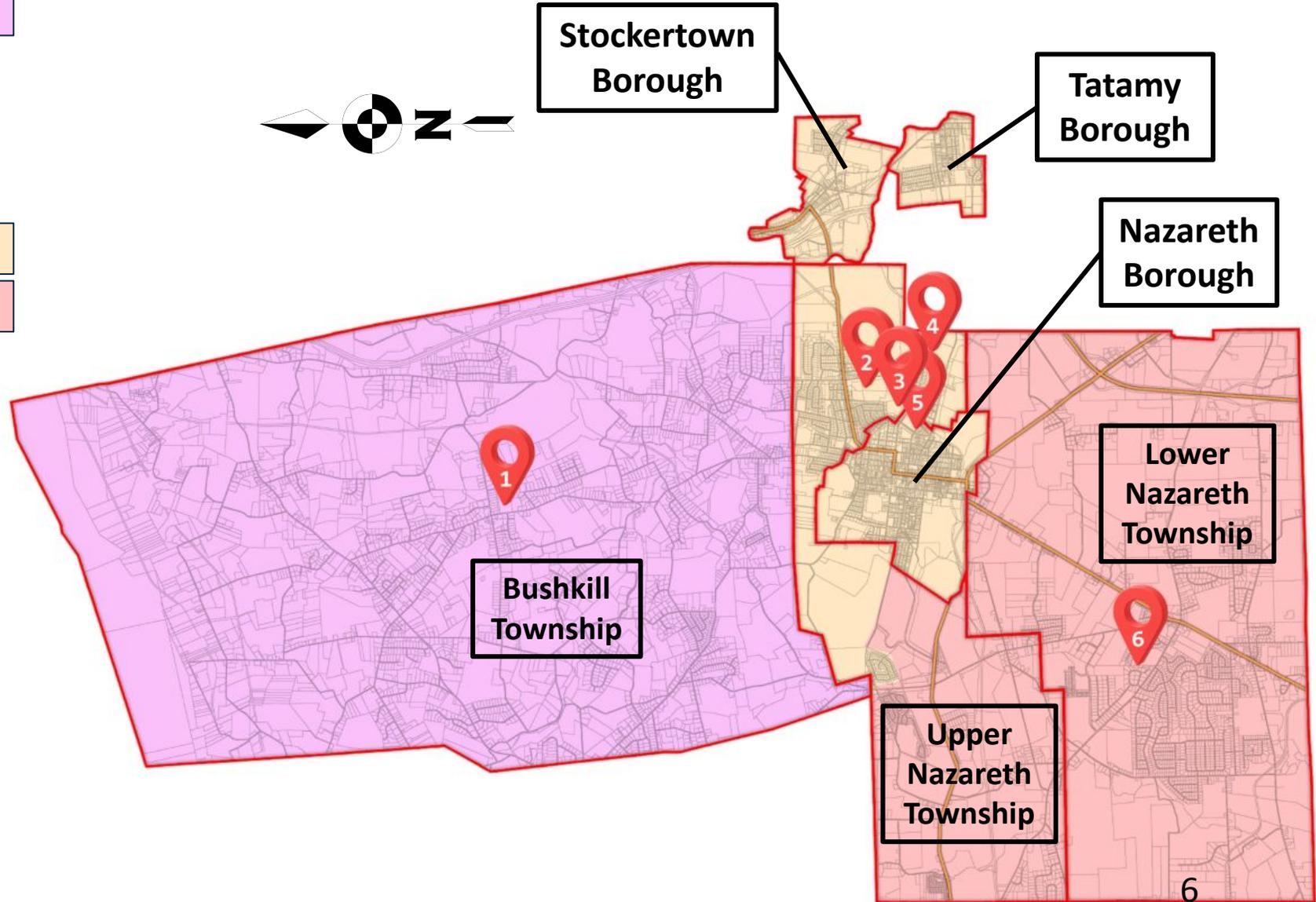
2 – Nazareth Middle School

3 – Nazareth High School

4 – Nazareth Area Intermediate School

5 – Floyd R. Shafer Elementary School

6 – Lower Nazareth Elementary School





# Residential Development



Proposed Dwelling Units within the Nazareth Area School District (Moderate DU Scenario)												
Project Name	Unit	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
	Type											
Colts Run South (1)	SFD	30	0	0	0	0	0	0	0	0	0	30
Colts Run South II (2)	SFD	0	0	0	100	100	97	0	0	0	0	297
Estates at Silvercrest (3)	SFD	0	0	0	50	50	25	0	0	0	0	125
Evergreen Farms (4)	MF	0	0	0	50	50	44	0	0	0	0	144
MKG Estates (5)	SFD	0	0	0	19	0	0	0	0	0	0	19
Overlook Estates West (6)	SFD	0	13	0	0	0	0	0	0	0	0	13
Schoeneck Overlook (7)	SFA	0	50	50	50	50	38	0	0	0	0	238
The Enclave at Bushkill (8)	SFD	0	14	0	0	0	0	0	0	0	0	14
Village @ Hobson Square (9)	SFD	0	45	0	0	0	0	0	0	0	0	45
Totals:		30	122	50	269	250	204	0	0	0	0	925

- PowerSchool Analytics collected data from each municipality on proposed residential developments.
- This information reflects the planned growth over the next 10-years. 925 new dwelling units across 9 proposed developments.
- This analysis assumes no development in the last four years of the analysis. It is more than likely there will be homes, therefore, our analysis is conservative.



# Future Growth of School District

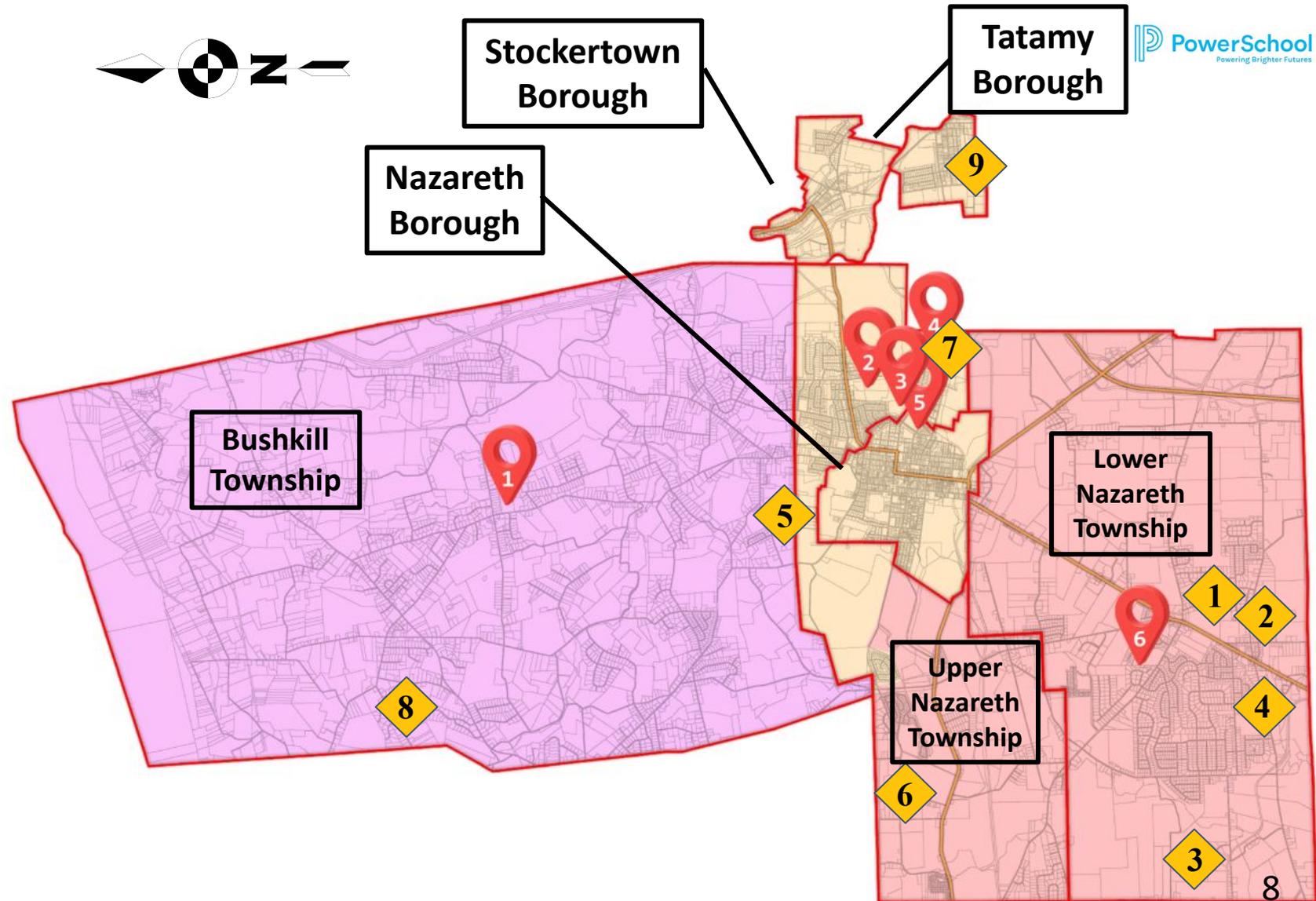


The **GOLD**  indicate the Proposed Developments provided by the municipalities to PowerSchool Analytics as of March 2025.

### Proposed Developments:

1. Colts Run South (30 Homes)
2. Colts Run South II (297 Homes)
3. Estates at Silvercrest (125 Homes)
4. Evergreen Farms (144 Homes)
5. MKG Estates (19 Homes)
6. Overlook Estates West (13 Homes)
7. Schoeneck Overlook (238 Homes)
8. The Enclave at Bushkill (14 Homes)
9. Village at Hobson Square (45 Homes)

Of the proposed 925 homes planned for the Nazareth Area School District, 834 homes (1, 2, 3, 4 & 7) are planned for the Lower Nazareth Township Area.





