

**L V P C**  
Lehigh Valley Planning Commission

**ANNUAL  
REPORT**

---

**2024**





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نيناو قلاو قيا لول نيناو قلا اقفو ، بلطلا دن ع ىرخأ لالكشأ يف ةحاتم ققيشولا هذه ” دادعتسا ىل ع (LVPC) يلاف ياه يل ةقطنمل طيطختلا ةنجل . ةيراسلا ةيلاردىفل بلطلا ىل ع ءانب ةيوفشلا وأ ةيريرحتلا ةمجرتلاب ةقلعتمل تامدخال ريفوتل “ 610-264-4544 مقرلا ىل ع ةنجللاب لاصتالا ىجرئي ، تامولعمل نم ديزم ىل ع لوصحلل

**Vietnamese:**

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*The LVPC staff kayaking along the Lehigh River off of Sand Island, Bethlehem.*



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### BOTH COUNTIES

J. William Reynolds

*Our gratitude goes to outgoing 2024 Lehigh Valley Planning Commissioners Darlene Heller and Grace Crampsie Smith.  
The region is grateful for their service.*

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Lehigh-Northampton Airport Authority

Chris Kufro, PennDOT District 5

Jim Mosca, PE, PennDOT Central

Nick Raio (Alt.), PennDOT Central

*Our gratitude goes to Brian Hare, David Alas and Darlene Heller for their service to the Technical and Coordinating Committees.  
The region is grateful for their service.*

## PROMOTE

the health, safety + general  
welfare of Lehigh +  
Northampton counties

## IMPROVE

the social + economic climate  
of the area + promote equity  
through planning

## MAXIMIZE

utilization of the existing  
infrastructure + plan new  
infrastructure as needed to fulfill  
the goals + objectives of the  
regional comprehensive plan

## ENCOURAGE

appropriate land use through  
implementation of the regional  
comprehensive plan

## GUIDE

the orderly growth, development  
+ redevelopment of the Lehigh  
Valley in accordance with the  
long-term objectives, principles  
+ standards that are in the best  
interest + welfare of its inhabitants  
+ political subdivisions

## PROMOTE

conservation of energy, land,  
water + air in the Lehigh Valley  
+ preservation of unique  
historic + natural features

## COLLECT, ANALYZE + DISTRIBUTE

useful regional data

## PROMOTE + ACHIEVE

a safe, well-maintained  
multimodal transportation system

## COORDINATE + INTEGRATE

the plans for orderly growth,  
development + redevelopment  
of the Lehigh Valley



# MISSION ROOTED IN LAW

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The Lehigh Valley Planning Commission and Lehigh Valley Transportation Study operate under a series of federal, state and county laws that outline roles and responsibilities supported by the LVPC mission. The 2022 Inflation Reduction Act add U.S. Environmental Protection Act responsibilities to bi-county planning in addition to the Metropolitan Planning Organization functions of the LVTS. The laws that the LVPC and LVTS operate under include:

- Implementing the County Planning Program, as required by the Pennsylvania Municipalities Planning Code (MPC) (Act of 1968, P.L. 805, No. 247, as enacted and amended), and associated state and county acts and initiatives, as required.
- Executing the County Watershed Management Program, as required by Pennsylvania Storm Water Management Act (Act of 1978, P.L. 864, No. 167, as enacted and amended), and the associated federal Municipal Separate Storm Sewer System Program of the Clean Water Act.
- Managing the Metropolitan Planning Organization Transportation Planning and Investment Program requirements per United States Code, Title 23, as enacted and amended in conjunction with the Infrastructure Investment and Jobs Act and Inflation Reduction Act.
- Implementing the Climate Pollution Reduction Program requirements per the United States Code, Title 2 and 40, as enacted and amended in conjunction with the Inflation Reduction Act.
- Implementing the Sewage Facilities Act (Act of 1966, P.L. 1535, No. 537, as enacted and amended) for the planning and regulation of community sewage systems.
- Enforcing the Solid Waste Management Act (Act of 1980, P.L. 380, No. 97, as enacted and amended) for municipal, residential and hazardous waste permits.
- Implementing the Public Utility Code (Act of 1978, P.L. 598, N. 116 as enacted and amended) cooperation provisions for regulated utility distribution systems.
- Applying the Delaware River Basin Compact (U.S. Public Law 87-328 of 1961 and Act of 1961, P.L. 518, No. 268) for water supply protection, pollution control, flood protection, watershed management, recreation, hydroelectric power and regulation of withdrawal and diversion.



*Open space in Heidelberg Township.*



A Year Of Growth,  
Transition And  
**EVOLUTION**

# INTRODUCTION

Growth brings change and change brings challenges, and 2024 featured a heavy dose of all three as the Lehigh Valley Planning Commission evolved to meet the growing needs of this community of nearly 700,000 people. As the LVPC enters its 64<sup>th</sup> year of serving the housing, economic, transportation and environmental needs of Lehigh and Northampton Counties, its 62 municipal partners are facing the kinds of pains that come with being one of the fastest-growing regions

in Pennsylvania. Those include development pressures, strained public and private infrastructure systems, an expanding role in the global e-commerce economy, rapid technological advancements and a 9,000-unit housing shortage that is making it more expensive to live here. For the LVPC in 2024, meeting those challenges includes growing our Transportation, County Planning, and Administrative staff, tackling the enormous task of moving from our 30-year home to a





more modern and accessible office in Allentown on the Lehigh Riverfront, positioning the Lehigh Valley for its long-term fight against climate change and continuing to work closely with communities to help them manage the flow of development arriving at their doorsteps.

A pivotal year began with the adoption of a new Planning for All campaign and the release of the Lehigh Valley's first-ever *Priority Climate Action Plan for Transportation Decarbonization*, continued with our office move in

*Pictured: The Waterfront in Allentown.*

### TRANSPORTATION IMPROVEMENT PROGRAM

The region's \$633 million,  
four-year plan

**06**  
JUNE

### ACT 167 STORMWATER MANAGEMENT PLAN

Kick-off for single  
stormwater  
management plan  
update for all 15  
Lehigh Valley  
watersheds

**08**  
AUGUST

### GREATER LEHIGH VALLEY GREENHOUSE GAS INVENTORY

First-ever release of  
emissions for four-  
county, two-state region

**09**  
SEPTEMBER

### NORTHERN LEHIGH MULTI-MUNICIPAL PLAN

Six communities begin  
adopting coordinated  
zoning plan

**10**  
OCTOBER

April, and followed with the adoption of the \$633 million Transportation Improvement Program in June. The year closed in December with the adoption of the first-ever multi-regional freight infrastructure plan and a *Coordinated Public Transit - Human Services Plan* that will enable senior citizens and people with disabilities to get where they need to go. In between, the LVPC continued to be a vital resource for communities, including working with 19 municipalities, in the Slate

Belt, Northern Lehigh and River Central areas, to adopt or advance multi-municipal plans. During all that, the LVPC reviewed every development-related plan filed in the region — a total of more than 700 — in our perpetual mission to help make development more compatible to the communities where it is being proposed. What follows in these pages is a summary of a year of growth, transition and evolution.

### ANNUAL LISTING OF OBLIGATED PROJECTS

\$225.9 million invested in transportation projects that were completed or under construction in 2024

**12**  
DECEMBER

### COORDINATED PUBLIC TRANSIT - HUMAN SERVICES TRANSPORTATION PLAN

The Lehigh Valley's transit plan for senior and disabled citizens

**12**  
DECEMBER

### EASTERN PA FREIGHT INFRASTRUCTURE PLAN

The 10-county, 400 community Plan to handle the movement of goods

**12**  
DECEMBER

### SLATE BELT MULTI-MUNICIPAL PLAN

Communities begin adopting eight-municipality plan

**12**  
DECEMBER



*Pictured: A rendering of the B'nai B'rith Apartments in Allentown that visualizes transit-friendly additions.*

### LEHIGH VALLEY GOVERNMENT ACADEMY

Education classes  
help train 289 elected,  
appointed and  
municipal workers



ONGOING



### DEVELOPMENT REVIEWS

707 development,  
stormwater, ordinance  
and official map  
reviews



ONGOING



### PUBLIC OUTREACH

Reaching thousands  
through newspaper,  
radio and online  
venues, and expert  
appearances across  
the region, state  
and nation



ONGOING



### MUNICIPAL OUTREACH

Constant engagement  
with 62 municipalities  
and both counties



ONGOING

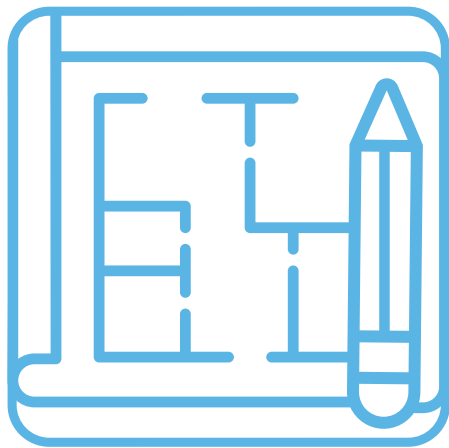




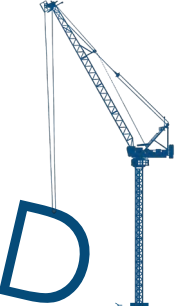


*Residential construction at the Estates at Willow Brook in Catasauqua Borough.*





Begin With  
Fact-Based  
**OPTIMISM**



# BUILD <sup>D</sup> LV

BUILD LEHIGH VALLEY

## DEVELOPMENT REPORT

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Nationally, development moderated as the Federal Reserve Bank brought inflation under control in 2024, but developers continue to invest in the Lehigh Valley. While the higher cost of borrowing makes developers more cautious in the industrial market, in 2024 the LVPC reviewed more than 700 development-related plans, the second-most housing proposals since 2007 and the second-most apartments this century. Developer investments are also targeting a greater diversity of homes, evidence of a greater interest in reducing a monumental regionwide housing shortage. The LVPC is convening professionals from all sectors to collaborate on a plan to strategically and intentionally increase housing production where it is needed, in the forms and price points that support housing attainability across all incomes.

The Pennsylvania Municipalities Planning Code (MPC) charges county planning commissions to “protect and promote safety, health, morals and general welfare through coordinated development, guidance and

protection of amenity, conveniences, future governmental, economic, practical, social and cultural facilities, growth and development, as well as the improvement of governmental processes”. As the County Planning Commission for Lehigh and Northampton Counties, the LVPC fulfills this charge by guiding uses of land and structures, types and locations of streets, public grounds and utilities, and preservation of natural and historic resources through every review under *FutureLV: The Regional Plan*.

As the only entity that reviews every development plan filed in the region, the LVPC is uniquely positioned to identify trends and provide municipalities expert advice on best practices that illustrates how proposals fit into the broader context of the Lehigh Valley and helps local communities navigate unique land use and development issues that evolving regions face.

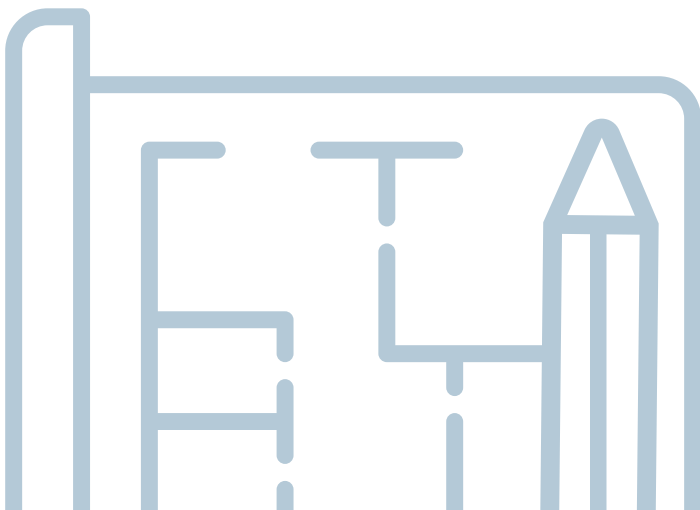
The Lehigh Valley is projected to add another 100,000 residents by 2050, and all of those people require places to live, work and recreate.

The LVPC reviews every development plan in

**62 MUNICIPALITIES**  
**02 COUNTIES**

The LVPC aims to support and work with municipalities to ensure that growth is sustainable and aligned with both local and regional goals to ensure the long-term health, safety, and welfare of the region's current and future residents.

The growth pressures of an expanding population are challenging a market where land is increasingly limited, as municipal leaders and developers work to identify available land with ready access to existing water, sewer and transportation infrastructure. Land and infrastructure limitations combined with the continuously evolving needs of both industry and communities pose new challenges for local governments that can be overcome through land use regulatory processes.





