



Bucks County Waterfront Revitalization Plan

Existing Conditions Memorandum

To: Bob White, Director
Redevelopment Authority of the County of Bucks
From: Jane Dembner, HNTB

Date: June 25, 2004

Subject: Summary of Existing Conditions—Study Area Demographics (Revised)

This technical memorandum provides an overview of the existing demographics of the Bucks County Waterfront Revitalization study area. This is one of several background memos supporting the Bucks County Waterfront Revitalization Plan. The purpose of the study is to provide for improved access to the riverfront and to promote targeted economic development in the study area. The study area includes portions of the following municipalities: Bensalem Township, Bristol Borough, Bristol Township, Falls Township, Morrisville Borough, and Tullytown Borough.

Study Area Geography

The Bucks County Waterfront Study Area covers parts of six jurisdictions (Bensalem Township, Bristol Borough, Bristol Township, Falls Township, Morrisville, and Tullytown), and includes a total of about 20,370 acres (32 square miles) with about 30 miles of river frontage. Table 1 shows the distribution of study area geography and Delaware River frontage in each jurisdiction.

Table 1: Study Area Geography

Jurisdiction	Acres in Study Area	Share of Total Study Area	Share of Municipality in Study Area	Length of Riverfront (Approximate)	Share of Total Riverfront
Bensalem Township	3,005	15%	24%	5.5 mi	19%
Bristol Borough	1,060	5%	98%	2 mi	7%
Bristol Township	3,135	15%	30%	7 mi	23%
Falls Township	11,400	56%	80%	12 mi	40%
Morrisville	740	4%	64%	2.5 mi	8%
Tullytown	1,030	5%	95%	1 mi	3%
Total Study Area	20,370	100%		30 miles	100%

Note: Study Area acreage includes major bodies of water such as Van Sciver Lake. Excluding water features, the study area has approximately 24 square miles of land area.

Population and Households

Approximately 27,000 people live in the study area. This estimate was generated using GIS to determine which Census tracts (or what portion of a given Census tract) fell within the study area, and then summing the entire or partial population of those tracts. Table 2 shows the base year (2000) demographics for the study area.

Table 2: 2000 Study Area Demographic Profile

Population	27,200
Households	10,800
Population per Household	2.52
Housing Units	11,400
Vacancy Rate	5.2%

Socio-Economic Indicators

Table 3 shows the demographic and growth trends for the study area jurisdictions, Bucks County and the nine-county DVRPC region (where available). As a whole, Bucks County's population increased by about 10 percent between 1990 and 2000, while the nine-county DVRPC region grew by only four percent. The total population for the six study area jurisdictions remained constant at about 171,000 during this period.

Among the study area jurisdictions, Bensalem has the highest share of non-white population (about 17 percent), more than double the County's proportion. This is still lower than the regional share; more than a quarter of the nine-county DVRPC region's population is non-white.

The median household income for the study area jurisdictions is lower than the median household income for Bucks County, although the employment profile of each of the study area jurisdictions is roughly comparable to that of Bucks County, with more than a third of the employed persons in services sector.

Housing

As a whole, about two-thirds of Bucks County's housing stock consists of single-family dwelling units. Among the study area jurisdictions, Bensalem has the highest share of multi-family homes (about 40 percent) and Bristol Borough has an unusually high proportion of townhomes (about 45 percent). By contrast, Bristol Township—the second largest of the study area jurisdictions—has the highest proportion of single-family homes (about 77 percent).

Homeowners occupy the majority of units in all jurisdictions. However, in all but Falls and Bristol Townships, renters occupy a larger share of housing than is found throughout the county or the DVRPC study area.

Homeowner vacancy rates are generally very low in Bucks County as well as the study area jurisdictions. Rental vacancy rates are more comfortable, but are by no means slack. The overall vacancy rates for both the study area jurisdictions and Bucks County are roughly comparable to those in the nine-county DVRPC region.