# Conversion of Housing to Enrollment



## Student Generation Rate Assumptions Provided by PowerSchool

- Single Family Detached Units: 0.52 Students per Unit
- Single Family Attached Units: 0.37 Students per Unit
- Multifamily Units: 0.30 Students per Unit

## Anticipated Impact of New Residential Development

- Moderate Dwelling Unit Scenario: 502 Additional Students by Year 2034
- Conservative Dwelling Unit Scenario: 487 Additional Students by Year 2034

Student Generated by Residential Development (Moderate DU Scenario)										
	2025	2026	2027	2028	2029	2030	2031	2032	3033	3034
Aggregate		73	95	221	344	446	462	472	486	502
Annual	16	57	22	126	123	102	16	10	14	16

Student Generated by Residential Development (Conservative DU Scenario)										
	2025	2026	2027	2028	2029	2030	2031	2032	3033	3034
Aggregate		62	87	186	286	373	448	461	473	487
Annual	11	51	25	99	100	87	75	13	12	14

**This analysis assumes no development in the last four years of the analysis. It is more than likely there will be homes, therefore, our analysis is conservative.**



## What is Functional Capacity of a School?

- The functional capacity of a school is the number of students that a school can accommodate based on the needs of the school in compliance with their practice and Educational Specifications.
- The capacity is calculated based on the number of available Classrooms and Kindergarten Rooms.
- 20 students per classroom are calculated per Kindergarten, First, and Second Grades.
- 23 students per classroom are calculated per Third and Fourth Grades.
- Special Education, Common Core & Support spaces such as the arts (Art, Music, STEAM, Cafeteria & Physical Education, etc.) are not calculated in the Functional Capacity.



# Functional Capacity of a School



NAZARETH AREA SCHOOL DISTRICT					
LOWER NAZARETH ELEMENTARY SCHOOL 82,342 SF					
ACADEMIC PROGRAM	Existing			Capacity	
	No.	NSF	Total	Per Room	Total
Student Enrollment - March 2025					606
<b>CLASSROOMS</b>					
Kindergarten	6	831	4,985	20	120
1st Grade	6	774	4,644	20	120
2nd Grade	6	772	4,631	20	120
3rd Grade	6	821	4,926	23	138
4th Grade	6	818	4,910	23	138
<b>TOTAL CLASSROOM CAPACITY</b>	<b>30</b>		<b>24,096</b>		<b>636</b>
<b>TEMPORARY CAPACITY FOR CURRICULAR NEEDS</b>					
Steam Lab	1	770	770	23	23
Art Room	1	999	999	23	23
Music Classroom	1	822	822	23	23
Gifted Education for 15-18 students	1	639	639	23	23
Special Education - AS	1	673	673	23	23
Tech Support / Math Specialist	1	725	725	23	23
<b>TOTAL TEMPORARY CAPACITY</b>	<b>6</b>		<b>4,628</b>		<b>138</b>
<b>OTHER EDUCATIONAL SPACES</b>					
Small Group (SGI) (8-10 students)	2	143	657	8	16
Small Group (SGI) (10-15 students)	1	725	725	10	10
LGI	1	1,521	1,521	23	23
<b>Subtotal</b>	<b>4</b>		<b>2,903</b>		<b>49</b>
<b>Special Education</b>					
Emotional Support/Sensory	2	624	1,248	15	30
OT/PT /Speech	1	578	578	15	15
ESL Classroom	1	578	578	15	15
<b>Subtotal</b>	<b>4</b>		<b>2,404</b>		<b>60</b>
<b>Library / Media Center</b>					
Library / Media Center	1	2,691	2,691		
TV Studio	1	342	342		
<b>Subtotal</b>	<b>2</b>		<b>3,033</b>		
<b>Physical Education</b>					
Gymnasium	1	3,501	3,501		
Storage	1	304	304		
Instructor's Office	1	160	160		
<b>Subtotal</b>	<b>3</b>		<b>3,965</b>		
<b>Food Services</b>					
Cafeteria	1	2,308	2,308		192
Kitchen	1	1,609	1,609		
Kitchen Storage	1	265	265		
Serving Area	-	-	-		
<b>Subtotal</b>	<b>3</b>		<b>4,182</b>		
<b>Assembly</b>					
Auditorium	-	-	-		
Stage	-	-	-		
Storage	-	-	-		
<b>Subtotal</b>	<b>-</b>		<b>-</b>		
<b>OTHER EDUCATIONAL SPACES TOTAL</b>	<b>16</b>		<b>16,487</b>		
<b>Instructional Planning Center</b>					
Work Room/Book Room	-	-	-		
Faculty Room	2	654	1,308		
<b>Subtotal</b>	<b>2</b>		<b>1,308</b>		
<b>Administrative Center</b>					
Administration Offices	1	2,274	2,274		
Nurse Suite	1	938	938		
<b>Subtotal</b>	<b>1</b>		<b>3,212</b>		
<b>ADMINISTRATIVE CENTER TOTAL</b>			<b>4,520</b>		

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# Enrollment Projections



- **Good Design Practice is to provide 20% more Functional Capacity than is needed.**
- **Other Factors that could impact Nazareth Area School District Enrollment**
  - **Students enrolled in outside Cyber Schools:  
Approximately 150 Students**
  - **Home Schooled & Private Tutoring Students: 87 Students**
  - **Private/Non-Public/Charter Schools: 221 Students**
  - **Out of District Programming: 62 Students**
  - **Unsubmitted or not Approved Developments**
  - **Current Housing Stock Aging (Turn-over to younger Families).**
  - **Pennsylvania Education Policy Changes potential impact on programs.**
  - **Homes constructed in the last four years of the analysis.**



# Enrollment Projections

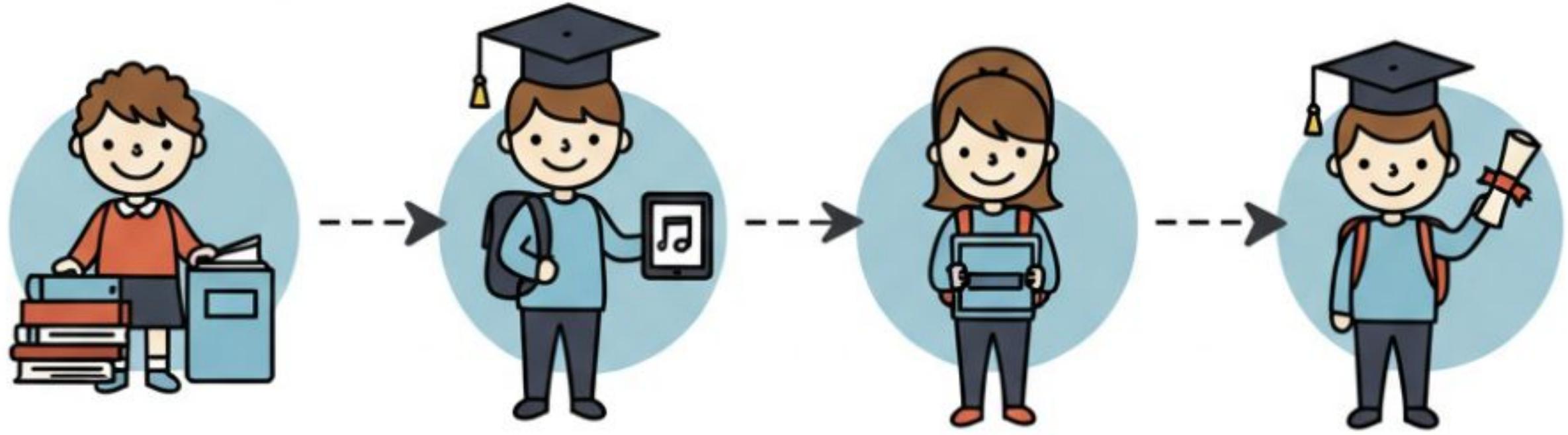


	Grade Configuration	Enrollment March 12, 2025	Functional Capacity	Enrollment as a percentage of Capacity	2034 Projected Enrollment	2034 Projected Enrollment as a Percentage of Capacity	2034 Projected Enrollment Plus 20%	2034 Projected Enrollment Plus 20% as a Percentage	2034 Projected with 20% Additional Capacity Needed	2034 Projected with 20% Additional Capacity Needed as a Percentage
<b>ELEMENTARY SCHOOLS</b>										
Butz Elem	K-4	578	593	97%	570	96%	684	115%	91	15%
Lower Naz Elem	K-4	606	636	95%	739	116%	887	139%	251	39%
Shafer Elem	K-4	567	573	99%	612	107%	734	128%	161	28%
<b>Totals</b>		<b>1,751</b>	<b>1,802</b>	<b>97%</b>	<b>1,921</b>	<b>107%</b>	<b>2,305</b>	<b>128%</b>	<b>503</b>	<b>28%</b>
<b>SECONDARY SCHOOLS</b>										
Intermediate School	5-6	759	843	90%	839	100%	1,007	119%	164	19%
Middle School	7-8	776	957	81%	893	93%	1,072	112%	115	12%
High School	9-12	1,615	1,472	110%	1,842	125%	2,210	150%	738	50%

1. Information provided by PowerSchool submitted May 2024 and updated March 2025.
2. Enrollment projections identify critical needs at the elementary school level and at the high school level in 2034.
3. Projected Enrollment warrants consideration for a 500-600 student new elementary school
4. Intermediate School does not have the capacity to include 4<sup>th</sup> Grade.



# Grade Level Structure & School Size



**K-4: Early Elementary**  
*(Focus on Building Foundational Skills for Future success)*

**5-6: Intermediate School**  
*(Transition to Deeper Learning)*

**7-8: Middle School**  
*(Exploratory Different areas of Learning; Preparation for High School)*

**9-12: High School**  
*(Preparing for Post-Secondary Goals)*



# Grade Level Structure & School Size



## ***Large Elementary School (>600 Students)***

### **Potential for Depersonalization:**

- With a larger student body, it can be more challenging for students to receive individualized attention.
- Students may feel less connected to their teachers and the school community.

### **Increased Bureaucracy:**

- Larger schools may have more complex structures, which can sometimes slow down decision-making.
- "students falling through the cracks" can occur more frequently.

### **Greater Parent Involvement:**

- Parents may have ***fewer*** opportunities to get involved in school activities and build relationships with teachers and staff.

## ***Small Elementary School (<600 Students)***

### **Stronger Sense of Community:**

- Smaller schools often foster a close-knit, supportive environment where students feel a strong sense of belonging.
- Teachers and staff tend to know students and their families well, and this leads to more personalized attention.

### **Increased Individual Attention:**

- Smaller class sizes may allow teachers to provide more individualized instruction and support.
- Students may have more opportunities to participate in class and receive feedback.