## COMMUNITIES TURNING TO INFILL DEVELOPMENT

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The Lehigh Valley's steady population growth has intensified demand for housing, commercial spaces and infrastructure. More intentional land use planning has directed development towards infill projects, prompting investors to add dwellings on vacant lots in cities, boroughs and townships across the region. Owners of existing shopping centers have proposed to redevelop excess parking areas with additional commercial spaces, such as banks, car washes, restaurants and retail.

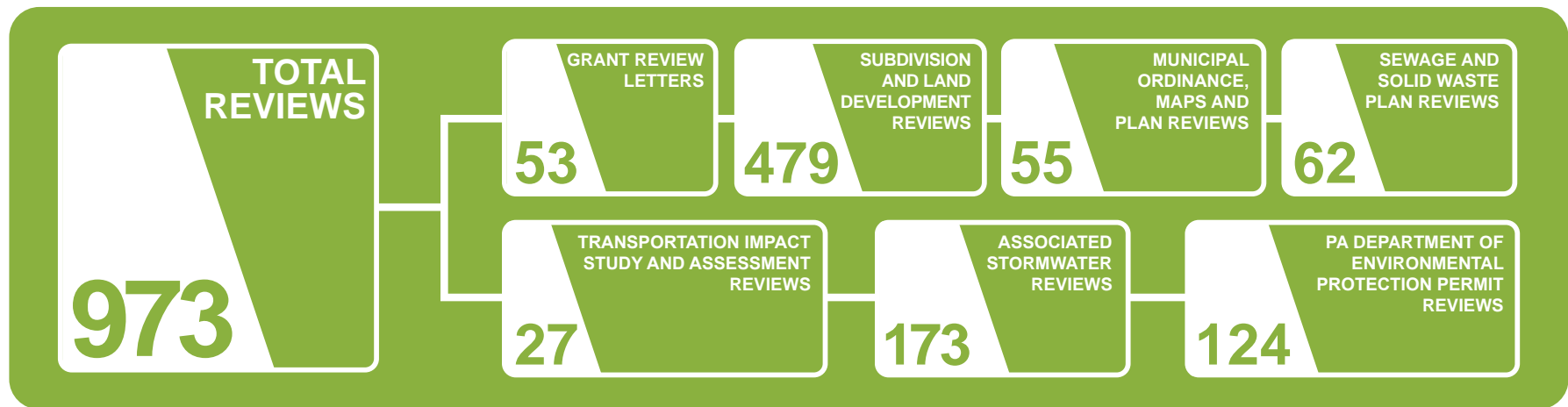
Medical office facilities now dominate office proposals, and community healthcare and education facilities now make up the bulk of public/quasi-public proposals.

In 2024, market demand also brought numerous communities complex and challenging development proposals in areas where the zoning

permits the land use, but existing infrastructure to support it is near capacity. As a result, municipalities continued to work to adjust their planning and zoning regulations, with a higher than usual number seeking major ordinance overhauls.

Moving forward, municipalities in the Lehigh Valley can embrace strategies like infill development, adaptive reuse of underutilized properties, and mixed-use projects that prioritize walkability and transit access. Regional collaboration on smart growth initiatives, investments in green infrastructure, and innovative zoning reforms will be essential to ensure that growth benefits all residents while protecting the region's natural and cultural heritage. By focusing on sustainable development and community-centered planning, the Lehigh Valley can address current challenges and pave the way for a resilient future.





## PLAN ACTIVITY

As the regional planning agency for Lehigh and Northampton Counties, the LVPC review process provides the most comprehensive look at every development proposal in the region, informing our understanding of the region's past, present and future. In 2024, the LVPC performed over 970 reviews of plans on issues that included land development, ordinance updates, stormwater management, transportation impacts, parks and recreation, agricultural security areas, and sewer and water.

While commercial and industrial proposals leveled in 2024, residential units were 30% higher than 2023 totals. The growth trend in the Lehigh Valley continued with 479 subdivision and land development plans reviewed, along with 173 associated regulatory stormwater management reviews. One continuing theme in those reviews is that limited available land pushes development to locations where the scale and intensity of proposed development surpasses the capacity of sewer, water and roadway infrastructure.

There were 27 traffic impact or assessment reviews for the year, unveiling another trend that more developers are responding to the

Commission's recommendations, including internal and external sidewalk connections, truck parking options and truck driver amenities on the initial plan submissions more often. It's produced a greater regionwide focus on multimodal mobility and connectivity in response to community demand.

The LVPC also performs a variety of other reviews to fulfill county, state and federal requirements. The submission of 55 municipal ordinances, maps and plans occurred in 2024. Increasingly complex development proposals have spurred municipalities to update their zoning ordinances and coordinate with their neighbors through the implementation of multi-municipal comprehensive plans.

More than half of the 53 grant review letters done in 2024 were related to park and recreation facility improvements as Lehigh Valley residents continue to seek more active and healthy lifestyles. Grant letter reviews, including many others for sewer, water, stormwater, low-income housing and transportation projects, give municipalities access to state and federal funding vital to getting those projects done.

## BUILD LV RESIDENTIAL

Housing proposals in the Lehigh Valley continued to increase despite a national slowdown. The region ended 2024 with a total of 6,386 units reviewed, a 30% increase over 2023's total and the second-highest total since 2007.

Over half of proposals continue to be apartments. After a few slower years for single-family detached development, proposals are up 20% to 1,288 units, while townhouse and twin proposals dipped 18% to 1,168 units. However, condominiums, assisted living and manufactured homes notched up 5% to 329 units, reflecting a concerted effort by developers to meet a variety of housing needs.

By the year 2050, the Lehigh Valley is expected to need an additional 54,000 housing units to keep up with anticipated population growth; however, "more" units cannot be the only objective. Municipalities must intentionally direct housing where it can reasonably be supported, otherwise they risk straining the limitations of existing

infrastructure, exacerbating traffic conditions, and losing open space and community character. The Lehigh Valley Housing Supply and Attainability Strategy, launched in February 2025, is engaging local governments, school districts, banks and lenders, developers, real estate agents, employers, housing program providers and others in a cross-industry effort to create a plan to make housing more attainable in the region. The Strategy, hosted through a partnership between Lehigh County, the Urban Land Institute and LVPC, will also provide the region with housing supply targets, additional data to inform policy decision-making and cross-sector guidance to support housing development in locations and at price points where it is most needed.

