

# Former Bethlehem Steel Mill



**T**he transformation at the former Bethlehem Steel facility is a showcase and national model for the reuse of a major industrial site. The property represents 20 percent of Bethlehem's taxable land and is the largest privately owned brownfield redevelopment project in the nation.

For more than a century, Bethlehem Steel Corporation's flagship mill forged gun barrels for battleships and steel girders for bridges and skyscrapers, including such landmarks as the Golden Gate Bridge and the Empire State Building. At the height of its operations, the plant employed more than 30,000 steel workers. When the company ceased manufacturing in 1998, thousands lost their jobs and 1,600 acres of land with an unknown environmental legacy and an uncertain future were left behind.

Today, thanks to a cooperative effort among those who shared a common vision to revitalize the property, this huge tract of land has been cleaned up and redeveloped to provide new jobs, community services and tax revenue for a community that was decimated by the loss of its largest employer.

The redevelopment of the former Bethlehem Steel property has generated in excess of \$1.5 billion in new investments, created thousands of new jobs, and over \$70 million a year in taxes. The site is also home to three primary redevelopment projects—the Majestic Bethlehem Center, Sands BethWorks, and Lehigh Valley Industrial Park VII (LVIP VII).

The LVIP VII was created in May 2004 when Lehigh Valley Industrial Park Inc. (LVIP) acquired 1,000 acres of the former Bethlehem Steel site. So far, LVIP has sold more than 600 acres of land to nearly two dozen employers who are bringing 3,500 jobs to their sites.

Majestic Bethlehem Center owns approximately 450 acres that is currently under construction and will contain 8 million square feet of prime industrial warehouse space upon full build-out. Walmart and Crayola are current warehouse tenants.

Sands Bethworks occupies 160 acres and is the cornerstone of what's being called the new Riverfront Renaissance District in Bethlehem. This mixed-use development includes the new \$600 million Sands Casino, National Museum of Industrial History, PBS Channel 39, and ArtQuest at SteelStacks. SteelStacks, a \$25.8 million performing arts campus, is dedicated to the arts, culture, family events, community celebrations, education, and fun. Over 1,000 concerts and eight different festivals are held here annually.