### **Greater Parent Involvement:**

- Parents may have ***more*** opportunities to get involved in school activities and build relationships with teachers and staff.



# Keeping 4<sup>th</sup> Grade in K-4 Elementary



## Schools

### Student-Centered Approach:

- Our priority is to create the best possible educational experience for all students.
- Maintaining the current K-4 structure supports this goal.

### Developmental Appropriateness:

- 4th graders benefit from the nurturing, consistent environment of an early elementary setting.
- Social and emotional development aligns better with younger students.
- K-4 schools are designed to support the specific learning needs of this age group.

### Strong Foundation for Future Success:

- Maintaining a stable environment in 4th grade allows for focused attention on critical foundational skills (reading, writing, math).
- This ensures students are fully prepared for the increased academic demands of intermediate school.



# 4<sup>th</sup> Elementary School is Needed



## Parameters for a New Elementary School

- Lot Size
  - Minimum 20 Acres
- Size of Elementary School:
  - Maintain 500-600 maximum capacity
- Core Spaces:
  - Classrooms, Special Education, STEAM
- Community/Recreational Spaces:
  - Gymnasium, Cafeteria, Media Center
- Bussing/Parent Drop-off – Pick-up/Parking:
  - Separation of busses and vehicles
- Outdoor Space (Open Space):
  - Fields and open space for school and community use



# 4<sup>th</sup> Elementary School Is Needed



1 – Kenneth N Butz Jr Elementary School

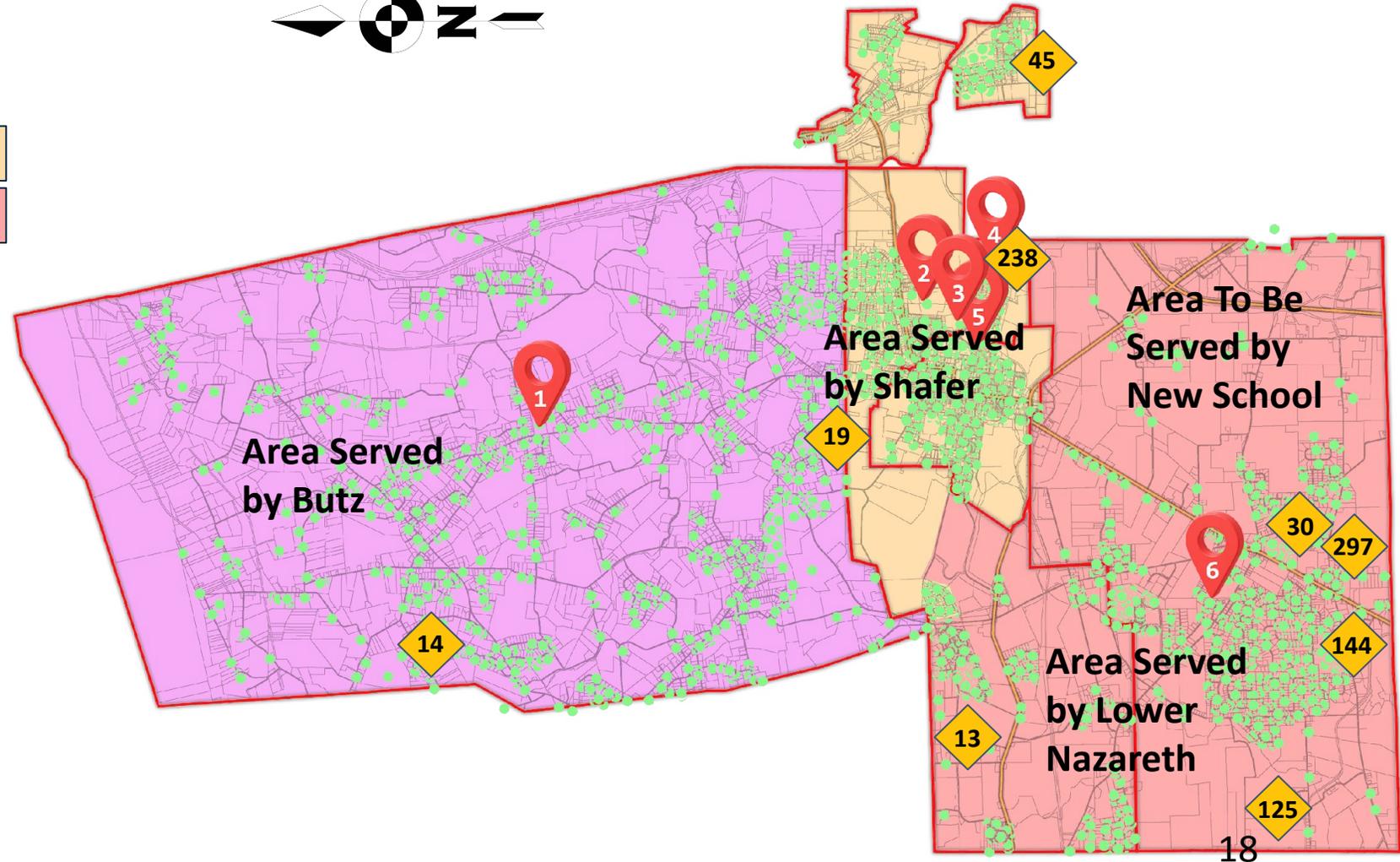
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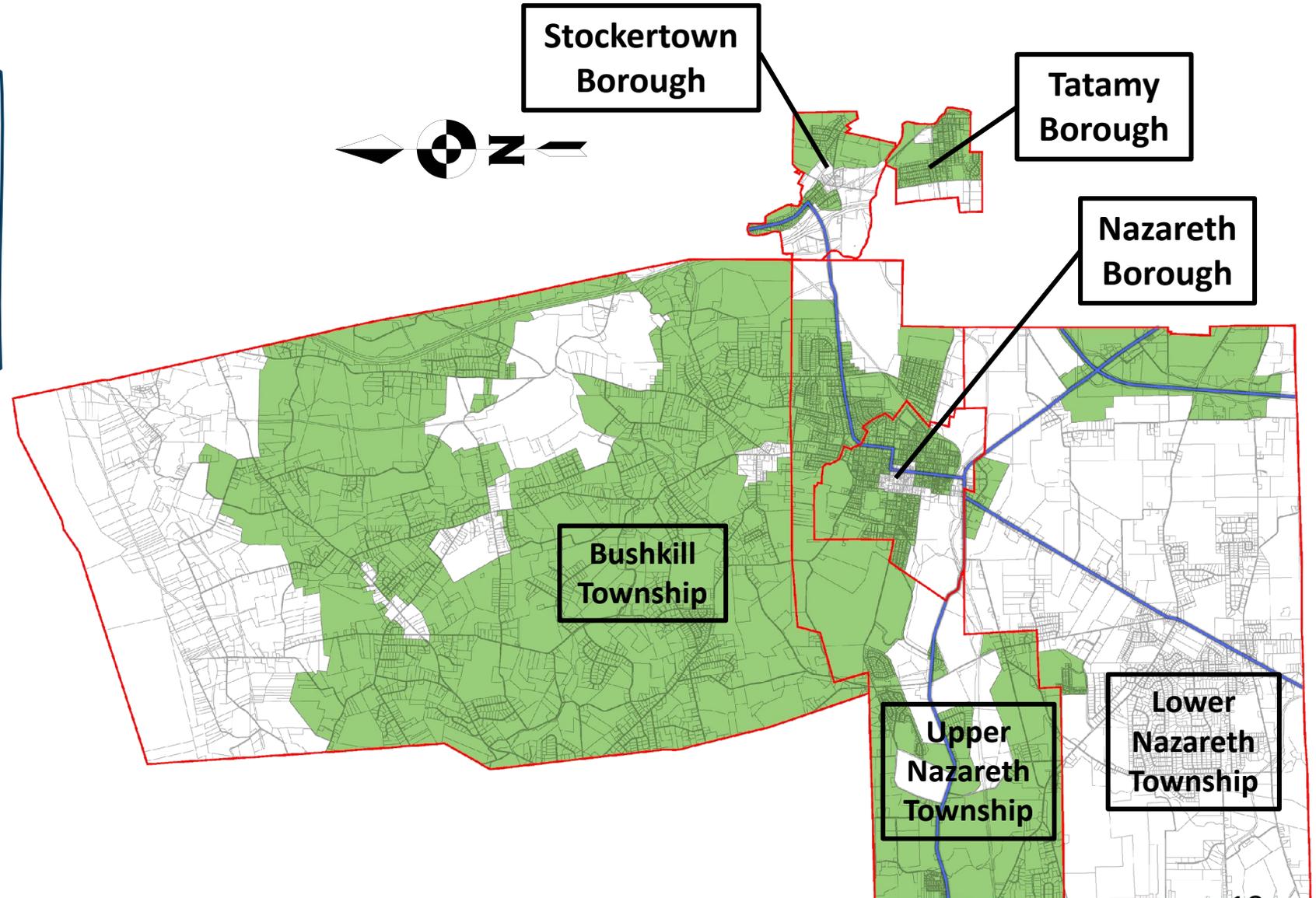




# Land Identification - New School



Areas shaded green indicate zones where schools are permitted by Right, Conditional Approval, or Special Exception.