Future Growth

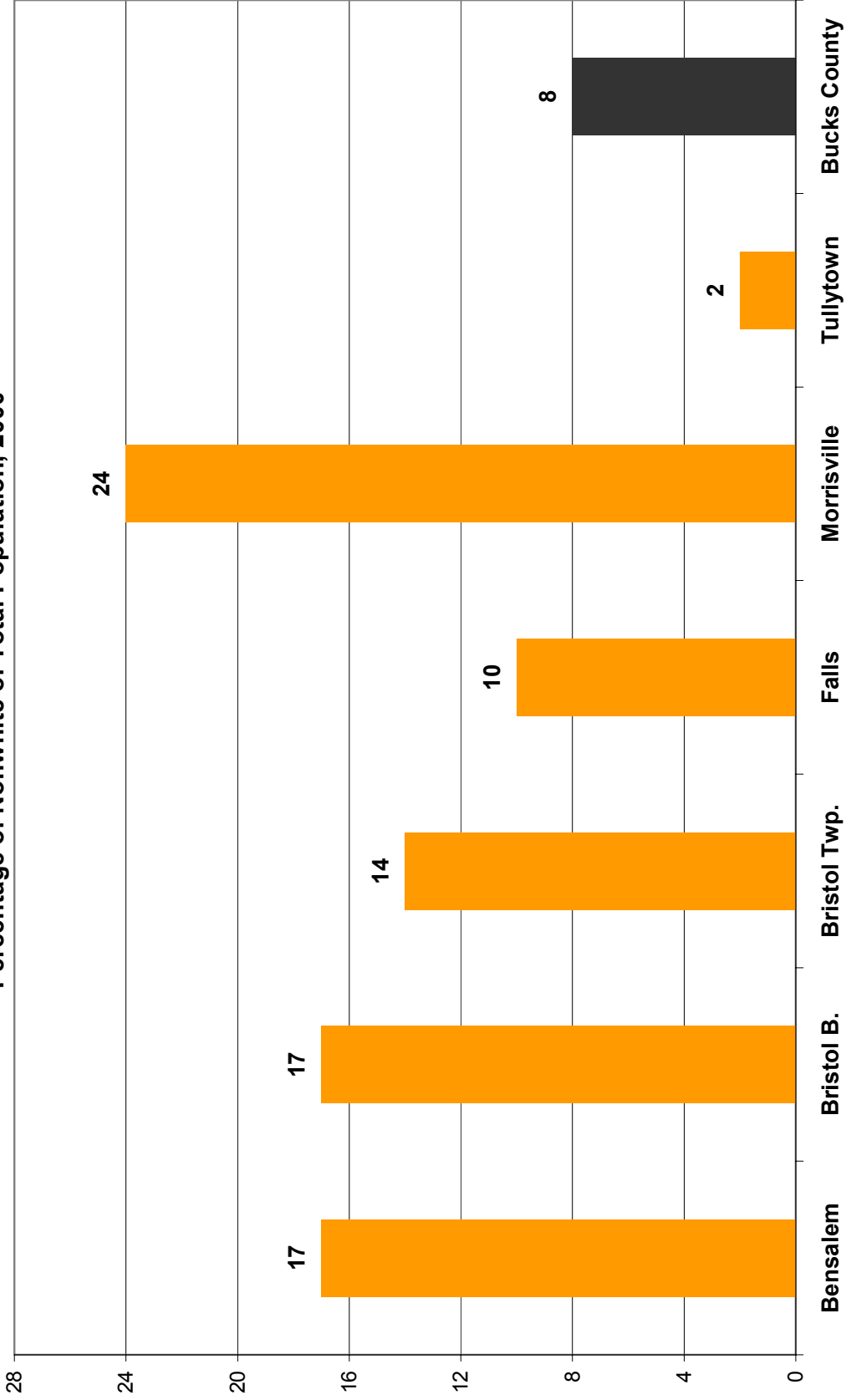
Despite a stable population, the county's pipeline development reports indicate a significant potential for future residential growth. In 1999, only five percent of the total proposed (i.e. future) residential development in Bucks County was captured by the six study area jurisdictions. By 2003, that share had risen to 20 percent of the county's total proposed residential development. During the same period, the study area jurisdictions' share of the total proposed non-residential development in Bucks County remained relatively stable at around 20 to 25 percent.