**3,601** APARTMENTS  
56% of all proposals

### 6,386 RESIDENTIAL UNITS REVIEWED BY TYPE



**3,601**  
APARTMENTS



**1,288**  
SINGLE-FAMILY  
DETACHED



**964**  
TOWNHOMES



**204**  
TWINS



**201**  
CONDOS

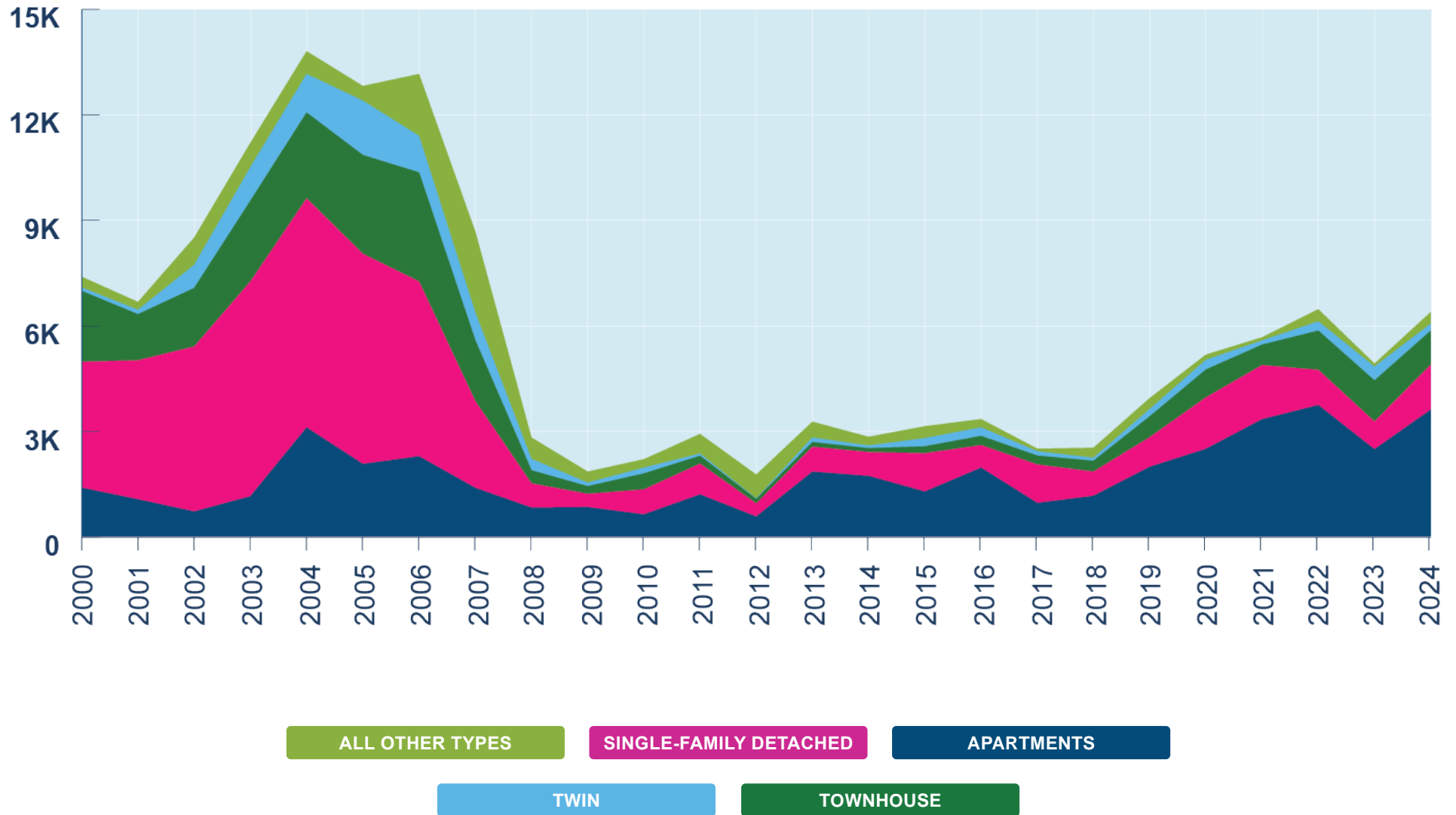


**66**  
MANUFACTURED  
HOMES



**62**  
ASSISTED-LIVING

## 2024 PROPOSED RESIDENTIAL UNITS BY TYPE

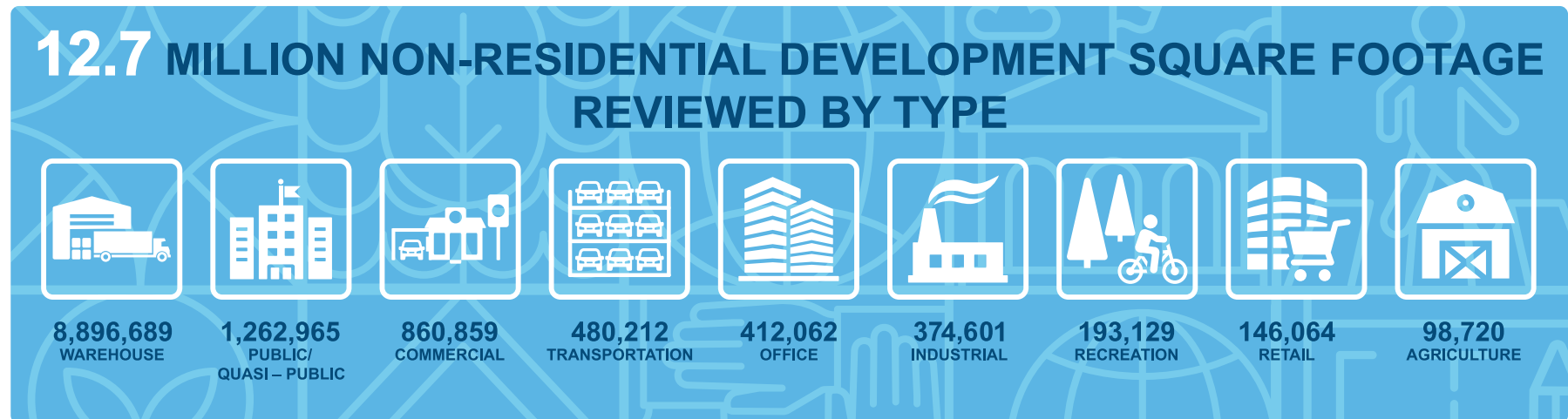


## BUILDLV NON-RESIDENTIAL

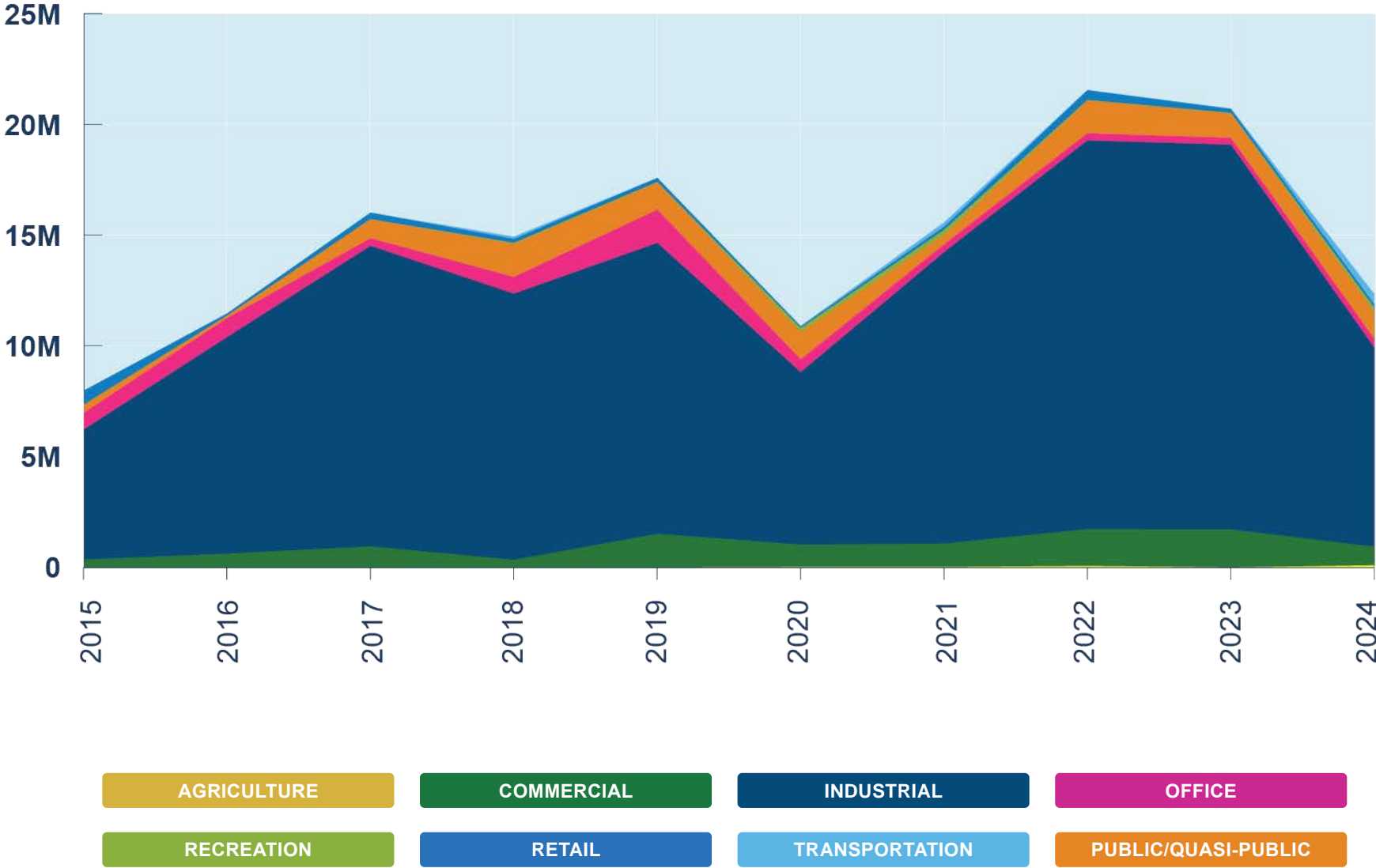
A total of 12,725,301 square feet of non-residential development was reviewed by the LVPC in 2024, as the market continues to right-size in a post-pandemic economy. After a decade dominated by large industrial buildings, many exceeding 1 million square feet, investors are now more often proposing spaces of 50,000 to 450,000 square feet, and existing facilities are planning expansions. That shift continues the region's period of being a hot industrial market where close-of-year rents sat at just under \$12 a square foot, fully \$3 to \$5 higher than rents in neighboring regions. According to international real estate firm CBRE, regionwide industrial vacancy is approaching a healthier rate of 8.5%, or about double what it was in early 2023.

While traditional office space proposals dropped substantially in recent years as the post-pandemic world adjusted to a shifting workplace environment, medical offices have become nearly all new office space proposed, and the volume of proposals remains relatively consistent. Proposed expansions to various medical and educational facilities emphasizes our region's identity as a healthcare and education center for years to come.

Commercial development has remained steady with a variety of restaurants, stores and entertainment venues expected to come to our region soon. Four new hotels were proposed in 2024, illustrating the Lehigh Valley as an emerging visitor destination.



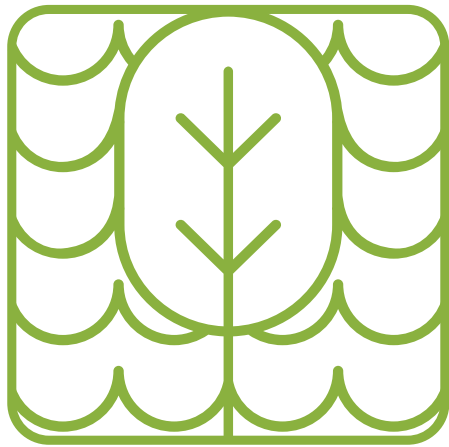
# 2024 PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE











Today Is A  
Child Of Yesterday  
And A Parent Of  
**TOMORROW**

## OUR ENVIRONMENT IS OUR BRAND

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The Lehigh Valley Planning Commission has been working to promote sustainability for all of its 60-plus years, including programs and projects designed to improve air quality, health and in general, quality of life for all Lehigh Valley residents. In 2024, we continued this tradition by completing two significant studies as part of the U.S. Environmental Protection Agency's Climate Pollution Reduction Grant (CPRG) program and initiating ambitious work under PA Act 167 Stormwater Management Program.

In addition to our regular advisory and oversight activities, we helped organize a tour of the South Bethlehem Conference and the Hoover-Mason Trestle at Steel Stacks for the Pennsylvania Land Conservation Conference, and presented on our CPRG work with our Pennsylvania Metropolitan Planning Organization colleagues at the American

Planning Association-PA Chapter Conference in Erie, the PA Municipal League's sustainability conference in State College and the Greater Lehigh Valley Chamber of Commerce Sustainability Summit. In the LVPC's communitywide surveys, residents have consistently said our environmental, open space and natural resources are what they like most about living here. It has become part of the Lehigh Valley's brand. The LVPC's commitment to protecting that ideal was enhanced in a year that laid the groundwork for a more sustainable future Lehigh Valley.





*Renderings of highways with pollination corridors from the Lehigh Valley Green Transportation Infrastructure Project.*



# PRIORITY CLIMATE ACTION PLAN

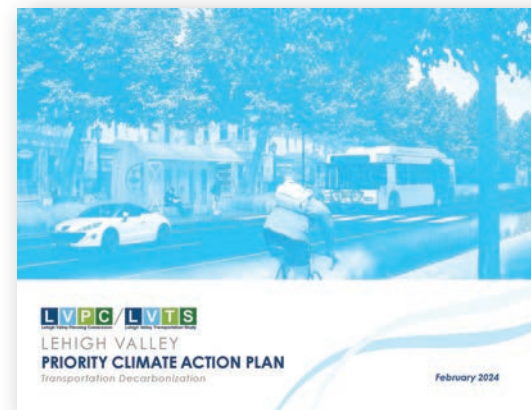
The Lehigh Valley's first-ever *Priority Climate Action Plan for Transportation Decarbonization (PCAP)* is designed to reduce carbon emissions by getting people out of their cars, using technology to reduce congestion, promoting alternative fuel vehicles and creating green infrastructure along the region's busiest highways, such as Routes 22, 33 and 378. Using those strategies from the Plan would annually reduce 321,000 metric tons of carbon dioxide equivalent by 2050.

The PCAP, submitted by the LVPC to the U.S. Environmental Protection Agency (EPA) in February 2024, was funded through the Climate Pollution Reduction Grant program. CPRG funding provided resources to eligible Metropolitan Planning Organizations to develop and implement plans for reducing greenhouse gas (GHG) emissions and other harmful pollutants. The PCAP includes a list of near-term, high priority strategies to mitigate the impacts of climate change, even as the region grows, by reducing GHG emissions from the transportation sector, one the largest sources of GHG emissions in the region. Six reduction goals outlined in the plan include: Implementing the *Walk/Roll*

*LV: Active Transportation Plan*, increasing transit ridership, supporting deployment of alternative fueled vehicles and related infrastructure, greening our major transportation corridors and implementing Intelligent Transportation Systems.

Detailed analysis of each goal's benefits/impacts on the region's low-income and disadvantaged communities were provided along with funding and implementation data.

The PCAP will be a component of the Greater Lehigh Valley's Regional Climate Action Plan, which will seek to reduce emission in all sectors. That plan is scheduled to be complete in 2025.



## REDUCTION GOALS

**1** **IMPLEMENTING**  
The Walk/Roll LV: Active  
Transportation Plan

**2** **INCREASING**  
Transit Ridership

**3** **SUPPORTING**  
Deployment Of Alternative  
Fueled Vehicles And  
Related Infrastructure

**4** **INCREASING**  
The Number And Geographic  
Distribution Of Alternative  
Fueling Stations

**5** **GREENING**  
Our Major Transportation  
Corridors

**6** **IMPLEMENTING**  
Intelligent Transportation  
Systems

# GREATER LEHIGH VALLEY GREENHOUSE GAS INVENTORY

The Lehigh Valley Planning Commission, in partnership with climate action leaders from across the region, created the *Greater Lehigh Valley Greenhouse Gas Inventory* as part of the EPA's Climate Pollution Reduction Grant program. This is an estimate of all of the carbon emissions being released in Lehigh, Northampton, Carbon and Warren (NJ) counties, and the source of those emissions. This analysis builds on more than a decade of climate action work that includes such documents as the 2014 *Climate + Energy Element*, *Livable Landscapes Plans* for Lehigh and Northampton Counties, *FutureLV: The Regional Plan*, Carbon County's *Comprehensive Plan* and *Greenway Plan*, and Warren County's *Open Space and Recreation Plan*. The greenhouse gas inventory is the backbone of the upcoming *Greater Lehigh Valley Regional Climate Action Plan*, as its data will inform the targets and strategies described in that plan.

To create the inventory, LVPC staff organized large amounts of data from federal agencies and used recommended federal methodology. LVPC staff analyzed and classified data into categories of where the emissions are produced called sectors. All significant emissions sectors include industrial, transportation, commercial, residential, solid waste, agriculture, and water and wastewater.

The inventory finds that the Greater Lehigh Valley produces 12,721,374 metric tons of Carbon dioxide equivalent (CO<sub>2</sub>e) annually, and that if we don't change our habits, the growth of our region will increase those emissions by 9% by 2050. The Industrial and Transportation sectors account for approximately 64% of the region's emissions. Other significant contributors to regional emissions include the Commercial and Residential sectors, which total for about one-third of regional emissions.



LVPC Executive Director Becky Bradley, Environmental Planner Christian Martinez and City of Bethlehem Mayor J. William Reynolds during the release of the 2024 Greater Lehigh Valley Greenhouse Gas Inventory.



# LEHIGH VALLEY WATERSHED ASSESSMENT



Director of Environmental Planning, Susan Myerov, speaking at the first workshop to discuss the update to the Act 167 Stormwater Management Plan.