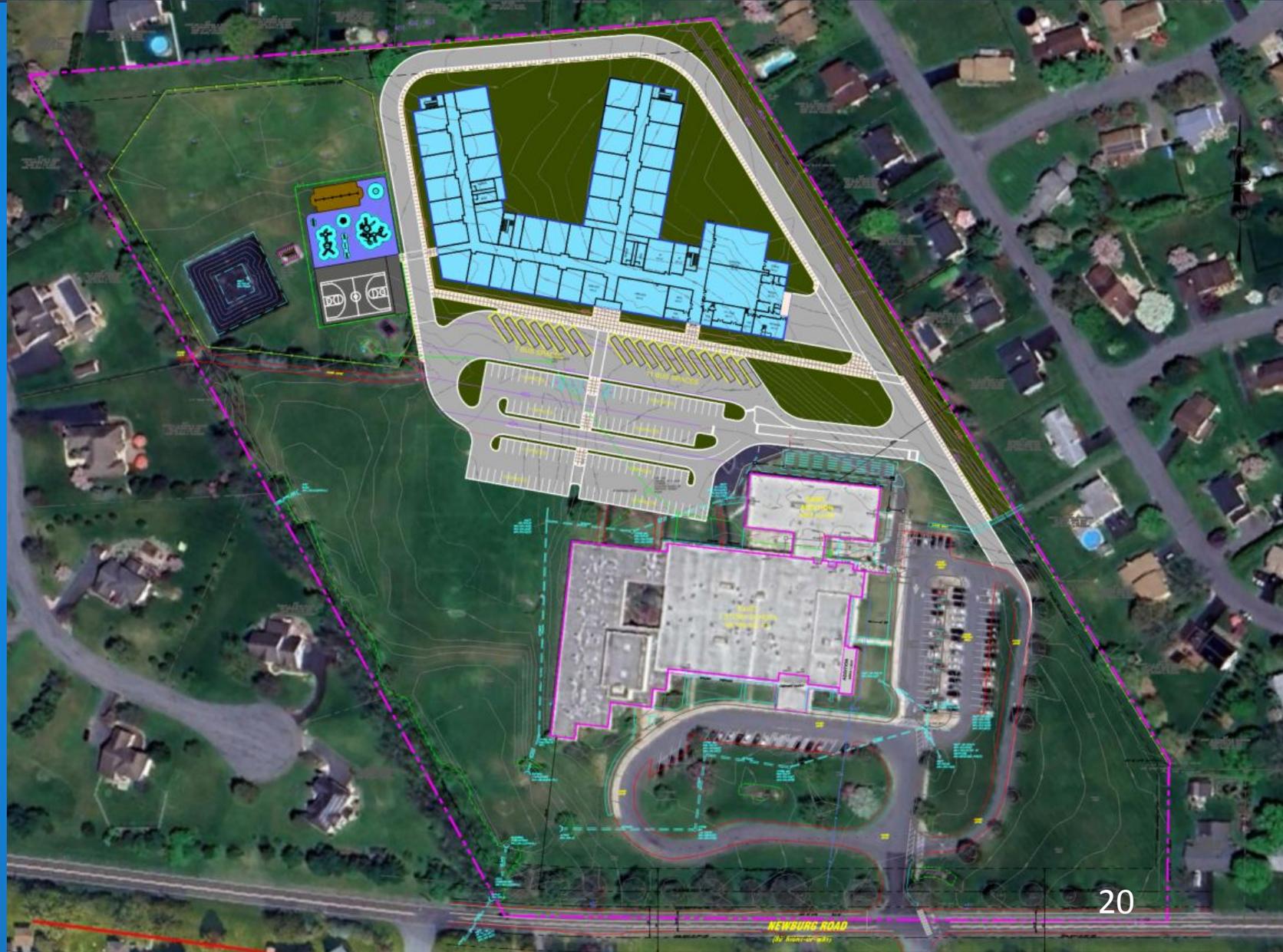




# Lower Nazareth Elementary Site



- Consider new Elementary School on existing Lower Nazareth Elementary School Site and demolish existing school.
- Limited to a 700-750 student capacity new school due to site limitations.
- Does not meet the district criteria for a “smaller” elementary school.
- Does not solve the district-wide need of additional projected population (500-600).





# Lower Nazareth Parcel Map

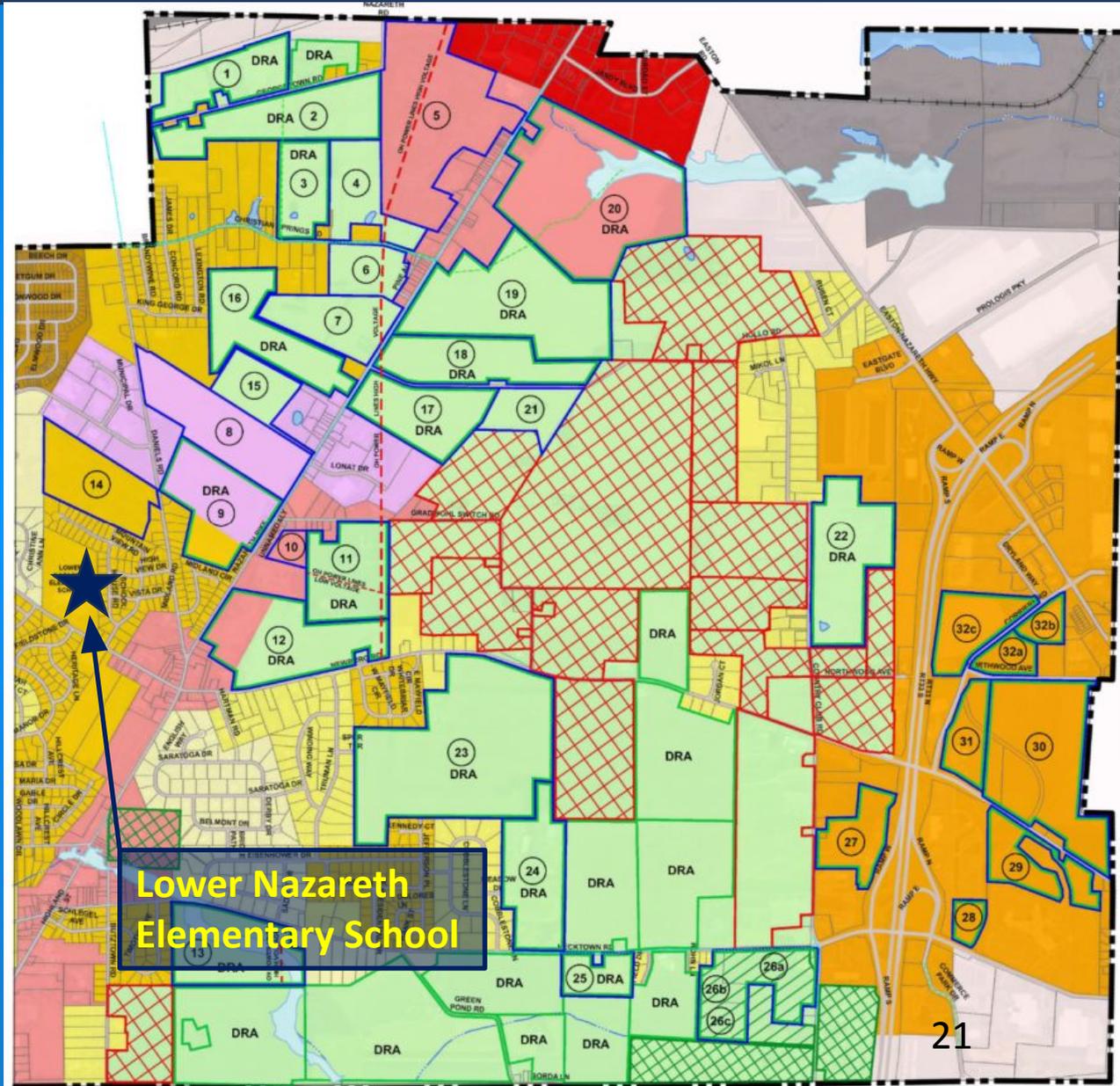


## Proposed Transect Zone

- TD1 Agriculture (min. lot size: 2 acre)
- TD2 Estate Residential (min. lot size: 1 acre)
- TD3 Suburban Residential (min lot size: .8 acre)
- TD4 Village Residential (min lot size: .3 acre)
- TD5 Town Residential: Detached (min lot size: .18 acre)  
Town Residential: Attached (min lot size: .06 acre)
- TD6 Village Mixed Use
- TD7 Suburban Mixed Use
- TD8 Regional Mixed Use
- TD9 Contracting, Craftsman and Artisan
- TD10 Assembly and Distribution
- TD11 Manufacturing, Extraction and Processing

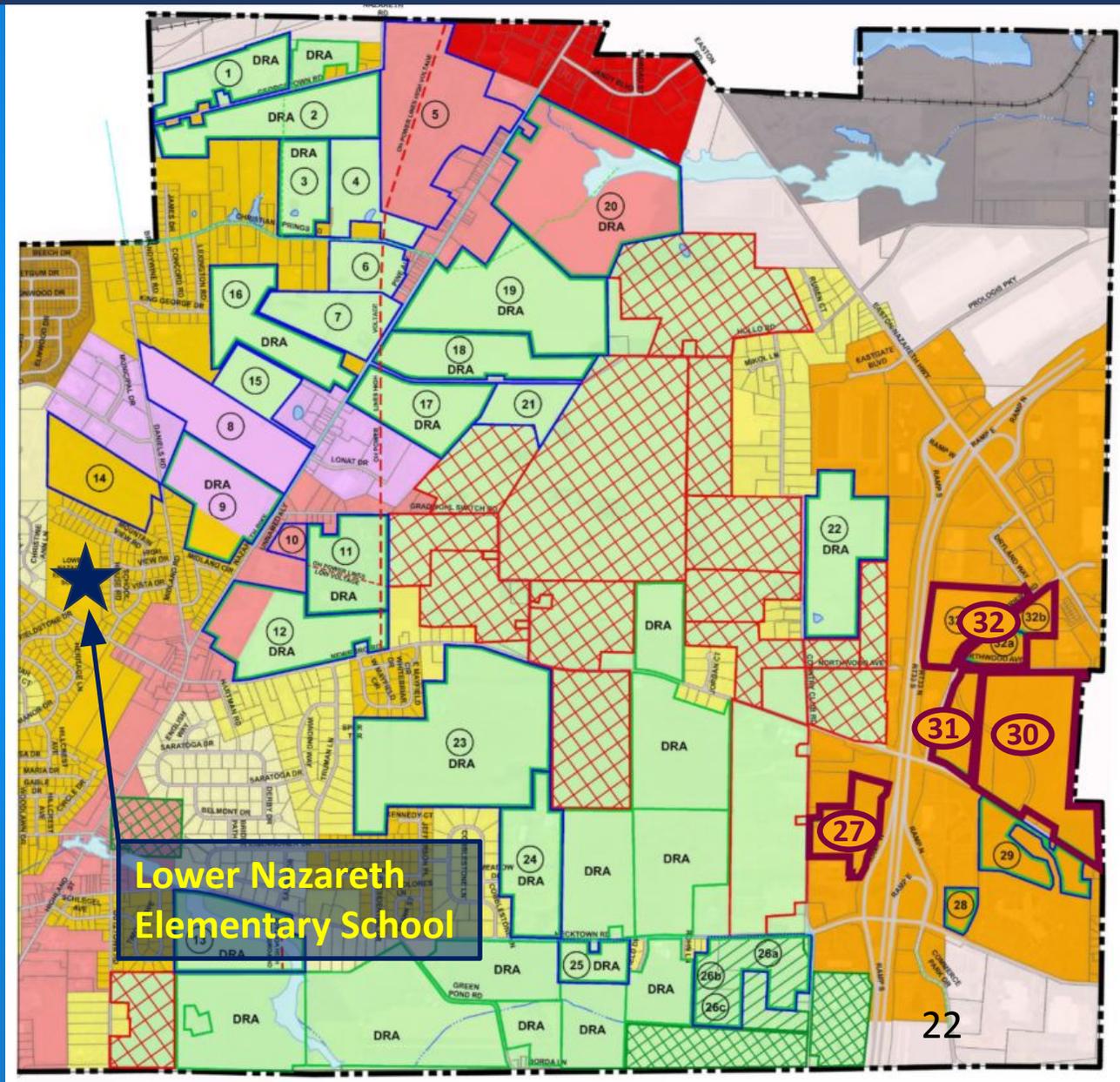
**Schools are a Conditional Use in Zones TD5, TD7, & TD8 Only**