More than 50 percent of the proposed residential development in the study area jurisdictions (1999-2003) was captured by Bensalem. Non-residential development, on the other hand, was shared by Bensalem (35 percent), Bristol Township (23 percent) and Falls Township (21 percent).

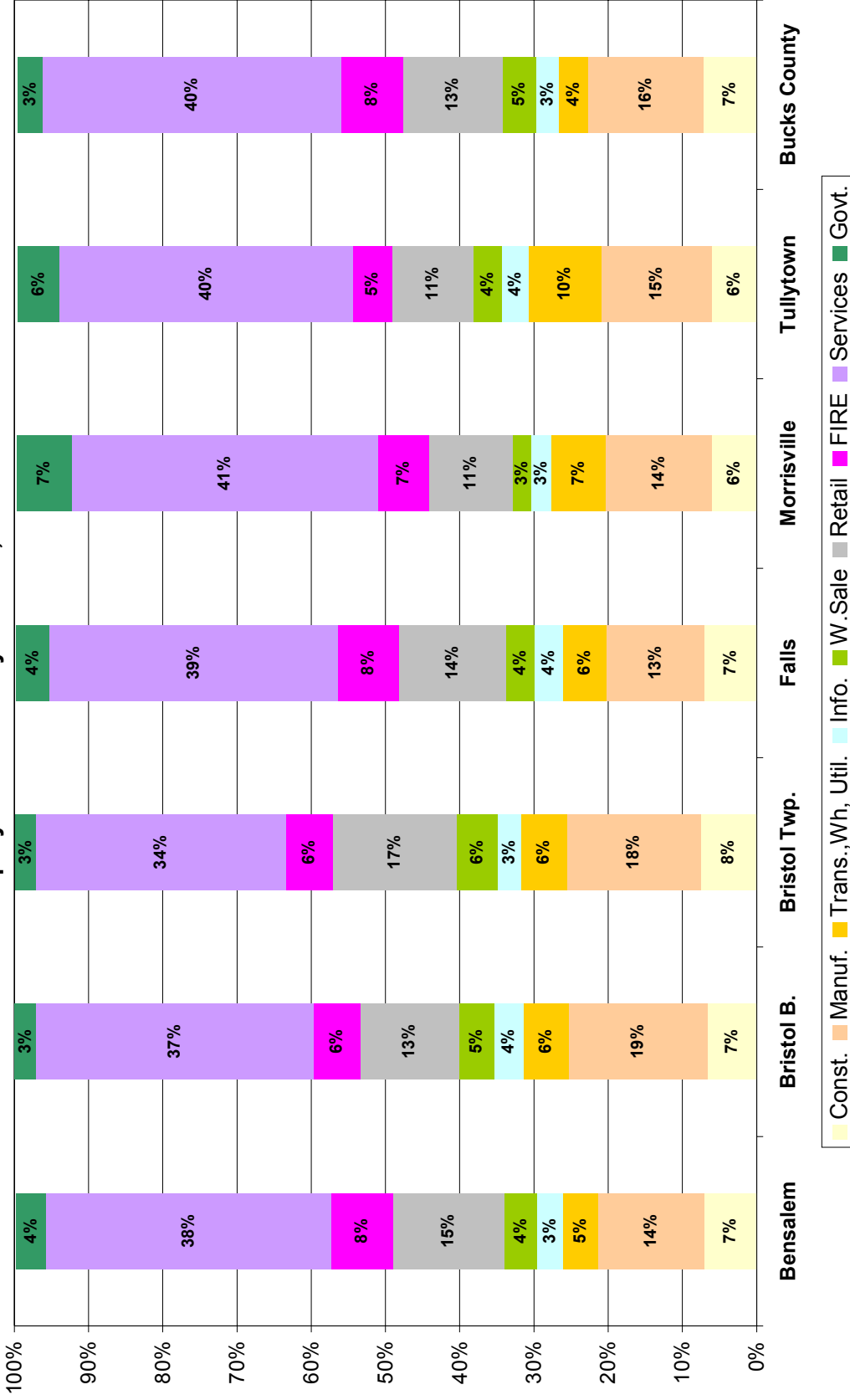
Existing Conditions Memo—Study Area Demographics
June 25 2004