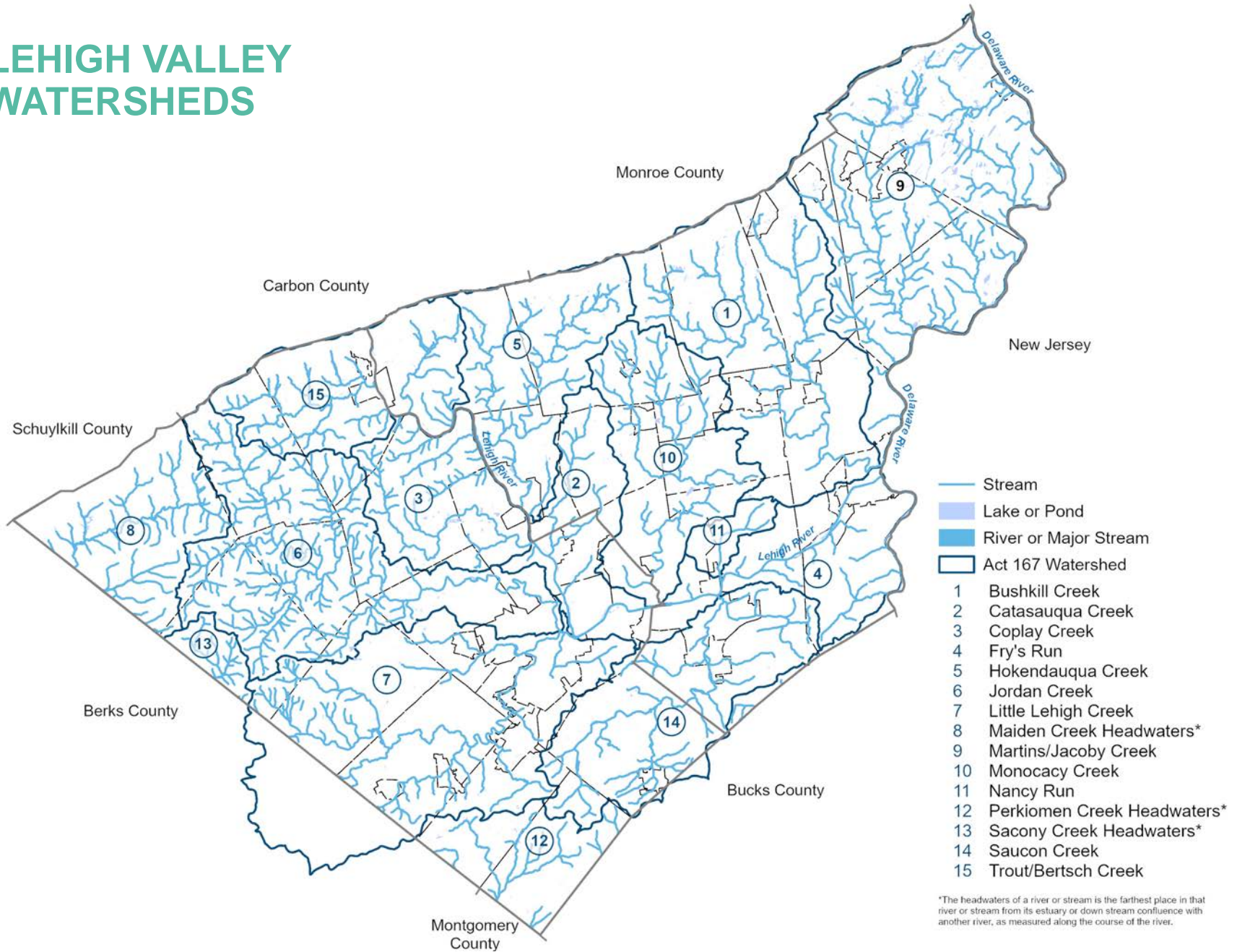


The LVPC initiated its ambitious Lehigh Valley Watersheds Assessment and Act 167 Ordinance project to update our 15 watershed stormwater management plans and create a consistent Stormwater Management Ordinance for all 62 municipalities. Made possible through funding support from Lehigh and Northampton Counties, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Community and Economic Development and the Pennsylvania Emergency Management Agency, this project will help provide uniformity and oversight of the stormwater management process that will result in better implementation and better results for managing the growth in our region. The implementation of the ordinance by the LVPC as part of the land use and development process will allow the region to reduce sediment and nutrients in our waterways and assist our communities in meeting their Municipal Separate Storm Sewer System (MS4) requirements, with the goal of working towards reducing flooding and improving water management.

In 2024, two WorkshopLV: Water meetings were organized to introduce the project, seek input and provide an overview of the critical role of municipalities in guiding plan preparation. An online municipal survey was distributed to help identify stormwater problem areas and receive suggested improvements to ordinance provisions. The Lehigh Valley Watershed Assessment is expected to be a two-year process.

A look at the Jordan Creek, an important watershed, coming from Heidelberg Township.

# LEHIGH VALLEY WATERSHEDS









Travel Farther  
By Standing On  
The Shoulders  
**OF THE PAST**



## TRANSPORTATION

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A well-maintained, efficient, connected and multimodal transportation system is at the heart of every successful region. Transportation supports businesses, residents and visitors, and is a foundation of society and our work. Achieving the mobility we need begins with coordinating and planning that leads to funding and implementation of projects and programs. Each year, the Lehigh Valley Transportation Study, managed and staffed by the Lehigh Valley Planning Commission, administers a portfolio of investments that resulted in over \$97 million of completed infrastructure projects, with another \$129 million in construction. These investments are prioritized through the *Transportation Improvement Program (TIP)*, updated for 2025-2028 in 2024. A series of meetings and community needs discussions, coupled with analytics, were utilized to determine next projects and underscored by new equity and limited-English proficiency plans to

ensure access to a transportation planning process by everyone. Partner projects to support improvements in walking and biking infrastructure and an enhanced, age-friendly and accessible transit system are also underway. A new look at the potential for reestablishing passenger rail to the Lehigh Valley began in 2024 as well. As the region's industrial sector rapidly expands and evolves, the LVPC, along with four neighboring regions, wrapped-up a freight mobility plan. Maintaining and improving our transportation network continues to be central to the mission of the LVPC, working on behalf of the LVTS, and vital to the region's success overall.

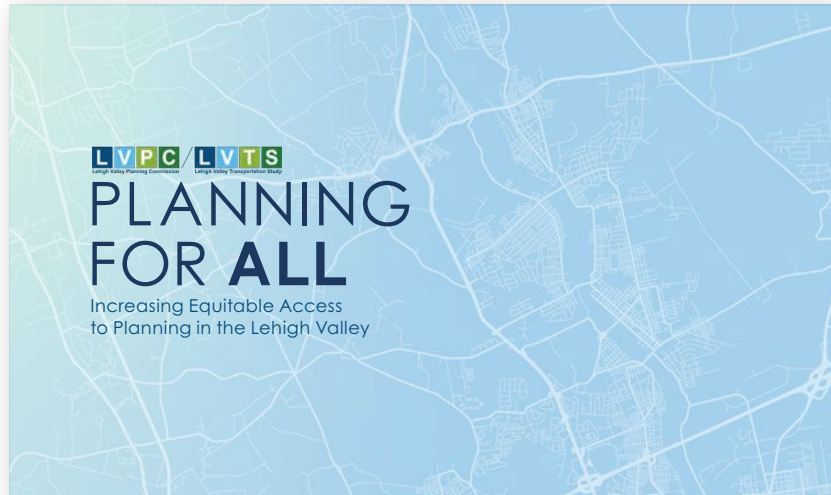




*Rendering reimagining MacArthur Road  
in Whitehall Township.*



# PLANNING FOR ALL



*Planning for All: Increasing Equitable Access to Planning in the Lehigh Valley* is the Title VI Program Document for the LVTS. It encompasses a variety of documents to support Title VI of the Civil Rights Act of 1964, which states that recipients of federal funds shall not discriminate based on a person's race, color or national origin. *Planning for All* was adopted by the LVTS in February 2024, updating the organization's existing Public Participation Plan (PPP) and Limited English Proficiency (LEP) Plan. The PPP outlines essential elements of the LVTS' community engagement strategy and practices, while the LEP Plan supports the implementation plan for the LVTS' non-English language outreach and services. *Planning for All* is part of an ongoing campaign to make the business of maintaining the region's transportation network accessible to everyone.

INCREASE IN  
LINGUISTICALLY  
ISOLATED  
HOUSEHOLDS  
IN THE LEHIGH  
VALLEY SINCE  
THE LAST LEP  
UPDATE

42.8%

THE INCREASE  
IN NUMBER OF  
SPANISH-SPEAKING  
LINGUISTICALLY  
ISOLATED  
HOUSEHOLDS  
IN THE LEHIGH  
VALLEY

3,662

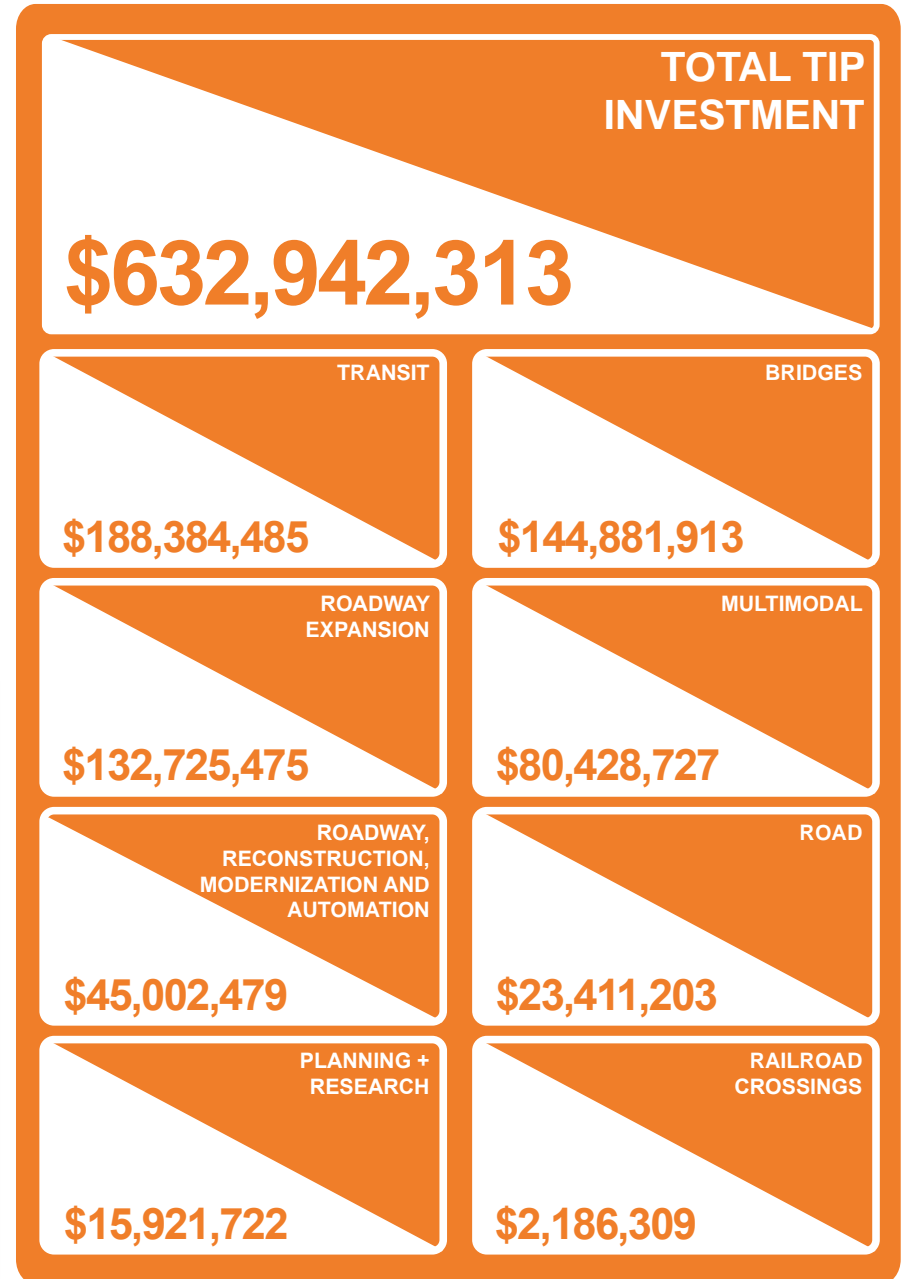
THE LVPC  
HOSTS MORE  
THAN 80 PUBLIC  
MEETINGS  
ANNUALLY

80+

# TRANSPORTATION IMPROVEMENT PROGRAM

The *Transportation Improvement Program (TIP)* is the Lehigh Valley's four-year, \$633 million plan that includes nearly 120 road, bridge, trail, transit and safety projects in every corner of Lehigh and Northampton Counties. It is updated every two years and must be fiscally constrained, meaning all projects must have dedicated funding available for them. The 2025-2028 TIP has three "megaprojects" that will cost more than \$50 million each. The three megaprojects are Route 309 and Center Valley Interchange, Route 309 and Tilghman Street, and Route 378, the Hill-to-Hill Bridge over the Lehigh River.