ITEM NUM	PARCEL NUMBER	ZONE	ZONING PERMITTED USE	AREA	PUBLIC WATER	PUBLIC SEWER	OWNER	CONSIDERATION
1	K7-15-6	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	36.00 AC.	YES	NO	HENRY D. III & PATRICIA A. YESKA	*** NO PUBLIC SEWER, ** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
2	K7-17-4	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	56.33 AC.	YES	NO	HENRY D. JR. & CAROL J. YESKA	*** NO PUBLIC SEWER, ** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
3	K7-17-10	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	26.00 AC.	YES	YES	HENRY D. JR. & CAROL J. YESKA	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
4	K7-17-9	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	29.27 AC.	YES	YES	RACEWAY PROPERTIES LLC	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
5	K7-17-6	TD6 - VILLAGE MIXED-USE	SCHOOLS NOT LISTED	92.42 AC.	YES	YES *	RACEWAY PROPERTIES LLC	PROPERTY NOT CLEARED
6	K7-20-5	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	21.00 AC.	YES	YES	RACEWAY PROPERTIES LLC	PROPERTY NOT CLEARED
7	K7-20-6	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	34.00 AC.	YES	NO	ARPHIL PROPERTIES LLC	*** NO PUBLIC SEWER
8	K7-20-9	TD9 - CONTRACTING, CRAFTSMAN AND ARTISAN	SCHOOLS NOT LISTED	50.94 AC.	FUTURE	FUTURE	LIBERTY PROPERTY LIMITED PARTNERSHIP	*** FUTURE PUBLIC SEWER, ** FUTURE ROAD EXTENSION THROUGH PROPERTY
9	K7-20-11	TD9 - CONTRACTING, CRAFTSMAN AND ARTISAN / TD4 - VILLAGE RESIDENTIAL	SCHOOLS NOT LISTED	45.46 AC.	YES	NO	NORTHAMPTON FARMS LLC	*** NO PUBLIC SEWER, ** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
10	K7-23-1B	TD6 - VILLAGE MIXED-USE	SCHOOLS NOT LISTED	6.00 AC.	YES	NO	INN AT EVERGREEN FARMS LLC	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
11	K7-23-1A	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	40.36 AC.	YES	NO	INN AT EVERGREEN FARMS LLC	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
12	L7-3-2	TD1 - AGRICULTURE / TD6 - VILLAGE MIXED-USE	SCHOOLS NOT LISTED	61.00 AC.	YES	NO	INN AT EVERGREEN FARMS LLC	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
13	L7-12-2	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	47.67 AC.	YES	NO	RONDEL DEVELOPMENT COMPANY	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION), FLOOD PLAIN THROUGH PROPERTY
14	K7-19-15C	TD4 - VILLAGE RESIDENTIAL	SCHOOLS NOT LISTED	36.76 AC.	YES	NO	ZACHARIAH & LOUAH LATIFA COBRNIK	PROPERTY NOT CLEARED
15	K7-20-8A	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	19.59 AC.	YES	NO	JEFFREY L. & SHARON J. SETZER	*** NO PUBLIC SEWER
16	K7-20-7	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	47.15 AC.	YES	NO	JEFFREY LYNN & RANDY CRAIG SETZER	*** NO PUBLIC SEWER, ** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
17	K7-21-1	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	38.00 AC.	YES	NO	HOLLO ACRES DEVELOPERS LP	*** NO PUBLIC SEWER, ** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
18	K7-18-11	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	46.00 AC.	YES	NO	HOLLO ACRES DEVELOPERS LP	*** NO PUBLIC SEWER, ** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
19	K7-18-10	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	86.00 AC.	YES	YES	HOLLO ACRES DEVELOPERS LP	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
20	K7-18-8	TD6 - VILLAGE MIXED-USE	SCHOOLS NOT LISTED	113.00 AC.	YES	YES	JEFFREY LYNN & RANDY CRAIG SETZER	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION), FLOOD PLAIN THROUGH PROPERTY
21	K7-21-7	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	20.00 AC.	NO	NO	HOLLO ACRES DEVELOPERS LP	*** NO PUBLIC SEWER
22	K9-9-9	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	58.00 AC.	YES	NO	BEVERLY A. & ROBERT J. HOYER	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
23	L7-6-9	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	134.00 AC.	YES	NO	JEFFREY LYNN & RANDY CRAIG SETZER	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
24	L7-6-12	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	44.19 AC.	YES	NO	RAE-JAY PARTNERS	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
25	L7-13-1	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	14.00 AC.	YES	NO	DAVID S. & JANE L. HALTEMAN	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
26a	L8-10-3	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	25.00 AC.	YES	NO	GUSTAVE FOX ET AL	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
26b	L8-10-2	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	8.00 AC.	YES	NO	GUSTAVE FOX ET AL	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
26c	L8-10-1	TD1 - AGRICULTURE	SCHOOLS NOT LISTED	9.36 AC.	YES	NO	GUSTAVE FOX ET AL	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
27	L8-8-3D	TD8 - REGIONAL MIXED USE	SCHOOLS PERMITTED CONDITIONAL USE	23.65 AC.	YES	---	FANTASTIC 1948 LLC	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
28	L8-8A-3C	TD8 - REGIONAL MIXED USE	SCHOOLS PERMITTED CONDITIONAL USE	6.78 AC.	YES	---	BROWN FAMILY LP	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
29	L8-8A-3	TD8 - REGIONAL MIXED USE	SCHOOLS PERMITTED CONDITIONAL USE	23.00 AC.	YES	---	LEHIGH VALLEY HOSPITAL INC	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
30	L8-3-2	TD8 - REGIONAL MIXED USE	SCHOOLS PERMITTED CONDITIONAL USE	85.00 AC.	YES	---	LEHIGH VALLEY HEALTH NETWORK REALTY	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
31	L8-3-1	TD8 - REGIONAL MIXED USE	SCHOOLS PERMITTED CONDITIONAL USE	19.41 AC.	YES	---	WILLARD E & GRACE M SETZER	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
32a	K9-9A-2B	TD8 - REGIONAL MIXED USE	SCHOOLS PERMITTED CONDITIONAL USE	10.86 AC.	YES	---	ST LUKES HOSPITAL EASTON CAMPUS	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
32b	K9-9A-2C	TD8 - REGIONAL MIXED USE	SCHOOLS PERMITTED CONDITIONAL USE	8.34 AC.	YES	---	ST LUKES HOSPITAL EASTON CAMPUS	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)
32c	K9-9A-2A	TD8 - REGIONAL MIXED USE	SCHOOLS PERMITTED CONDITIONAL USE	27.45 AC.	YES	---	ST LUKES HOSPITAL EASTON CAMPUS	** DRA: (LANDS PROPOSED FOR DEVELOPMENT RIGHTS ACQUISITION)