Table 3. Study Area Jurisdictions Demographic Profile and Growth Trends								
Population	Bensalem	Bristol Borough	Bristol Twp	Falls	Morrisville	Tullytown	Bucks County	DVRPC Region
Population 1990	56,788	10,405	57,129	35,047	9,765	2,339	541,224	5,182,800
Population 2000	58,434	9,923	55,521	34,865	10,023	2,031	597,635	5,387,000
Change	1,646	-482	-1,608	-182	258	-308	56,411	204,620
% Change	2.9%	-4.6%	-2.8%	-0.5%	2.6%	-13.2%	10.4%	4%
Dwelling Units 1990	22,713	4,137	20,073	13,307	4,185	873	199,934	
Dwelling Units 2000	23,535	4,207	20,486	13,528	4,313	819	225,498	2,154,965
Change	822	70	413	221	128	-54	25,564	
% Change	3.6%	1.7%	2.1%	1.7%	3.1%	-6.2%	12.8%	
Persons per Square Mile 2000	2,921	5,837	3,470	1,563	5,568	1,269	983	
Persons per Household 2000	2.56	2.48	2.79	2.64	2.41	2.52	2.69	2.58
Median Age 2000	36	36	36	36	36	39	38	N/A
% Age 65 and up 2000	11	16	13	13	12	17	12	13
% nonwhite pop. 2000	17	17	14	10	24	2	8	28
Employed Persons 2000								
Agriculture	80	3	52	45	16	5	1,465	
Construction	2,204	310	2,112	1,255	311	63	22,150	137,000
Manufacturing	4,482	872	4,966	2,360	728	155	47,835	310,000
Transportation, WH, Util	1,469	288	1,725	1,043	383	102	12,064	126,000
Information	1,077	180	840	682	134	37	9,590	
Wholesale	1,406	225	1,559	686	129	40	14,145	141,000
Retail	4,695	620	4,618	2,585	580	114	41,045	447,000
FIRE	2,583	293	1,757	1,453	351	55	25,983	259,000
Services	12,008	1,746	9,316	6,952	2,120	411	123,689	1,084,000
Govt.	1,260	134	764	789	377	58	10,315	317,000
Total	31,264	4,671	27,709	17,850	5,129	1,040	308,281	2,821,000
Median HH Income (dollars)	\$49,737	\$35,378	\$48,090	\$50,129	\$43,095	\$45,625	\$59,729	N/A
Housing 2000								
Vacancy Rate Owner (%)	0.8	1.7	0.8	0.7	1.4	0.5	0.8	N/A
Vacancy Rate Renter (%)	4.9	4.8	5.0	3.8	3.8	3.5	4.2	N/A
Median House Value (000\$)	132	90	108	124	112	112	163	N/A
Median Rent	752	605	607	736	654	488	736	N/A
Renter-Occupied Housing (%)	41.9	42.9	23.7	26.5	43.8	31.5	22.6	29.4
Owner-Occupied Housing (%)	58.1	57.1	76.3	73.5	56.2	68.5	77.4	70.6
SF units	9,812	861	15,740	8,435	2,212	572	144,555	
TH units	3,733	1,876	684	432	468	41	31,382	
MF units	9,031	1,418	3,925	3,070	1,633	196	43,767	
Proposed Res. Development 2003 units	425	14	170	3	4	0	3,034	N/A
Proposed Res. Development 2002 units	228	4	32	40	8	0	3,746	N/A
Proposed Res. Development 2001 units	63	0	12	256	0	4	7,326	N/A
Proposed Res. Development 2000 units	151	56	76	183	8	2	4,585	N/A
Proposed Res. Development 1999 units	193	2	20	96	12	4	6,688	N/A
Proposed Non-Res. Development 2003 SF	577,681	180,000	43,320	270,741	0	0	4,506,668	N/A
Proposed Non-Res. Development 2002 SF	146,105	293,800	319,451	247,044	0	8,400	3,884,773	N/A
Proposed Non-Res. Development 2001 SF	238,032	14,265	345,786	247,970	0	550,014	6,840,372	N/A
Proposed Non-Res. Development 2000 SF	491,819	0	0	0	0	121,880	8,725,155	N/A
Proposed Non-Res. Development 1999 SF	665,943	0	623,206	483,384	0	0	5,382,952	N/A