The TIP's policies and priorities, including \$188 million for transit operations by the Lehigh and Northampton Transportation Authority, are consistent with the region's comprehensive plan, *FutureLV*. After four public meetings and a 30-day public comment period, the TIP was adopted by the Lehigh Valley Transportation Study June 27.





# TRANSPORTATION IMPROVEMENT PROGRAM ACCOMPLISHMENTS



The Annual Listing of Obligated Projects, required under federal infrastructure law, showcases how federal funding was spent throughout the year on Lehigh Valley transportation projects. Roughly 80% of all money spent on transportation comes from federal sources, and an “obligation” is a federal commitment to fund eligible project costs.

In 2024, there was \$106,678,869 in federal funding obligated for dozens of projects across the region. In addition, \$97,331,257 worth of projects were completed, while another \$128,602,793 in projects remained under construction as the year closed. The Lehigh and Northampton Transportation Authority (LANTA) also received obligations from the Federal Transit Administration (FTA) in the amount of \$14,479,836 for various public transit operations and projects.

Interstate 78 projects in the Lehigh Valley under the PennDOT Interstate Management Program received \$57,776,275 in construction obligations. Overall, these obligations in the amount of \$179,035,864 reflect a significant investment in the Lehigh Valley by the Federal Government in collaboration with the Lehigh Valley Transportation Study and other transportation partners.

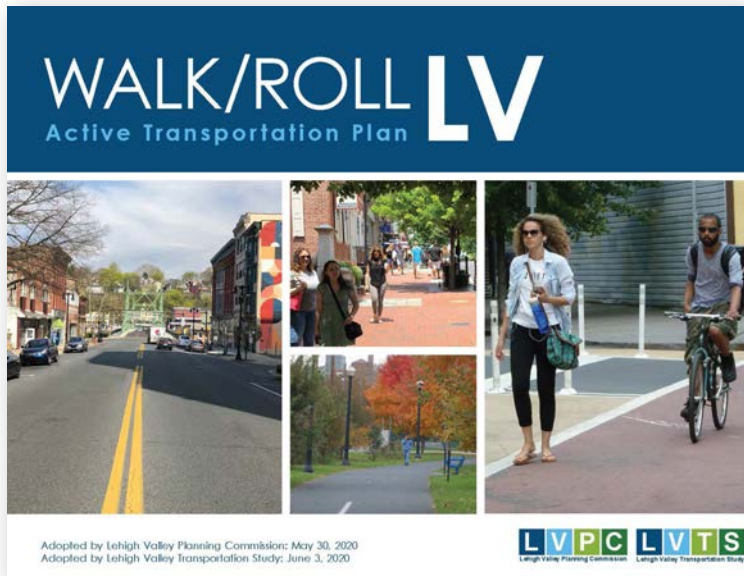


**\$97,331,257**  
**2024 COMPLETED PROJECTS**



**\$128,602,793**  
**2024 UNDER CONSTRUCTION PROJECTS**

# WALK/ROLL LV IMPLEMENTATION



*Walk/Roll LV: Active Transportation Plan*, adopted by LVPC and LVTS in 2020, has been a transformative force promoting more transportation for pedestrians, bicyclists and people with disabilities in the Lehigh Valley. *Walk/Roll LV* was designed to help support an integrated transportation network that links roads, trails, sidewalks and transit. Participation by municipalities and community groups reflects a regional commitment to active transportation projects, policies and improvements.

Achievements in 2024 included a Regionwide Walk Audit Program with LVPC partners at United Way of the Greater Lehigh Valley, Age-Friendly Lehigh Valley and AARP Pennsylvania, beginning in August 2023 and concluding in the spring of 2024. Data on nearly 100 of the region's busiest intersections and pedestrian corridors was analyzed and developed into an interactive map and webpage for public use.

In June, the LVPC participated in Lehigh Valley's hosting of the 2024 Youth Bike Summit, a national event where youth cycling organizations and community groups travel to a host region to engage in activities and share best practice active transportation initiatives.

Finally, municipalities across the Valley have been crafting their own active transportation plans based around the ideals of *Walk/Roll LV*. Communities that developed plans in 2024 include Palmer Township and South Whitehall Township.

Utilizing all the Lehigh Valley's existing and future plans/initiatives will be useful to inform upcoming updates to the Traffic Safety Plan, the development of the region's Bus Rapid Transit (BRT) system, and the applications of grants for pedestrian and bicycle health, safety, and environmentally friendly transportation options.



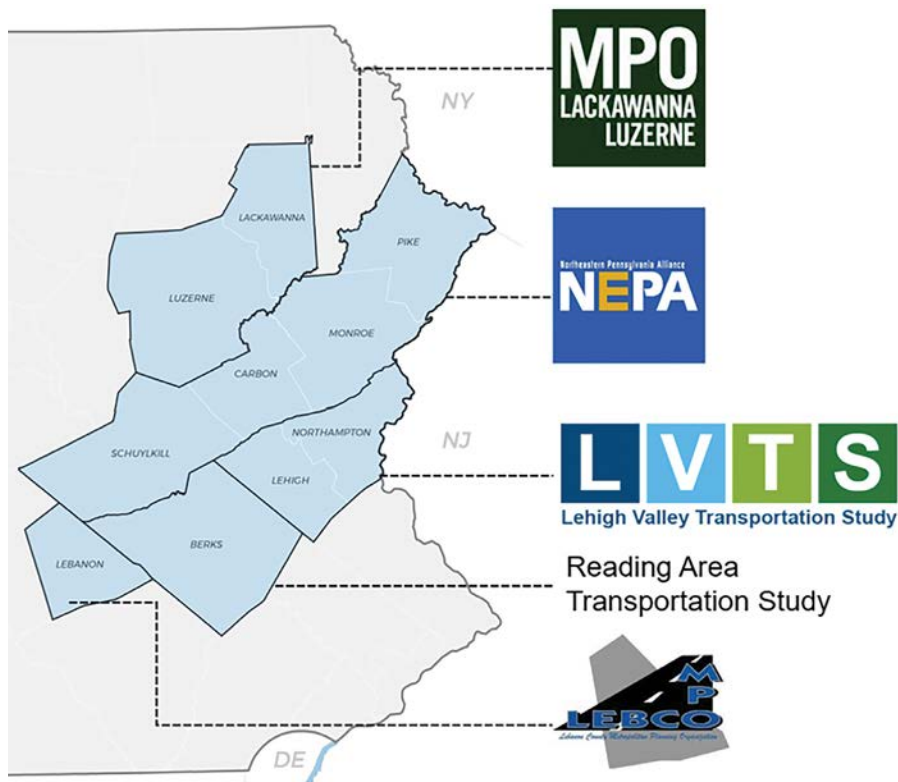
(Right to left) Transportation Planner Brian Hite, New York City Bike Mentor TayShawn Edmunds, Transportation Planner Evan Gardi and Recycle Bicycle Harrisburg Director Ross Willard at the 2024 National Youth Bike Summit in Allentown in June.



# EASTERN PENNSYLVANIA FREIGHT ALLIANCE FREIGHT INFRASTRUCTURE PLAN

The Eastern PA Freight Alliance is a ten-county, 400 municipality region that is collectively among the fastest-growing freight areas in the country. Serving an area of 2.2 million people, the Freight Infrastructure Plan identifies infrastructure improvements that are needed to handle this rapid growth. The two-year project that began in 2022 identified 34 targeted projects, including eight high-priority projects to improve intersections, interchanges and corridors to better handle more freight passing through Eastern Pennsylvania

by trucks, trains and planes. The plan also sets policies and recommendations focused on local and regional guidelines and improvements through inputs received from stakeholder and public outreach, as well as what can be governed by current planning practices. The Plan gives recommendations on where to find grants and other funding sources to help pay for improvements. The Freight Infrastructure Plan was adopted by the Lehigh Valley Transportation Study in December 2024.



# LEHIGH VALLEY PASSENGER RAIL FEASIBILITY ANALYSIS

The Lehigh Valley Passenger Rail Feasibility Analysis, released in March, mapped out a 10-to-12-year process that could invest between \$552 million and \$841 million to provide thousands of travelers new options to get to New York, Philadelphia or Reading.

The Plan, funded by the Pennsylvania Department of Transportation, lays out two rail routes to New York via Hackettstown and High Bridge, two routes to Philadelphia via Lansdale and Norristown and one route to Reading. The analysis was released to the Lehigh Valley Transportation Study in March.

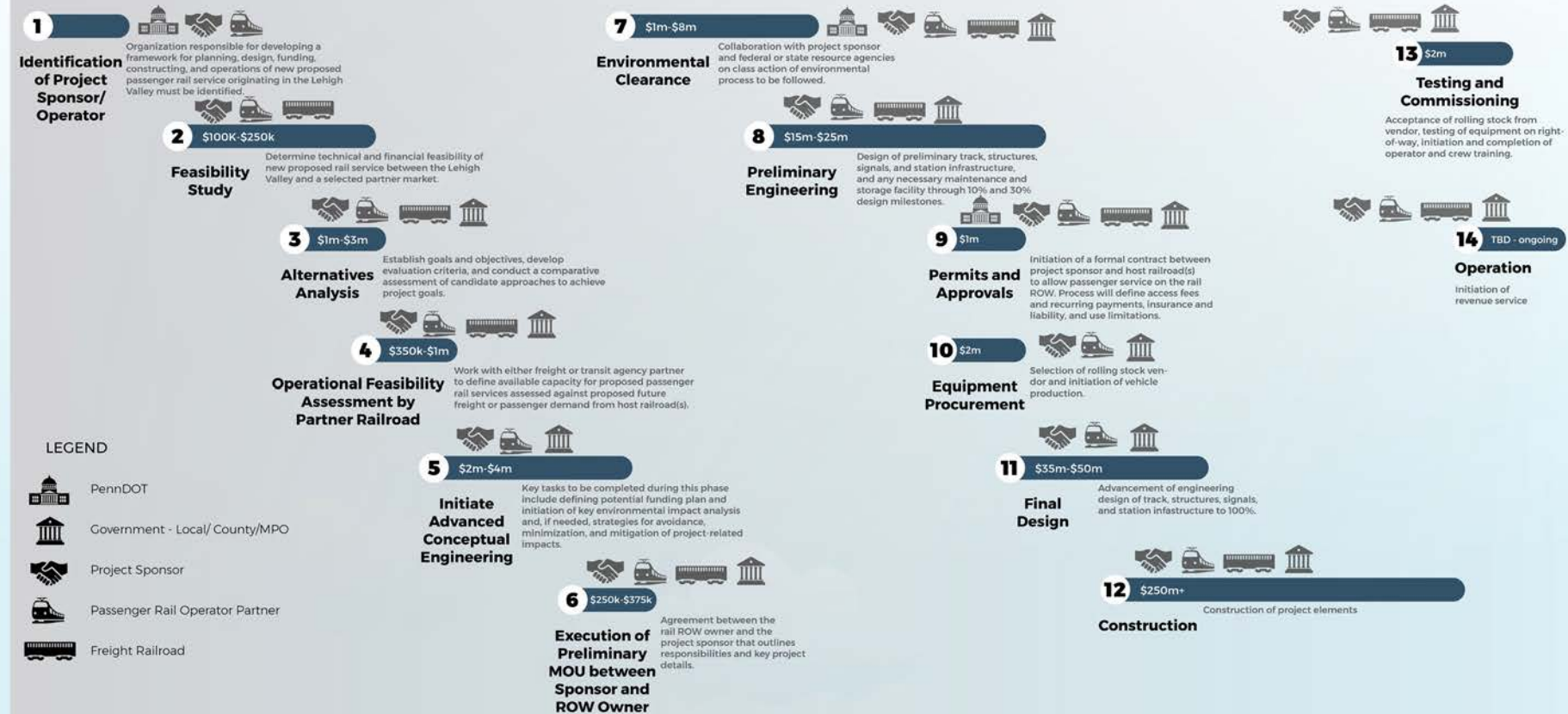
The analysis is the first of a 14-step process through the Federal Railroad Administration. The next step would be a Phase 2 Study to determine identifying an operator, the route, the market viability, the travel demand analysis and an alternatives analysis. That Phase 2 Study, necessary for entrance into the Railroad Administration's Corridor Identification and Development Program, would cost \$450,000.



LVPC staff, members of LVTS committees and PennDOT officials gathered to discuss the Lehigh Valley Passenger Rail Feasibility Analysis at the Northampton Community College Fowler Center in Bethlehem.