# Lower Nazareth Parcels Considered





# Lower Nazareth Parcels Considered

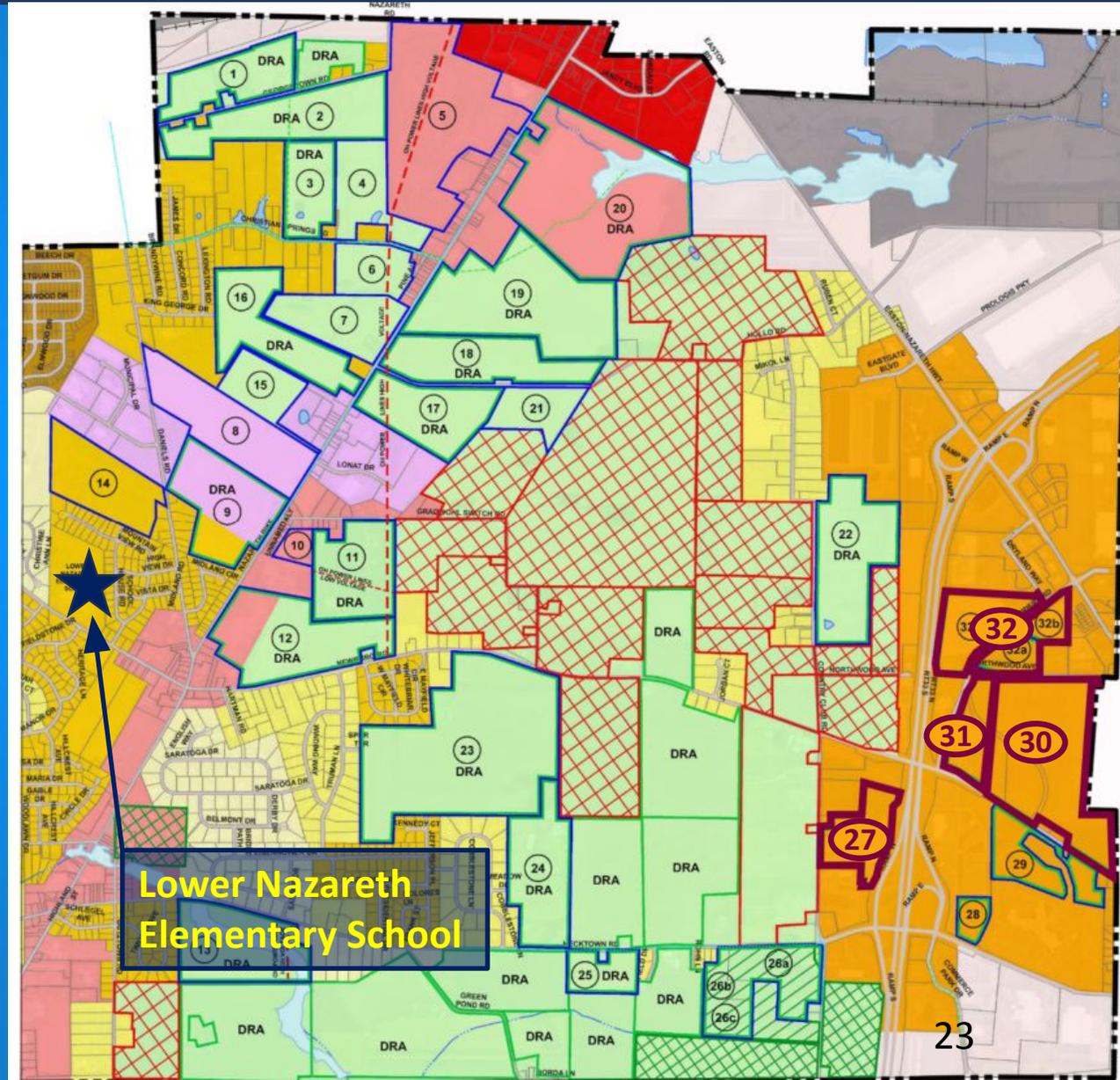


**Parcel 27:** Owner – Fantastic 1948: Zoned TD8 – Regional Mix Use (Schools are Conditional Use) 23.65-Acres, Public water available, On-site sewer. Purchase price would increase budget significantly.

**Parcel 30:** Owner – LVHN: Zoned TD8 – Regional Mix Use (Schools are Conditional Use) 85-Acres, Public water and public sewer available. Requests submitted but Owner indicated it is not likely they will sell.

**Parcel 31:** Owner – Setzer: Zoned TD8 – Regional Mix Use (Schools are Conditional Use) 19.41-Acres, Public water and public sewer available. No return calls.

**Parcel 32a, b, & c:** Owner – St. Lukes Hospital: Zoned TD8 – Regional Mix Use (Schools are Conditional Use) 10.86-Acres, 8.34-Acres, & 27.45-Acres. Public water and public sewer available. Owner indicated they are not interested in selling land to the School District.



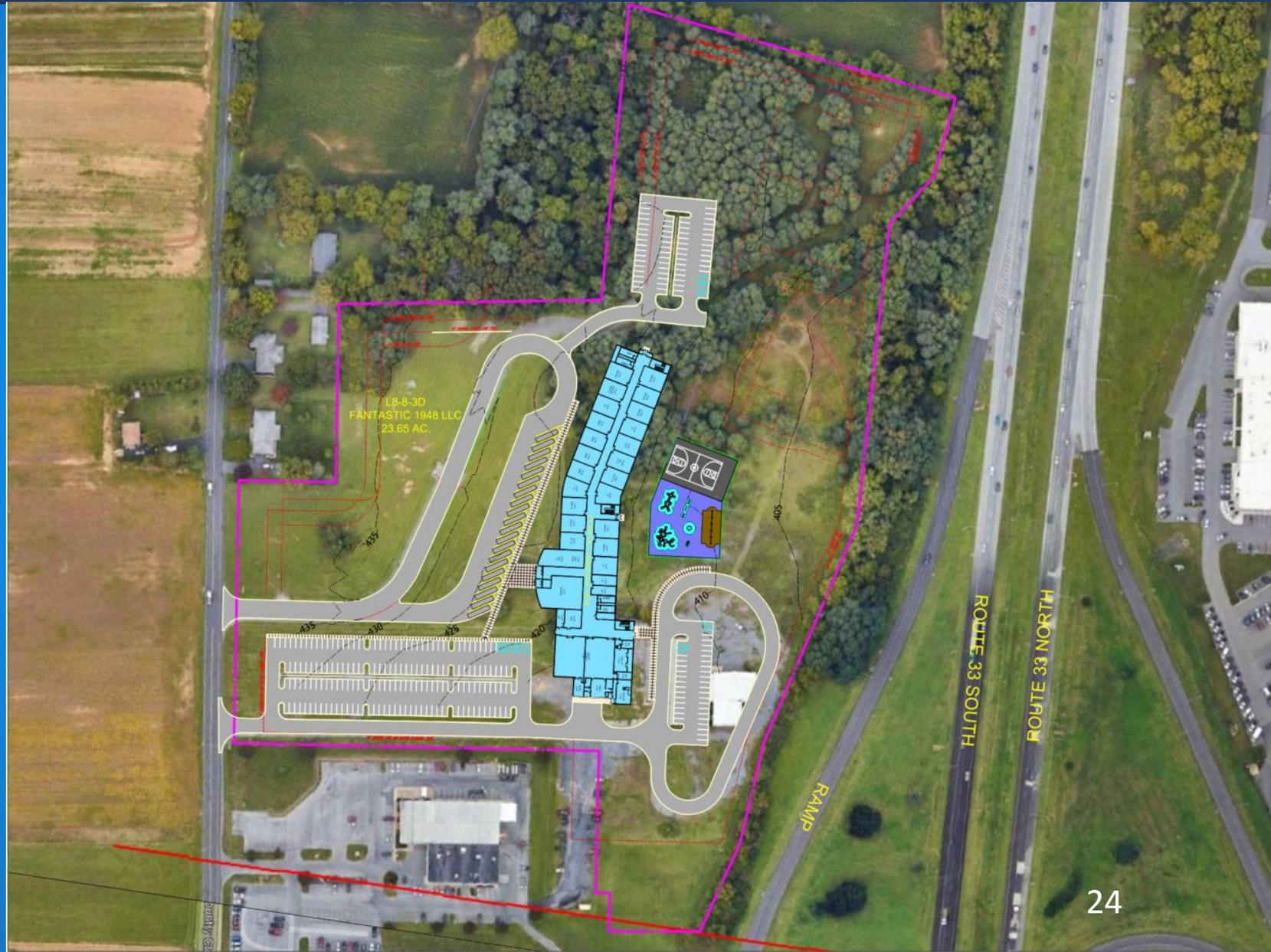


# Lower Nazareth Parcel 27



## Parcel 27:

- Owner – Fantastic 1948
- Zoned TD8 – Regional Mix Use
- Schools are Conditional Use
- 23.65-Acres
- Public water available
- On-site sewer
- Will require relief from Lower Nazareth Township to proceed with a new Elementary School.





# Lower Nazareth Parcels Considered



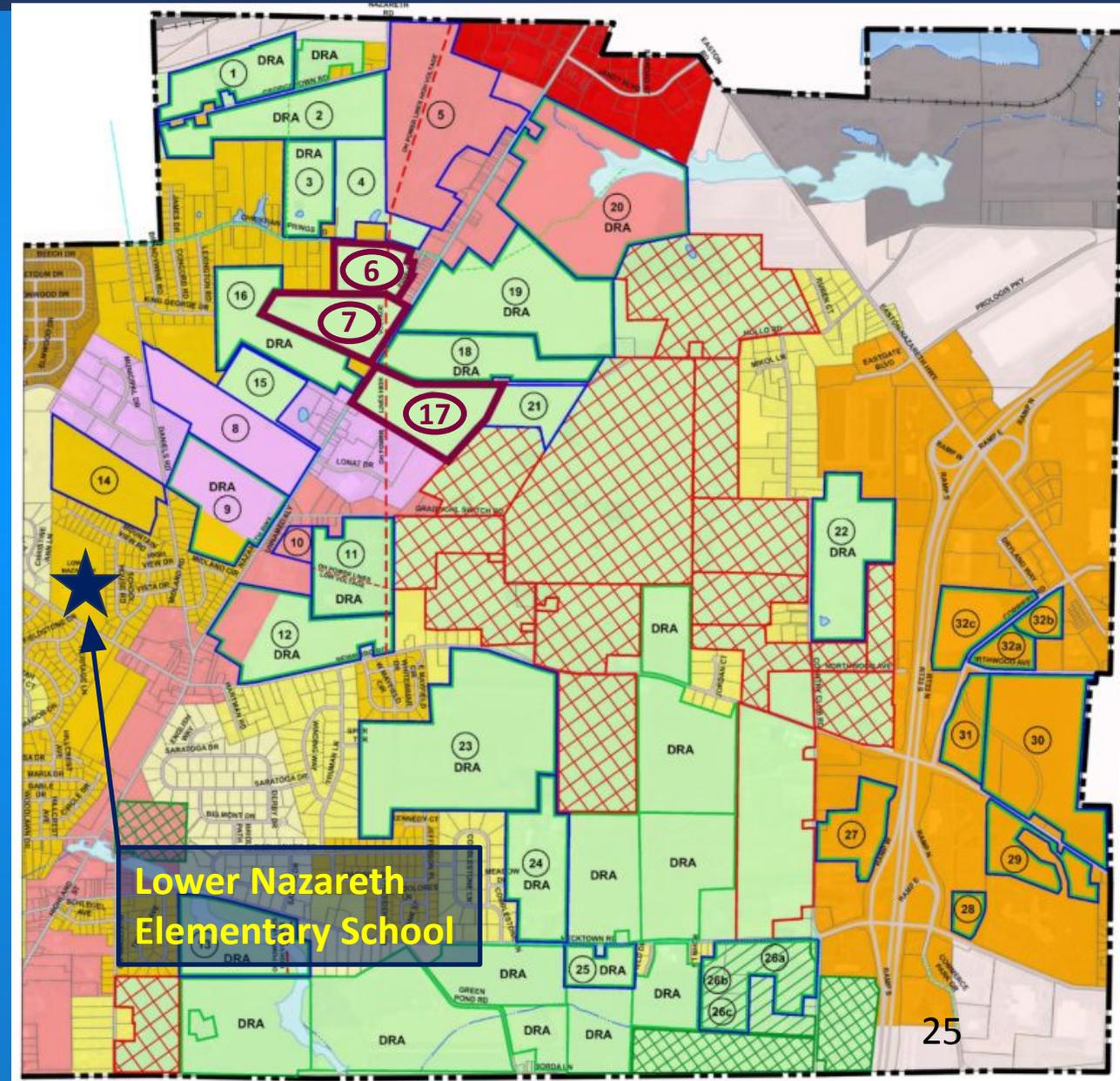
The following parcels were reviewed by the School District but ultimately removed from the list for various reasons.