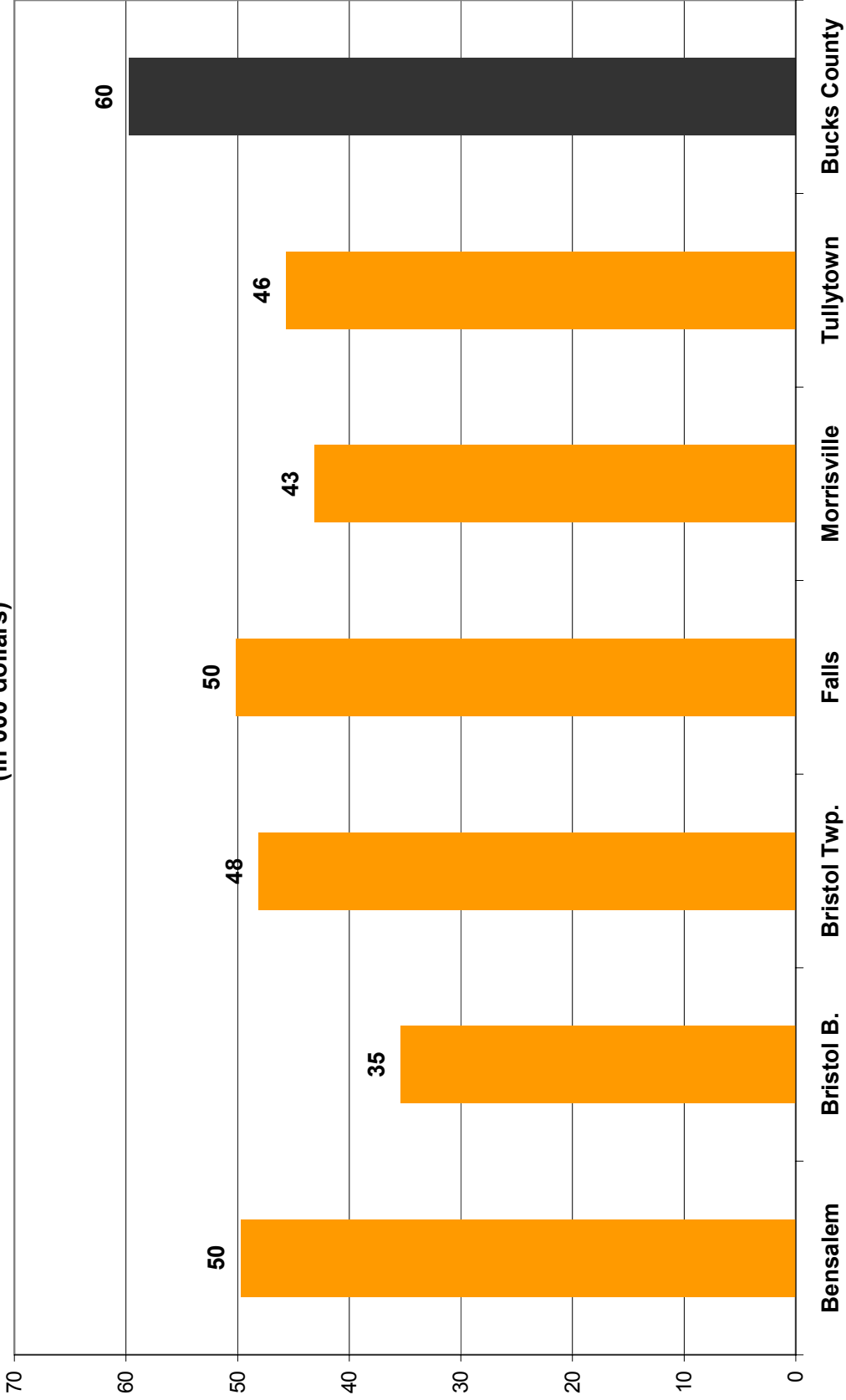
Study Area Jurisdictions
Percentage of Nonwhite of Total Population, 2000