# Lehigh Valley Rail Analysis

Project Lifecycle 10 to 12 Years





# COORDINATED PUBLIC TRANSIT HUMAN SERVICES TRANSPORTATION



The *Coordinated Public Transit - Human Services Transportation (HST) Plan* is an important tool to enhance the mobility of seniors and people with disabilities. The HST Plan maps out strategies and actions to address transportation needs, and priorities for implementation by agencies that help people get where they need to go, whether it be shopping, doctor's appointments or work. The community agencies identified in the HST become eligible to apply for U.S. Department of Transportation Section 5310 funding to provide services.

During the plan development process, LVPC transportation planning staff hosted two public workshops in fall 2024 and invited local human service organizations. Between the two workshops, 15 organizations were represented, and 27 individuals attended to share their thoughts and experiences. Based on the feedback from the workshops, LVPC transportation planning staff wrote 29 specific strategies and actions to address these needs, that were grouped into four categories: Capital, Operations, Accessibility, and Education. The plan was adopted by the Lehigh Valley Transportation Study in December 2024.







LVTS  
Lehigh Valley Transportation Study

LANta

# WORKSHOPLV MULTIMODAL

Coordinate Public Transit - Human Services Transportation Plan  
Supporting Mobility for Seniors and People with Disabilities

Meetings, such as this WorkshopLV:  
Multimodal session, allow stakeholders to  
share important experiences and information.





*A view of the Tilghman Street Bridge  
from the Waterfront building.*





## Build A Bigger **TABLE**

## PUBLIC ENGAGEMENT

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Public engagement is at the heart of virtually everything done by the LVPC, from our more than 80 public meetings in 2024, to our monthly radio shows and newspaper columns to our education classes attended by hundreds of people to staff members bringing

their expertise to dozens of community functions throughout the year. It's all designed to make our analysis and data accessible to everyone, while getting key information and input from the communities we serve.

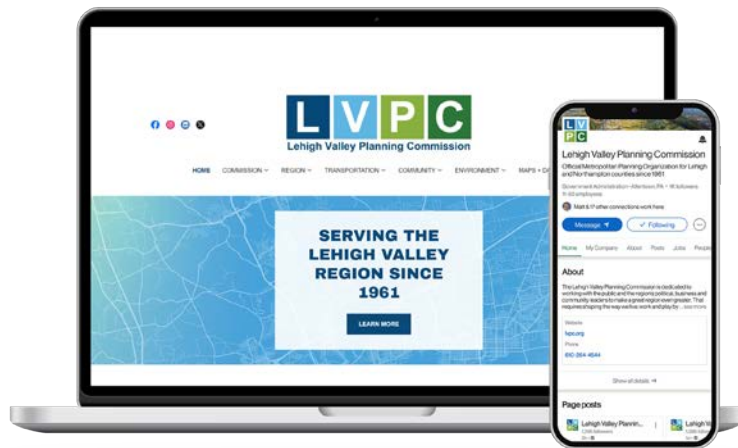
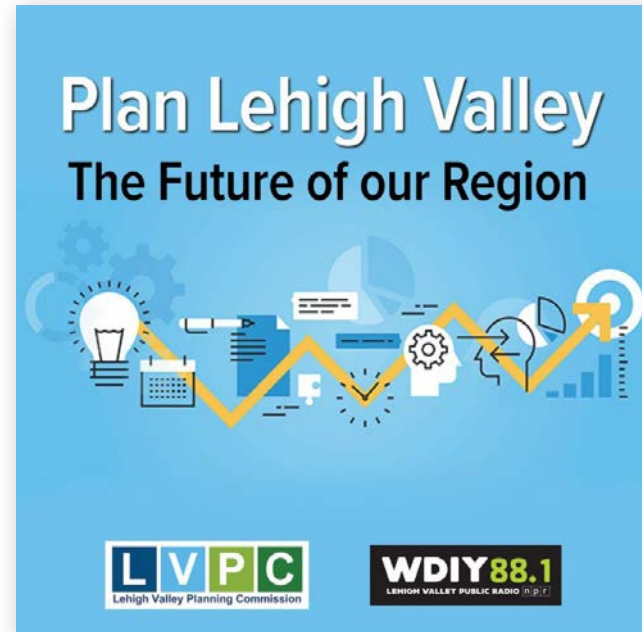


*Lehigh County Executive Phillips Armstrong and LVPC Executive Director Becky Bradley meeting with Governor Josh Shapiro for the PA SITES Grant Program in Allentown.*



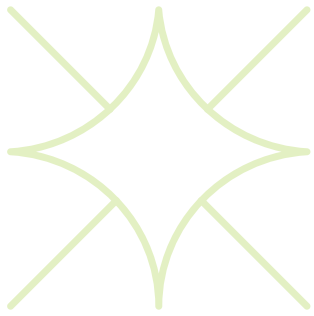
## MEDIA OUTREACH

LVPC plans and analyses impact all of the Lehigh Valley's nearly 700,000 residents, so we've turned to mass media to reach as many as possible, often connecting with people who would not otherwise have access to Commission information. Key partners and activities in that effort include a regular column in the Sunday Morning Call that reaches 67,000 doorsteps and devices, and our monthly 30-minute National Public Radio show called Plan Lehigh Valley on WDIY 88.1FM. Our monthly BuildLV Snapshot that gives people a statistical look at every development plan filed each month covers a half-page in the Lehigh Valley Business Journal and is consumed by 12,000 subscribers.



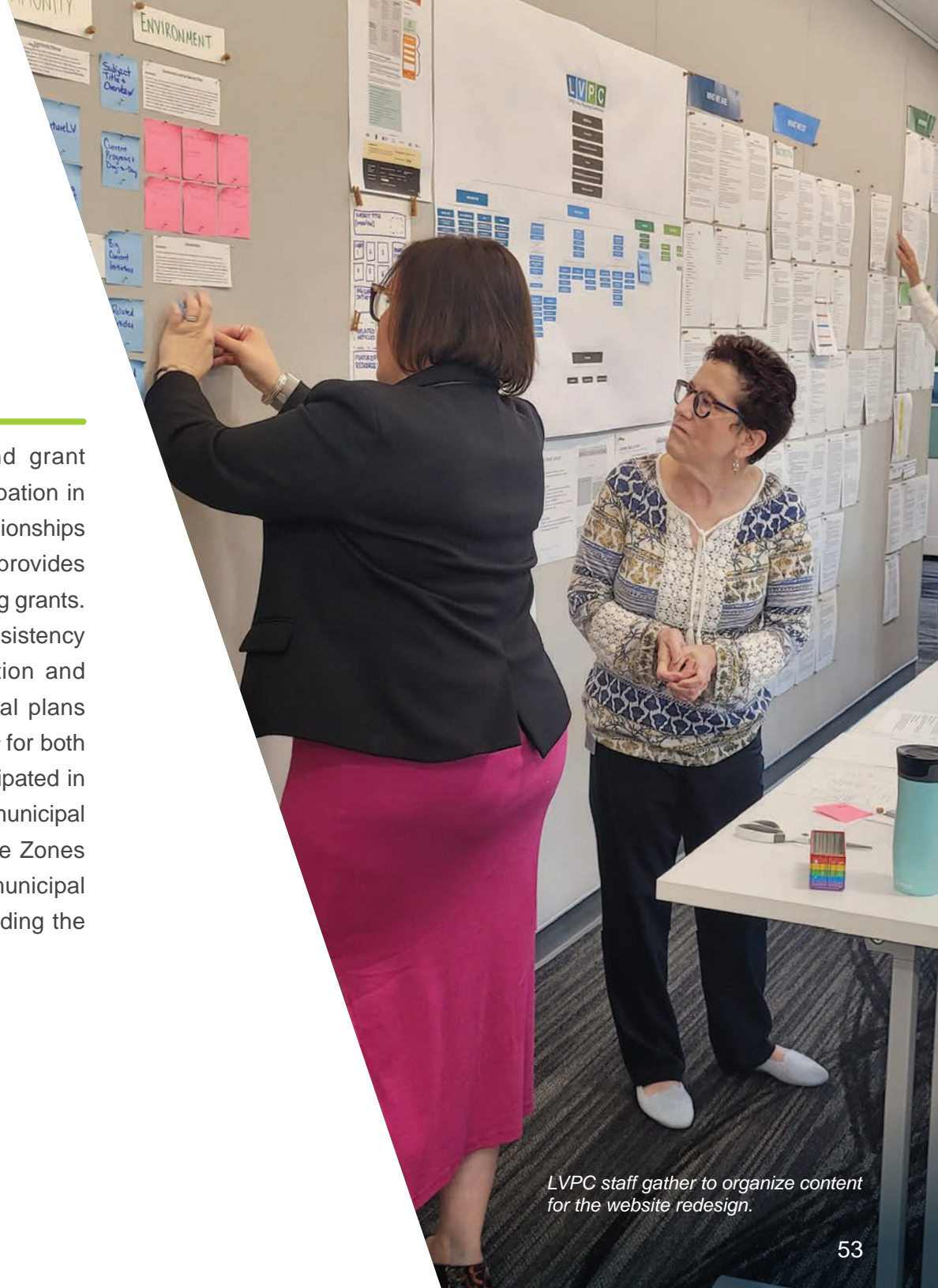
## ONLINE OUTREACH

Keeping people connected with our data and analysis includes more than 7,300 followers on Facebook, Instagram, X and LinkedIn, and a lvpc.org webpage that attracts more than 80,000 page views a year. The website and social media serve as a conduit for delivering data, meeting schedules, events, community surveys and important information people need to keep up with the latest trends and offer input on the challenges facing the community. A rebuild of lvpc.org will be completed in 2025.



## MUNICIPAL OUTREACH

Regular updates on upcoming meetings, training and grant opportunities, along with frequent attendance and participation in community events, enable the LVPC to maintain strong relationships with municipal and community partners. The LVPC also provides technical support and review letters for communities seeking grants. In 2024, the LVPC submitted more than 50 letters of consistency to support sewer, water, parks, recreation, transportation and community projects that advance the policies of regional plans including *FutureLV*, *Walk/RollLV*, and *Liveable Landscapes* for both Lehigh and Northampton Counties. LVPC staff also participated in more than a dozen steering committees, including several municipal active transportation plans across both counties and Blue Zones Lehigh Valley. Presentations from the LVPC supported municipal partners through Councils of Governments (COGs), including the Lehigh County COG and the Nazareth Area COG.



LVPC staff gather to organize content for the website redesign.

# LEHIGH VALLEY GOVERNMENT ACADEMY

The Lehigh Valley Government Academy (LVGA) provides essential training and technical assistance to municipal partners. Through the Pennsylvania Municipal Planning Education Institute, LVGA connected 93 people, including elected and appointed officials, with training on the PA Municipalities Planning Code and how



Municipal and community leaders gathered in October for the second General Assembly meeting to gather input and discuss important Lehigh Valley issues.

Zoning Administration, Subdivision and Land Development, and Community Planning work in Pennsylvania. The Local Technical Assistance Program (LTAP), supported by PennDOT, trained 196 local government officials and employees on various topics related to transportation infrastructure. LTAP also completed 29 one-on-one tech assists with municipalities on specific transportation issues within Lehigh Valley municipalities.

The Lehigh Valley General Assembly brings together representatives from each municipality, school district and legislative district in the region to discuss important policy issues that impact every community. In 2024, General Assembly returned to an in-person format at the LVPC's new conference center. Topics covered in 2024 included stormwater management, housing attainability, transportation infrastructure and a presentation from Governor Josh Shapiro's Office of Critical Investments.



93

LOCAL  
PLANNING  
EDUCATION  
ATTENDANCE

196

PUBLIC WORKS  
TRAINING  
ATTENDANCE

29

ONSITE  
MUNICIPAL  
TECHNICAL  
ASSISTANCE



# SPEAKING ENGAGEMENTS



Executive Director Becky Bradley moderated ULI's Eds + Meds: Exploring Healthcare + Education Trends event in October.

