

Appendix B6

Local Development Pipeline

Project Name	County-Municipality Code	Merlam Zone	County Name	Municipality	Economic Development Attractiveness Score	Economic Development Project	2015	2020	2025	2030	2035	2040	2045	Total
Shell Appalachia Petrochemical Plant	007225	912	Beaver	Potter Township	1	1 Manufacturing		50	250	250				550
						Retail							0	
						Services		10	15	25			50	
						Other							0	
						Total Employment	0	60	265	275	0	0	0	600
						Total Housing	0	0	0	0	0	0	0	0
Ohio River Industrial Site Development (Monaca)	007185	907	Beaver	Monaca Borough	1	1 Manufacturing		150	250	300				700
						Retail							0	
						Services		25	75	100			200	
						Other							0	
						Total Employment	0	175	325	400	0	0	0	900
						Total Housing	0	0	0	0	0	0	0	0
The Bluffs at Glade Path Cade Dr and Wagner Rd 60,000 sf medical office for Heritage Valley Health System, 80-unit townhomes by Ryan Homes 30,000 sf AHN Beaver Cancer Center	007050	972	Beaver	Center Township	1	1 Manufacturing								0
						Retail							0	
						Services		350					350	
						Other							0	
						Total Employment	0	350	0	0	0	0	0	350
						Total Housing	0	80	0	0	0	0	0	80
Sheetz Frankfort Rd and Beaver Valley Mall Rd * Avg employees per store			Beaver	Center Township		Total Employment	0	0	39	0	0	0	0	39
						Total Housing	0	0	0	0	0	0	0	0
Highland Meadows Monaca Road			Beaver	Center Township		Total Employment	0	0	0	0	0	0	0	0
						Total Housing	0	0	100	0	0	0	0	100
AGH Surgery Center 103 Pleasant Drive			Beaver	Center Township		Total Employment	0	0	50?	?	?	?	?	50?
						Total Housing	0	0	0	0	0	0	0	0
O'Reilly Auto Parts Brodhead Road and Admiral St * Avg employees per store			Beaver	Aliquippa		Total Employment	0	0	16	0	0	0	0	16
						Total Housing	0	0	0	0	0	0	0	0
50-home development Airport Rd			Beaver	Hopewell Township		Total Employment	0	0	0	0	0	0	0	0
						Total Housing	0	0	50	0	0	0	0	50
Shadow Creek Near Reinish Dr			Beaver	Center Township		Total Employment	0	0	0	0	0	0	0	0
						Total Housing	0	0	100	0	0	0	0	100
The Kane Apartment Homes Former Kane Rd Drive-In			Beaver	Hopewell Township		Total Employment	0	0	0	0	0	0	0	0
						Total Housing	0	0	244	0	0	0	0	244
Clairmont Manor Tee Line Drive			Beaver	Hopewell Township		Total Employment	0	0	0	0	0	0	0	0
						Total Housing	0	0	110	0	0	0	0	110
Office/warehouse flex space Rt 151/Gringo Rd 7 buildings, 50,000 sf each			Beaver	Hopewell Township		Total Employment	0	0	50?	?	?	?	?	50?
						Total Housing	0	0	0	0	0	0	0	0
125-home development Sharon Grange/Bocktown Rd			Beaver	Hopewell Township		Total Employment	0	0	0	0	0	0	0	0
						Total Housing	0	0	125	0	0	0	0	125
200-townhome development Garnet St			Beaver	Hopewell Township		Total Employment	0	0	0	0	0	0	0	0
						Total Housing	0	0	200	0	0	0	0	200
Rolling Hills Townhomes Brodhead and Huntsridge			Beaver	Moon Township		Total Employment	0	0	0	0	0	0	0	0
						Total Housing	0	0	85	0	0	0	0	85
Stefanik's Industrial Park Todd Lane 53,000 sf + 85,000 sf warehousing/distribution			Beaver	Center/Hopewell		Total Employment	0	0	?	?	?	?	?	?
						Total Housing	0	0	0	0	0	0	0	0
NEW EMPLOYMENT								585	645	675				1905

NEW HOUSING	80	1014	0	1094
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	2015	2020	2025	2030	2035	2040	2045	Total
CYCLE 11 TAZ AREA FORECAST - EMPLOYMENT	29,215	30,039	30,021	29,980	30,130	30,507	30,942	6%
CYCLE 11 TAZ AREA FORECAST - HOUSEHOLDS	23,592	23,062	23,151	23,739	24,396	24,936	25,407	8%
Five-year empl chg		824	(18)	(41)	150	377	435	1,727
Five-year HH change		(530)	89	588	657	540	471	1,815
Five-year HH change		-2.2%	0.4%	2.5%	2.8%	2.2%	1.9%	
+ 374 jobs in ... + 199 jobs in Potter and + 413 jobs in Aliquippa offset by losses mostly elsewhere								
CYCLE 11 Aliquippa, Center, Hopewell EMPLOYMENT	15,391	15,735	15,832	15,754	15,916	16,157	16,406	7%
CYCLE 11 Aliquippa, Center, Hopewell HOUSEHOLDS	13,801	13,395	13,369	13,652	13,983	14,249	14,475	5%
Five-year empl chg		344	97	(78)	162	241	249	1,015
Five-year HH change		(406)	(26)	283	331	266	226	674
Five-year HH change		-2.9%	-0.2%	2.1%	2.4%	1.9%	1.6%	

FUTURE CONSIDERATIONS

“Lot of activity” in market for riverfront sites that will include those Shell is now leasing for lay-down. Much of riverfront acreage has been claimed. Includes 200,000 sf warehouse, room for five more with a 1,000-foot dock. Lots of possibility. Could include a distribution center

Beaver Valley Mall may see mixed uses, nontraditional uses. From a volume standpoint, will just be different.

Envision more residential development along Brodhead corridor given what will follow the cracker plant, maybe two or three additional plans once plant is operational. Starting to see it already in Moon, Hopewell. Center and Chippewa especially, given school districts.