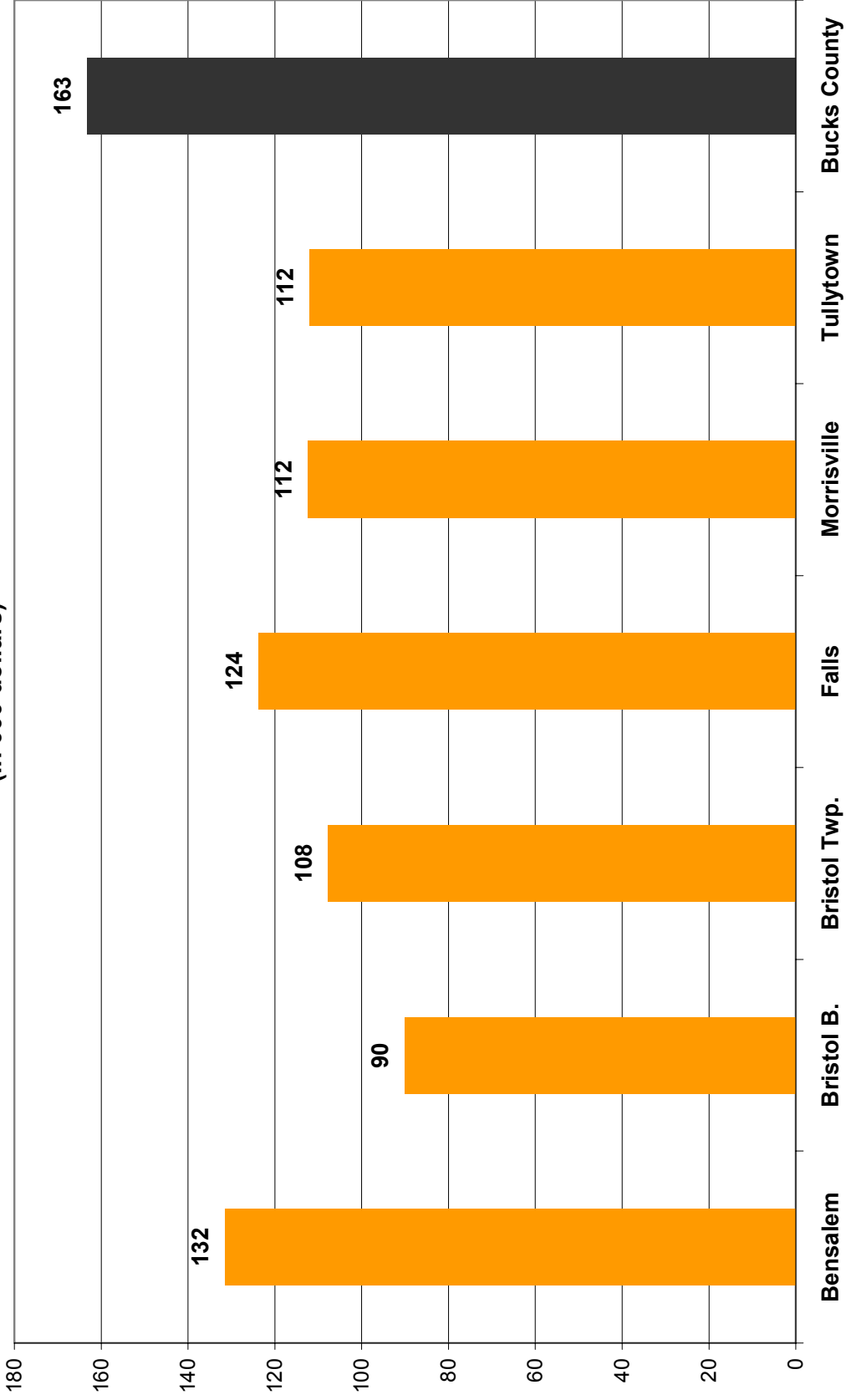
**Study Area Jurisdictions
 Employed Persons by Sectors, 2000**