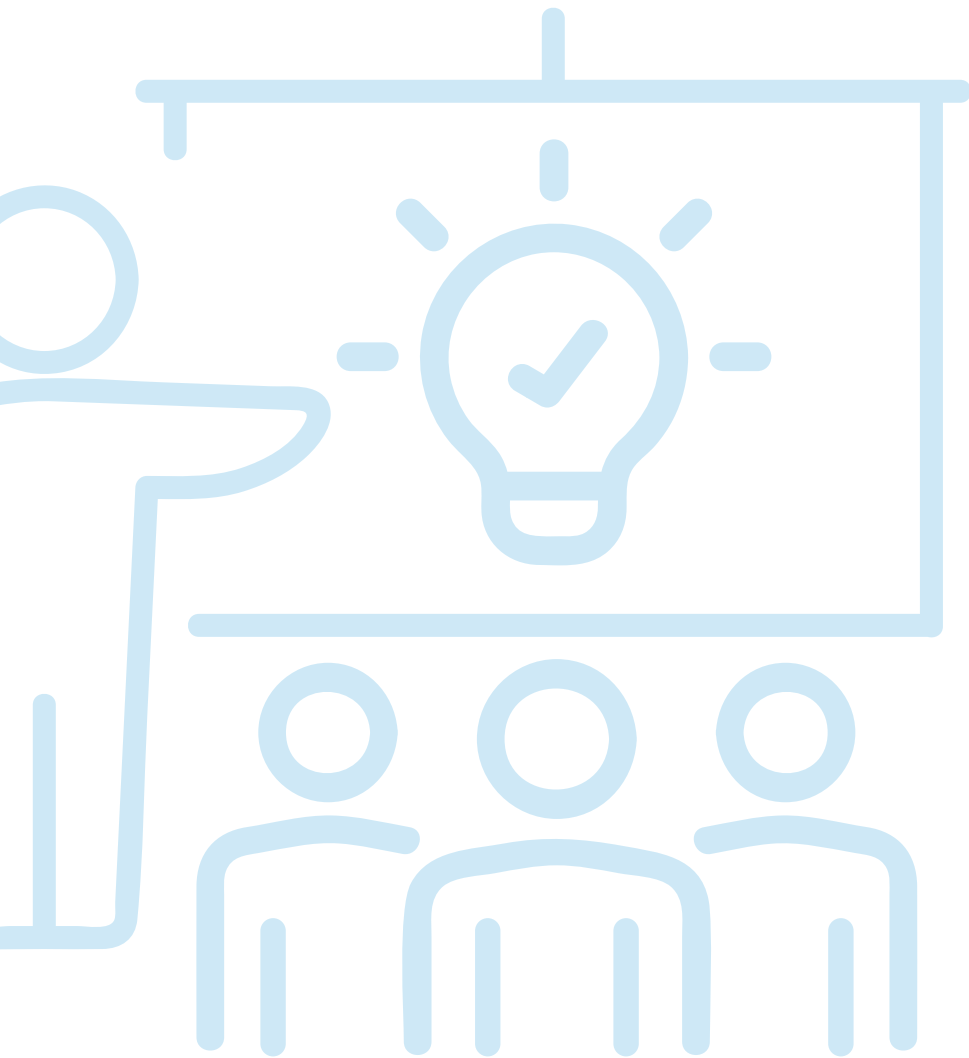


The LVPC works with dozens of partners — public, private and non-profit — to better understand community needs while providing expert data and analysis that their members and constituents can use. Staff provided keynote presentations, moderated and sat on expert panels, and helped organize dozens of events across the region in 2024. That included sponsoring major events like the Lehigh Valley Commercial + Industrial Real Estate Foundation's Annual Awards Breakfast and the Age-Friendly Lehigh Valley Conference.

Speaking and panel engagements for the LVPC included:

- Pennsylvania Municipal League's Sustainable PA Conference
- American Planning Association's California Chapter Conference
- Workforce Board + GLVCC's Engage! Roundtable
- Urban Land Institute's Eds + Meds: Exploring Healthcare + Education Trends in the Lehigh Valley
- PennDOT's Planning Partners Meeting
- 2024 National Youth Bike Summit
- Vision Zero Conference in Philadelphia
- Unlocking Affordable Housing in the Lehigh Valley event
- National Association of Regional Council's Conference.

Staff also made presentations on various projects for students at area colleges including Penn State Lehigh Valley, Moravian College and Temple University. Some of the topics covered included climate action, development trends, freight infrastructure, employment projections, active transportation and stormwater management. Each engagement was supported by expert commentary and data that cannot be found anywhere else.



## HOSTING THE COMMUNITY

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Commitment to the region has always been a top priority and, in 2024, the LVPC deepened that commitment with a new, publicly accessible conference center. Over the last seven months of 2024, the LVPC hosted more than 50 meetings and events that welcomed external partners such as the Greater Lehigh Valley Chamber of Commerce, Pennsylvania Council on the Arts, the LINK Trail Network group, Lehigh Valley Partnership and American Society of Civil Engineers, and public agencies such as Lehigh County Council of Governments and the Allentown Neighborhood Improvement Zone Development Authority. That also included serving as the venue for 13 training sessions in partnership with the Pennsylvania Municipal Planning Education Institute and Pennsylvania Department of Transportation, community workshops, two press conferences and the LVPC's end-of year Open House Event, Now + Next.



Lehigh County Executive Phillips Armstrong spoke at the Housing Supply and Attainability News Conference in July.

## NOW + NEXT OPEN HOUSE EVENT

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On December 10, LVPC welcomed nearly 200 people across all industries and sectors into our new office headquarters for our Now + Next Open House: A Regional Review for 2024 and Beyond. Emceed by Tony Iannelli, President and CEO of the Greater Lehigh Valley Chamber of Commerce, our formal program for the evening provided vital planning data and forecasting for our region while also featuring presentations from local leaders including Peter Polt, Executive Vice President of J.G. Petrucci Company; Nancy Dischinat, Executive Director of Workforce Board Lehigh Valley; and Zachary Jaindl, President and Chief Operations Officer for The Waterfront.

LVPC Executive Director Becky Bradley discussed exciting projects and strategies LVPC is working on, both short and long-term, that will continue to serve the Lehigh Valley for decades to come. While LVPC never misses an opportunity to share important data that powers everything we do, the evening was also complemented by a jazz trio, locally made holiday fare, and even better conversations with our friends and partners.



Pictured here (left to right): Transportation Planner Brian Hite, PPL Regional Affairs Director Jane George, State Senator Nick Miller, and Director of Development Samantha Pearson at the Now + Next Open House Event.



A jazz trio performs at the first annual Now + Next Open House Event in December.



## COMMUNITY ACTION

The LVPC staff remain involved in the community we serve, whether it be running an expert active transportation forum during the National Youth Bike Summit in June, hosting a federal Elective Pay Workshop to get grant money to Lehigh Valley organizations in September, planting trees in Coopersburg Borough with the non-profit groups in November, or volunteering for WDIY National Public Radio's periodic

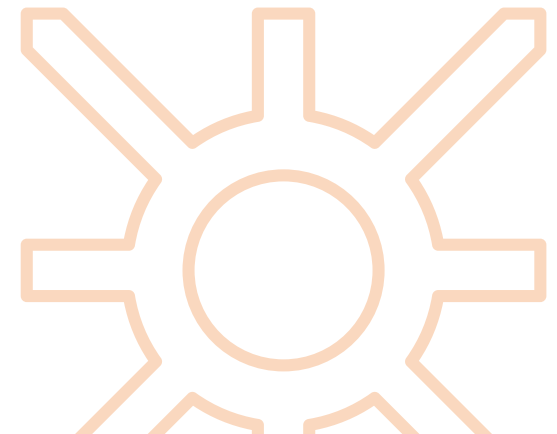
pledge drives. November 21, LVPC Executive Director Becky Bradley testified before the Pennsylvania State House Tourism & Economic & Recreational Development Committee to raise awareness, and resources for the region to take part in Pennsylvania's 250th Anniversary celebration in 2026. Continuous community action helps the LVPC strengthen its connection and impact in the community.



PennDOT Consultant/Project Manager Christine Frey spoke about the Riverside Drive project at the American Society of Civil Engineers meeting in October 2024.



Executive Director Becky Bradley testified at the PA House of Representatives Tourism, Economic and Recreation Development Committee Hearing at the Hotel Bethlehem in November.



## AWARDS + RECOGNITION



Pictured (from left to right): Scott Greenly, Christian Martinez, Tori Morgan, Becky Bradley, Susan Myerov, Lehigh County Executive Phillips Armstrong and Corinne Ruggiero.



### Water Resources Association of the Delaware River Basin

The LVPC was awarded the 2024 Innovation and Collaboration Award during the Water Resources Association's (WRA) Annual Gala in September at the Fairmount Water Works in Philadelphia. The LVPC won this award for its long history of protecting the environment, and more recently, for its innovative Lehigh Valley Green Transportation Infrastructure Plan, which proposes adding green infrastructure to 522 acres of Pennsylvania Department of Transportation rights-of-way along Route 22, 33 and 378. The WRA noted the LVPC's "innovation, leadership and dedication to make a real difference to the health of the Delaware River Basin and our communities."

### National Association of Regional Councils

The LVPC's Becky Bradley was re-elected to the National Association of Regional Council's (NARC) Executive Director's Council, which serves as NARC's advisory board, to represent Pennsylvania, Delaware, New Jersey and New York. NARC is a national advocate for regional cooperation, serving 180 members representing regional councils, governments and planning organizations across the country. LVPC board member, Lehigh County Executive Phillips Armstrong, was also re-elected to the NARC Board of Directors.





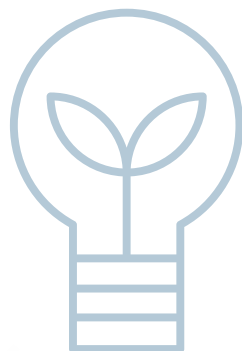
- CONCLUSION 1: THE MAGNITUDE**
- \$1.15 billion of completed investments
  - Over 5,000 additional employees w
- CONCLUSION 2: THE SIGNIFICANCE**
- Smarter, denser development has created more occupiable space, including class A office space, apartments, hotels, and parking
- CONCLUSION 3: THE COMMUNITY IMPACT**
- NIZ developments have guided more economic development, resulting in a reduction in violent crimes, outpacing other Pennsylvania Cities.
  - Developments in the NIZ have supplied revenue to the Allentown School District and Lehigh County Combined.

Regional Planner Joey Dotta and Chief Community and Regional Planner Jill Seitz discussing their research to the Allentown Neighborhood Improvement Zone Development Authority (ANIZDA) in the LVPC Conference Center.





Fill The Space  
Between People With  
**COLLABORATION**



## **MULTI-MUNICIPAL PLANNING**

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Multi-municipal planning is a crucial strategy for fostering sustainable and cohesive planning in communities across the Lehigh Valley. It involves collaboration among neighboring municipalities to collectively address shared challenges, envision a unified future, and streamline resources to balance growth and preservation more effectively. One primary reason for embracing multi-municipal planning is its ability to transcend political boundaries and address issues that extend beyond individual jurisdictions.

Shared concerns such as transportation, farmland, open space preservation, and economic development often span municipal borders, making a coordinated approach essential for a resilient and sustainable future. In Pennsylvania, it also allows all communities in a multi-municipal plan to share the responsibility of providing every land use, enabling them to better manage the development arriving at their doorsteps. By the close of 2024, the LVPC had 37 municipalities that have adopted or are working to adopt multi-municipal plans.



Heidelberg Township • Lynn Township • Lowhill Township  
Borough of Slatington • Washington Township  
Weisenberg Township

Shortly after the adoption of the updated Northern Lehigh Multi-Municipal Comprehensive Plan in 2022, the six communities of Plan Northern Lehigh began working together with a single consultant to coordinate updates to their zoning ordinances and zoning maps and create new official maps. Updating municipal ordinances is a state requirement within two years of plan adoption to ensure that local regulations align with the updated comprehensive plan. The coordinated zoning update process enables the municipalities to continue planning together and create strategically unified zoning ordinances and maps, while each municipality also retains their autonomy, their own zoning boards and planning commissions and ordinances. At the end of 2024, that process concluded, with all municipalities adopting their updated ordinances and maps to align with their comprehensive plan.



Maps illustrating the usage of land in the Northern Lehigh region being viewed by a resident.



Catasauqua Borough | East Allen Township | Hanover Township  
North Catasauqua Borough | Northampton Borough

The five communities of the River Central area adopted their first-ever multi-municipal comprehensive plan in the fall of 2023. In 2024, the municipalities contracted with a single consultant to begin the process of simultaneously updating each community's individual zoning ordinances and creating official maps to align with their new plan. All municipalities are anticipated to adopt their updated zoning and official maps by the end of 2025, and the LVPC continues to be a partner at the table supporting the communities along the way.



Chief Community and Regional Planner Jill Seitz at the EMS Roundtable for the River Central Multi-Municipal Comprehensive Plan.