**Parcel 6:** Owner - Jandl: Zoned TD1 – Agriculture (Schools not a permitted use) 21-Acres, Public water & Public sewer available. Concerns with power lines, flood plain, & PennDOT requirements for access to Nazareth Pike (Route 191) and close proximity to Lower Nazareth Elementary School.

**Parcel 7:** Owner – Stofanak: Zoned TD1 – Agriculture (Schools not a permitted use) 34-Acres, Public water available, On-Site sewer. Concerns with power lines & PennDOT requirements for access to Nazareth Pike (Route 191) and close proximity to Lower Nazareth Elementary School.. Purchase price would increase budget significantly.

**Parcel 17:** Owner – Chrin: Zoned TD1 – Agriculture (Schools not a permitted use) 38-Acres, Public water available, On-Site sewer. Concerns with power lines & PennDOT requirements for access to Nazareth Pike (Route 191) and close proximity to Lower Nazareth Elementary School.

Parcels 6, 7, and 17 will require relief from Lower Nazareth Township to proceed with a new Elementary School.





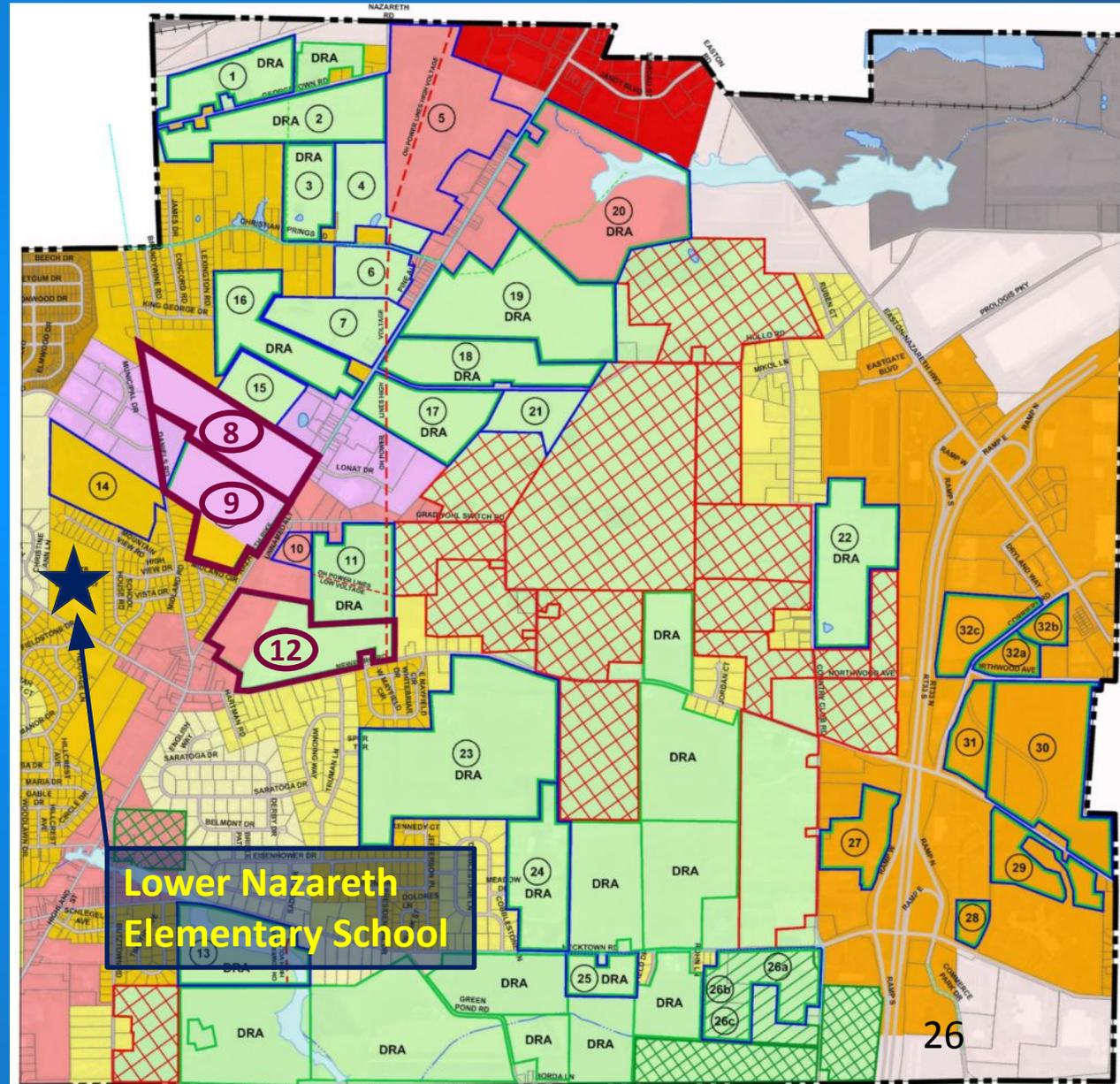
# Lower Nazareth Parcels Considered



**Parcel 8:** Owner – Liberty Properties: Zoned TD9 – Contracting, Craftsman, Artisan (Schools not a permitted use) 50.94-Acres, Public water available, On-site sewer. Concerns PennDOT requirements for access to Nazareth Pike (Route 191) and close proximity to Lower Nazareth Elementary School.

**Parcel 9:** Owner – Jandl: Zoned TD9/TD4 – Contracting, Craftsman, Artisan/Village Residential (Schools not a permitted use) 45.46-Acres, Public water available, On-site sewer. Concerns PennDOT requirements for access to Nazareth Pike (Route 191) and close proximity to Lower Nazareth Elementary School.

**Parcel 12:** Owner – Jandl: Zoned TD1/TD6 – Agriculture/Village Mix Use (Schools not a permitted use) 61-Acres, Public water available, On-site sewer. Concerns PennDOT requirements for access to Nazareth Pike (Route 191) and close proximity to Lower Nazareth Elementary School.

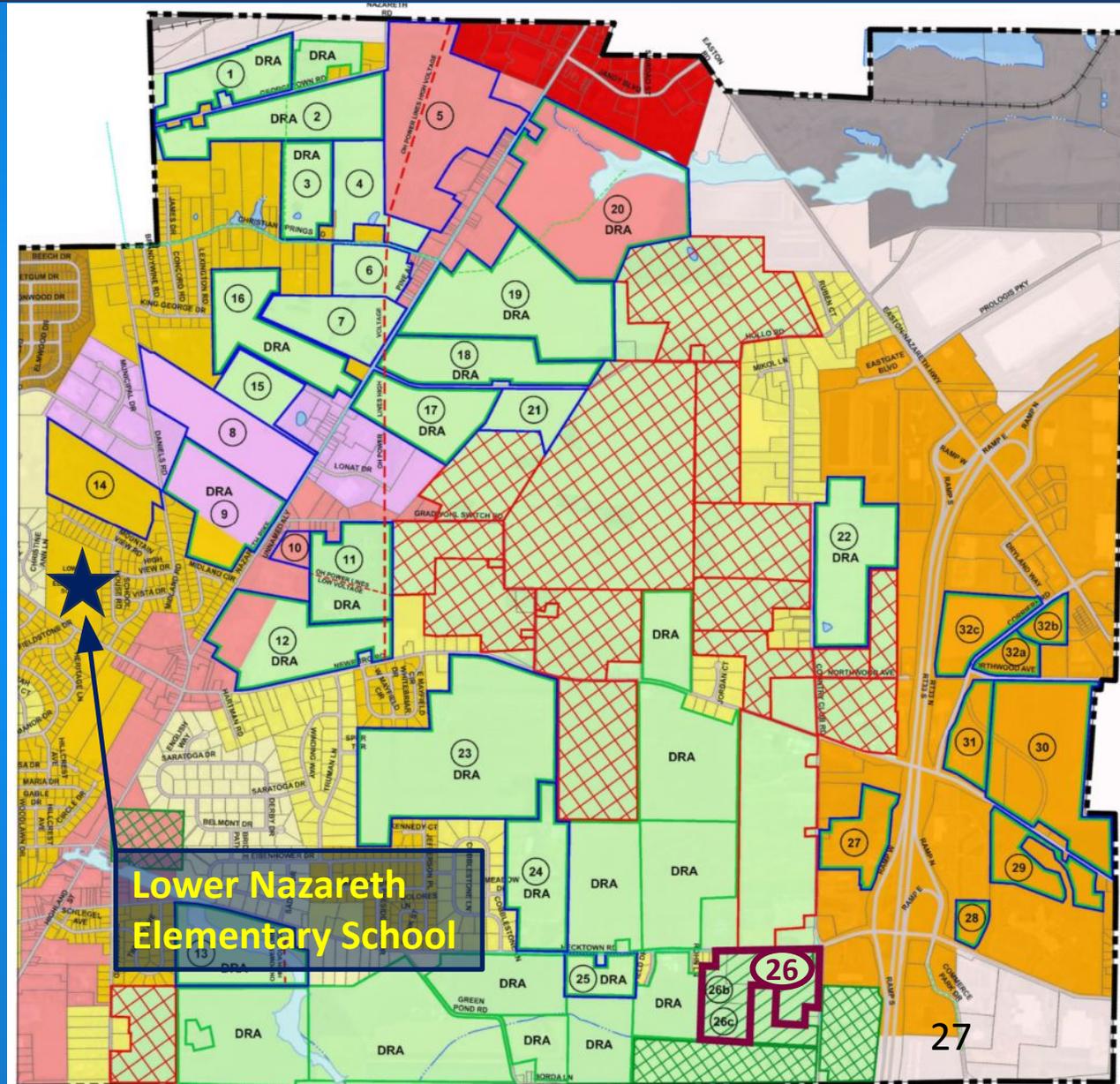




# Lower Nazareth Parcels Considered



**Parcel 26:** Owner – Fox Family: Zoned TD1 – Agriculture (Schools not a permitted use) 43-Acres, Public water available, On-Site Sewer. Utility Easements on property. Adjacent to Zone where schools are a Conditional Use.