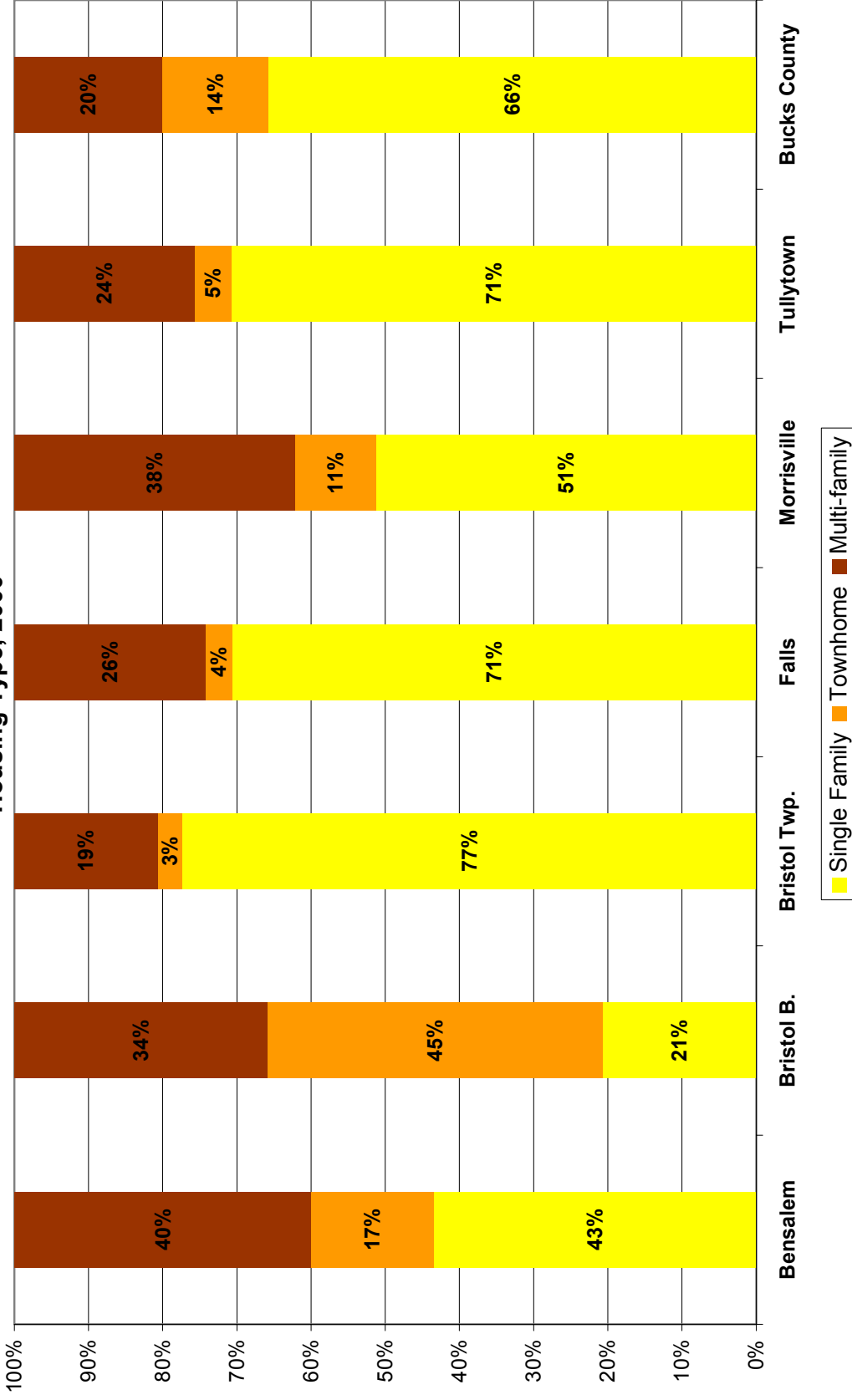
Study Area Jurisdictions
Median Annual Household Income, 2000
(in 000 dollars)



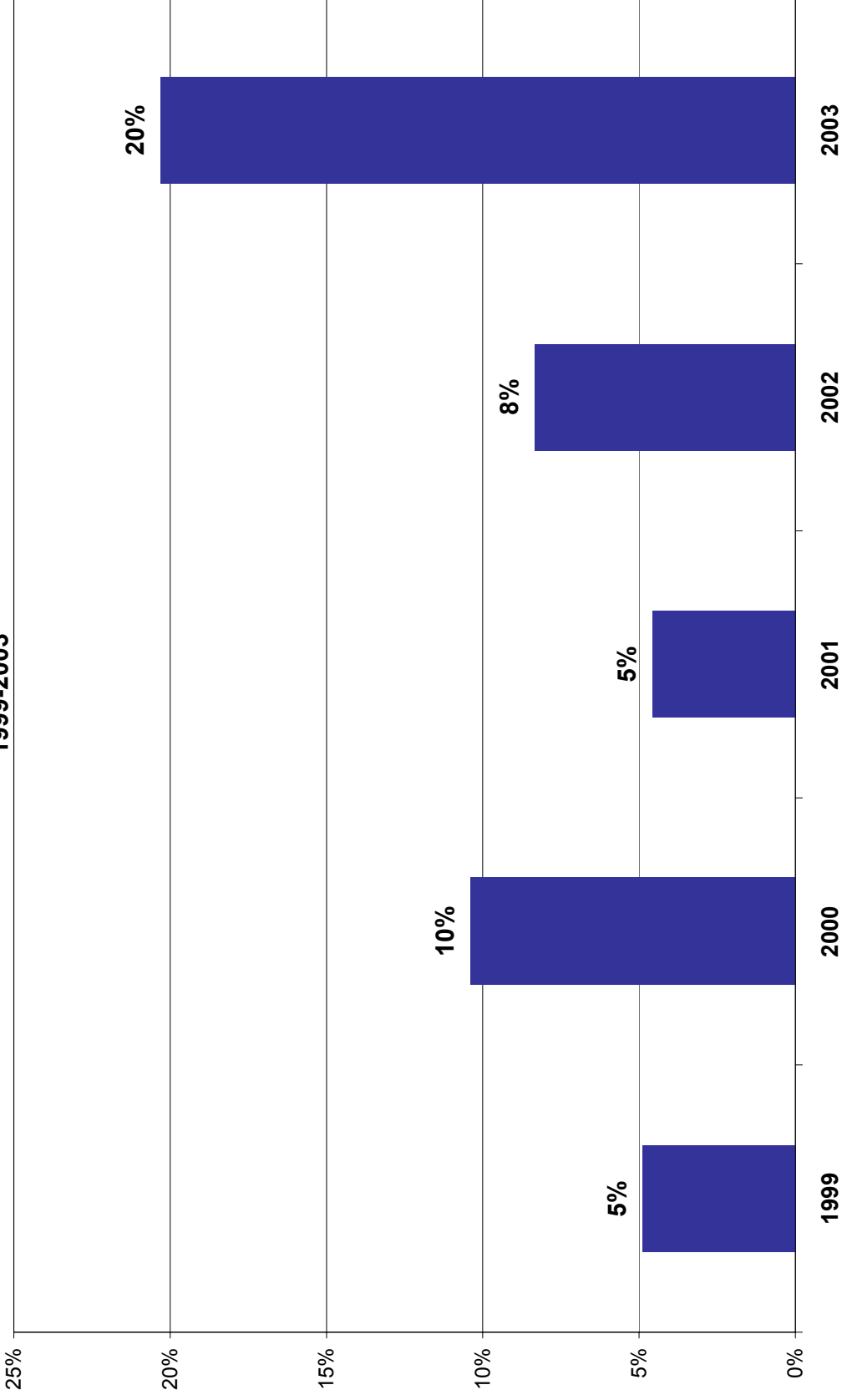
**Study Area Jurisdictions
Median Housing Unit Value, 2000
(in 000 dollars)**



**Study Area Jurisdictions
 Housing Type, 2000**



Study Area Jurisdictions
Share of Total Proposed Residential Development in Bucks County
1999-2003



**Study Area Jurisdictions
Share of Total Proposed Non-Residential Development in Bucks County
1999-2003**