# Lower Nazareth Parcel 26



## Parcel 26:

- ☐ Zoned TD1 – Agriculture
- ☐ Schools not a permitted use
- ☐ 43-Acres
- ☐ Public water available
- ☐ On-Site sewer
- ☐ Utility easements on-site
- ☐ Will require relief from Lower Nazareth Township to proceed with a new Elementary School.



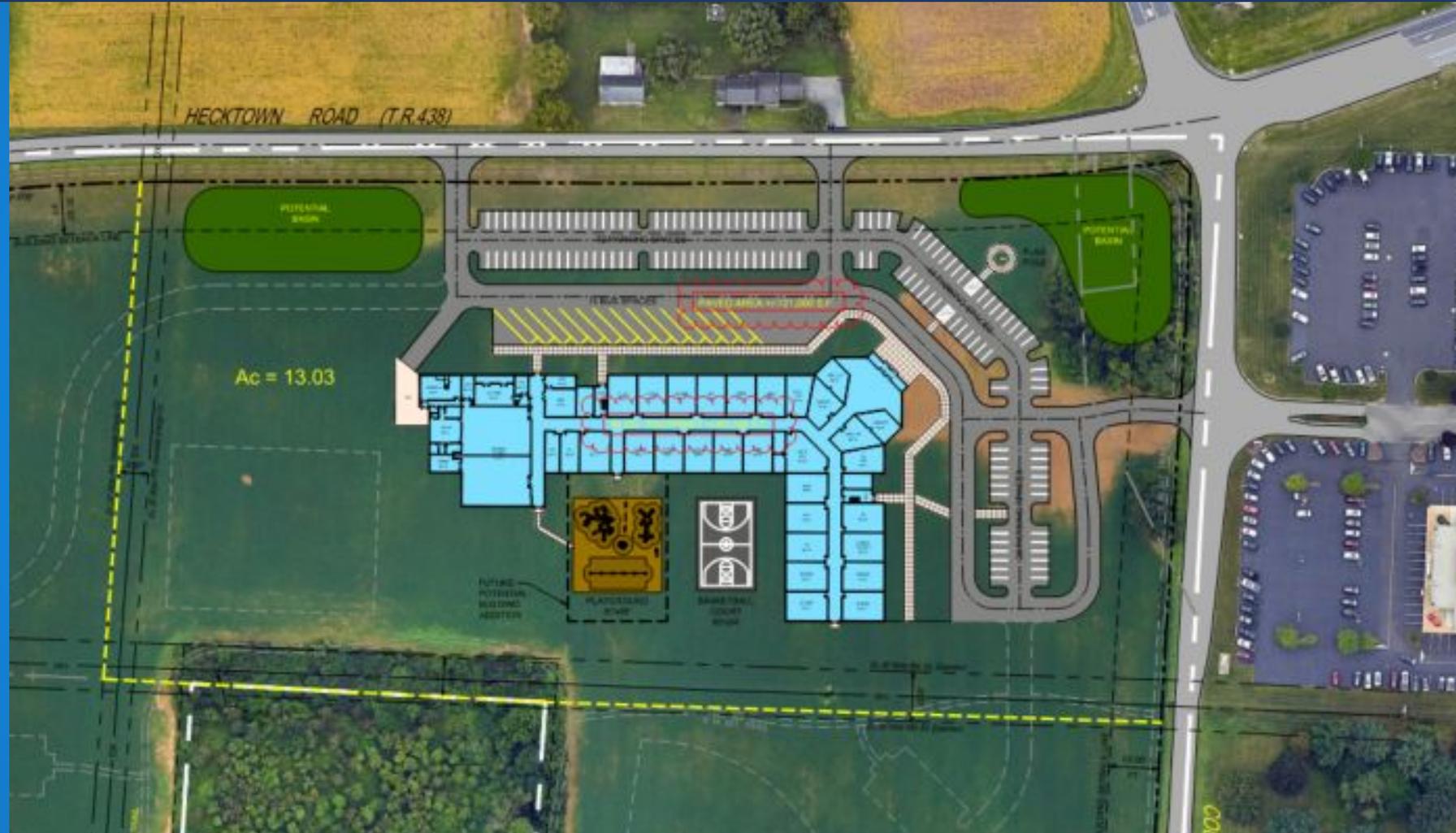


# Lower Nazareth Parcel 26



## Parcel 26:

- Safety – Two Separate roads for site access.
- Property – 43 Acres
- 30% Acreage for school development
- 11.5% Impervious Coverage
- 70% of Site is Open Space
- Site Soil Test Reports indicate Site is favorable for on-site sewer

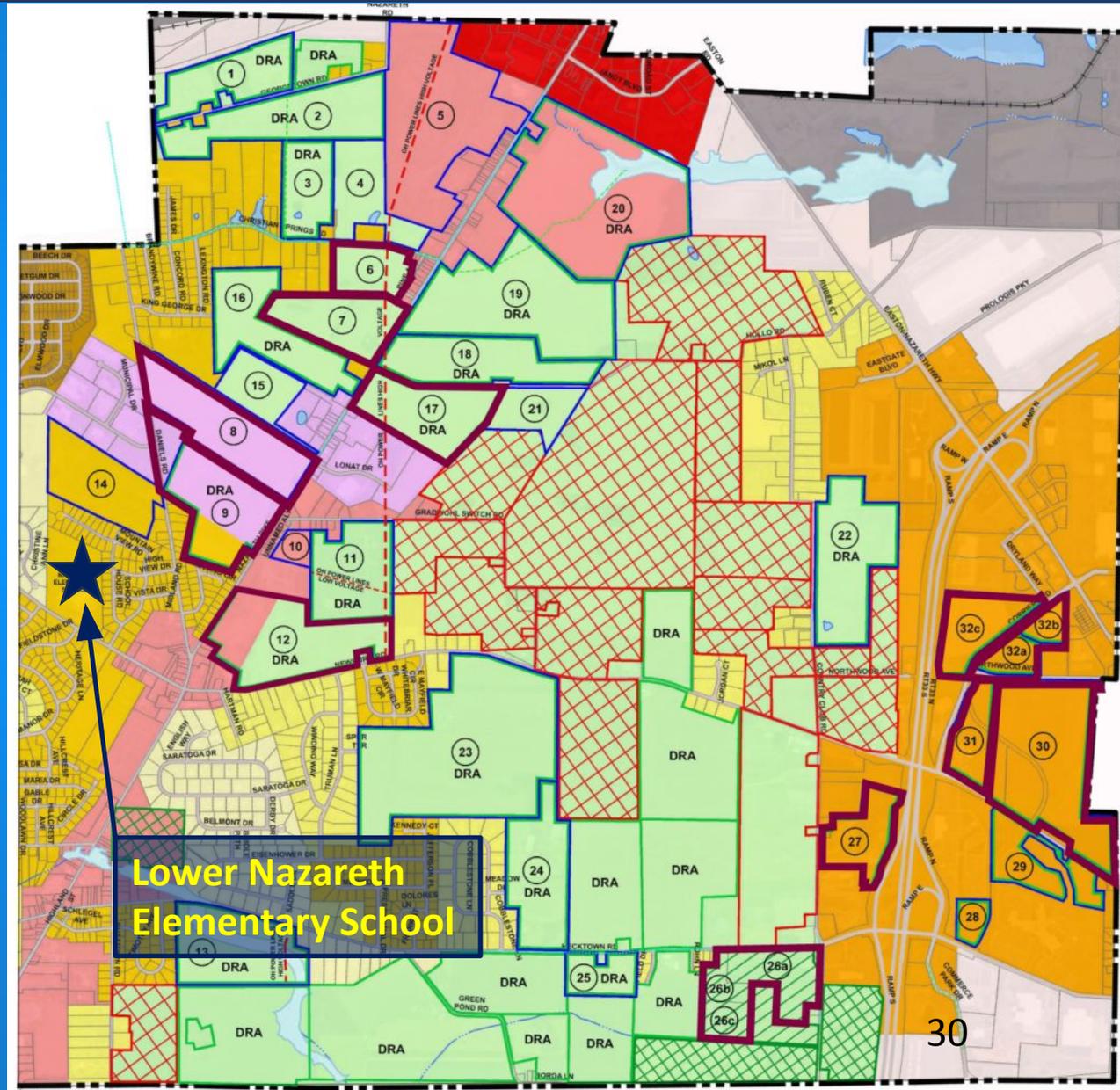




# Property Summary Slide



- Reviewed Sites where Schools are permitted.
- To Locate Strategically
- Need Township input.
- Additional follow up investigation and information.
- Follow up with Township on Direction.





# Working Collaboratively...



- To support the Growth & Educational Priorities a 4<sup>th</sup> Elementary is the recommended solution.
- To Strategically locate the new school for future flexibility with redistricting and accommodating future growth.
- To construct a school that aligns educational, environmental, economical, and social goals.
- For the Students, Parents, and Tax Payers of Nazareth Area School District.
- To Develop a Creative Partnership between the Township & School District.
- To Maintain Open Space within the Township.
- To Encourage Community use of the grounds and facility.





# Questions



We have received some questions from the Township.

- What potential locations has the School District Considered?

**Discussed during presentation but are open to continuing the discussion with the Township.**

- What is the needed acreage needed for an elementary school?

**Minimum of 20 acres is recommended for an elementary school but are willing to review available options with the Township and property Owners.**

- Has the school district reviewed sewer and water access?

**Discussed during review of properties, willing to discuss and get township input.**

- What is the traffic generation impact for an elementary school?

**Once a site has been agreed upon, the school district is willing to conduct traffic impact studies required and work with the township to develop solutions and plans.**

- What are the State required building code issues?

**We will comply with all Federal, State, and Local building code requirements.**

- What are the needed traffic improvements and possible road widening, if needed?

**Traffic and road improvements will be reviewed with the township and PennDOT to obtain direction, review solutions, and obtain approvals.**



# Recommended Next Steps



- Nazareth Area School District Collaborate with Lower Nazareth Township to develop a solution that serves the needs of both the School District and the Township.
- Have Legal Counsel Collaborate on solutions.
- Work with Township Staff & Engineer to identify other studies or information required.
- Return to Planning & Supervisors meeting so we can work together for a solution that meets the School Districts timeline and budget.



**Thank  
You!**