• Bangor • East Bangor • Pen Argyl •  
• Portland • Roseto • Upper Mount Bethel •  
• Washington • Wind Gap •

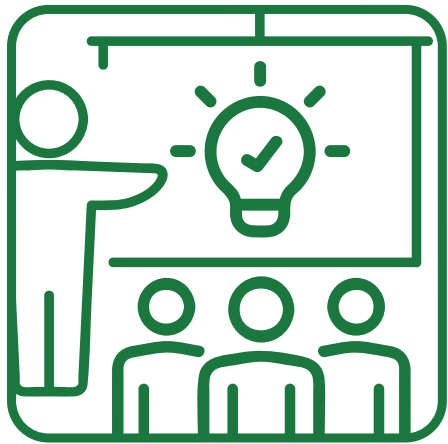
Plan Slate Belt's eight communities have adopted their first-ever multi-municipal comprehensive plan. Plan Slate Belt Multi-Municipal Comprehensive Plan represents years of collaborative work setting general goals and policies for the future of the Slate Belt region. In 2024, the communities focused on completing the plan and entered the final stages of the adoption process. Public engagement was a pivotal theme in 2024 with presentations given to each municipality's planning commission and thorough discussions with various partners through the process. The draft plan was reviewed by neighboring municipalities, school districts and the public to move forward to an adoption of the plan in early 2025.



Community engagement conducted within the Slate Belt region was pivotal to the creation and adoption of Plan Slate Belt.







The Work You  
Produce Today  
Will Create Your  
**FUTURE**

## THE PATH FORWARD

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The year 2024 was one of growth and progress for the Lehigh Valley as a region and the LVPC as an organization. As we look ahead through 2025 and beyond, we see a long list of important projects and initiatives underway or ready to begin that will have long-lasting impacts on the region's housing, transportation and environment.

The LVPC remains a leader in climate action, building on our 2014 Climate +Energy element and the 2024 Greater Lehigh Valley Priority Climate Action Plan for Transportation Decarbonization. Those have laid the groundwork to complete the Greater Lehigh Valley Regional Climate Action Plan. This two-state initiative includes our neighbors in Carbon County, PA, and Warren County, NJ and will set goals for reducing greenhouse gas emissions, while providing practical recommendations for how the region can reduce carbon emissions in the decades to come.

Additionally, the LVPC is also completing a regional watershed management plan that will incorporate and update the Act 167 plans for

all 15 watersheds within the Lehigh Valley. It is a first-ever regionwide stormwater management model that will continue in earnest through 2025 and 2026.

The Route 22 Mobility, Safety, and Congestion Plan, funded through a \$1 million grant secured through State Senator Nick Miller and PennDOT Secretary Michael Carroll, will address safety, capacity and congestion issues on Route 22, while modernizing the highway and incorporating green infrastructure to help improve air quality and reduce stormwater runoff. This plan will set a path forward on how the future of Lehigh Valley's busiest roadway should function in the coming decades.

The Lehigh Valley already has an express bus service offered through the Lehigh and Northampton Transportation Authority (LANTA), and we will commit more resources than ever to advancing the enhanced bus service, increasing frequency, and enhancing pedestrian safety and amenities through physical changes along the routes. The





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future of our transportation network is dependent on an efficient and accessible transit system.

Perhaps the most impactful initiative in 2025 will be addressing the region's monumental housing shortage. The Housing Supply and Attainability Strategy will focus on ensuring the housing needs of our growing community while addressing the 9,000-unit housing shortage identified in the Lehigh Valley. Working in partnership with Lehigh County and the Urban Land Institute, this plan will identify strategies to increase housing supply, analyze housing types and price points, and determine where housing should be located.

Other important initiatives will include an analysis to identify the gaps in our trail system, the launch of a digital development plan filing system for the first time in 64 years and population and employment forecasts that will determine how billions of dollars in federal and state funding comes into the region.

These are just a handful of the more than dozen major projects that will make 2025 a seminal year in molding a future in which the Lehigh Valley continues to be one of Pennsylvania's fastest-growing and most-livable regions.







Adapt To A Continuously  
**CHANGING WORLD**





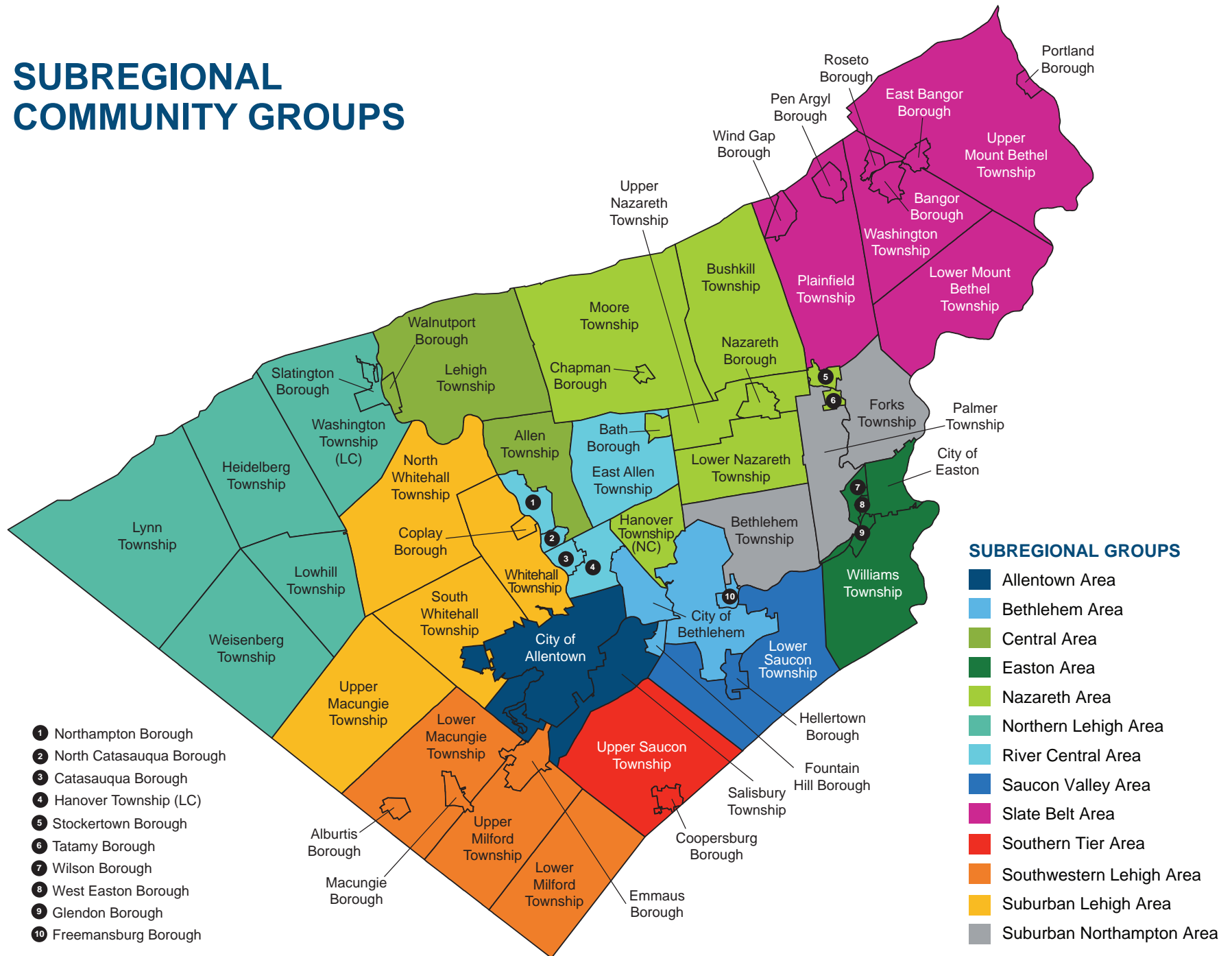
## **BUILDLV SUBDIVISION AND LAND DEVELOPMENT ACTIVITY**

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The Pennsylvania Municipalities Planning Code (MPC) requires, in Section 207 (a), planning agencies to keep a full record of its business and to submit an annual written report by March 1 of each year of its activities to its governing body. Typically, these annual reports include information such as new construction activity for housing, commercial and industrial development, reviews of amendments to municipal plans and regulations, transportation improvements, and related activities.

More importantly, the annual report provides the community a snapshot of development trends that can affect their daily lives. Important issues like protecting farmland and natural areas, increasing housing supply and planning for improvements to the roads and bridges we all use every day are core tenets of the work plan for the Lehigh Valley Planning Commission in the years to come. What follows shows all subdivision and land development activity within each municipality by subregion.

# SUBREGIONAL COMMUNITY GROUPS



# 2024 SUBREGIONAL + MUNICIPAL SUBDIVISION + LAND DEVELOPMENT ACTIVITY

**LEGEND:** AL = Assisted-Living; APT = Apartment; CONDO = Condominium; MH = Manufactured Home; TOWN = Townhouse; SFD = Single-Family Detached; TW = Twin; AG = Agriculture; COMM = Commercial; IND = Industrial; OFF = Office; PUB = Public/Quasi-public; REC = Recreation; RET = Retail; WARE = Warehouse; TRANS = Transportation

## ALLENTOWN AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
City of Allentown	-	476	201	-	-	5	2	684	-	31,189	276,320	20,758	263,625	-	3,651	20,324	615,867
Salisbury Township	-	-	-	-	170	4	6	180	-	-	-	-	-	-	-	-	-
<b>Subregion Total</b>	-	<b>476</b>	<b>201</b>	-	<b>170</b>	<b>9</b>	<b>8</b>	<b>864</b>	-	<b>31,189</b>	<b>276,320</b>	<b>20,758</b>	<b>263,625</b>	-	<b>3,651</b>	<b>20,324</b>	<b>615,867</b>

## BETHLEHEM AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
City of Bethlehem	-	220	-	-	9	7	8	244	-	10,106	308,153	101,821	172,355	-	8,812	459,888	1,061,135
Fountain Hill Borough	-	22	-	-	-	-	2	24	-	-	-	-	87,000	-	-	-	87,000
Freemansburg Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subregion Total</b>	-	<b>242</b>	-	-	<b>9</b>	<b>7</b>	<b>10</b>	<b>268</b>	-	<b>10,106</b>	<b>308,153</b>	<b>101,821</b>	<b>259,355</b>	-	<b>8,812</b>	<b>459,888</b>	<b>1,148,135</b>

## CENTRAL AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Allen Township	-	-	-	-	-	85	-	85	-	36,857	295,760	24,000	-	-	9,100	-	365,717
Lehigh Township	-	-	-	-	-	9	-	9	-	5,000	-	-	75,200	-	-	-	5,000
Walnutport Borough	-	-	-	-	-	1	10	11	-	-	-	-	-	-	-	-	-
<b>Subregion Total</b>	-	-	-	-	-	<b>95</b>	<b>10</b>	<b>105</b>	-	<b>41,857</b>	<b>295,760</b>	<b>24,000</b>	-	-	<b>9,100</b>	-	<b>370,717</b>

## EASTON AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
City of Easton	-	612	-	-	7	1	22	642	-	-	-	-	44,199	-	10,080	-	54,279
Glendon Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Easton Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Williams Township	-	-	-	-	-	22	-	22	-	118,000	272,700	-	-	-	-	-	390,700
Wilson Borough	-	405	-	-	-	-	-	405	-	3,373	1,006,880	-	-	-	-	-	1,010,253
<b>Subregion Total</b>	-	<b>1,017</b>	-	-	<b>7</b>	<b>23</b>	<b>22</b>	<b>1,069</b>	-	<b>121,373</b>	<b>1,279,580</b>	-	<b>44,199</b>	-	<b>10,080</b>	-	<b>1,455,232</b>



## NAZARETH AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Bath Borough	-	-	-	-	-	-	2	2	-	6,049	-	-	-	-	-	-	6,049
Bushkill Township	-	-	-	-	-	41	2	43	-	-	-	-	-	-	-	-	-
Chapman Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hanover Township NC	-	-	-	-	-	-	-	-	-	-	-	-	108,758	-	-	-	108,758
Lower Nazareth Township	-	144	-	-	-	239	-	383	-	143,940	-	-	11,853	-	-	-	155,793
Moore Township	-	-	-	-	-	6	-	6	-	16,720	-	3,920	-	-	-	-	20,640
Nazareth Borough	-	36	-	-	-	-	-	36	-	-	-	-	-	-	-	-	-
Stockertown Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tatamy Borough	-	-	-	-	-	33	12	45	-	-	-	-	-	-	-	-	-
Upper Nazareth Township	-	48	-	-	405	28	2	483	-	-	-	-	-	-	-	-	-
<b>Subregion Total</b>	-	<b>228</b>	-	-	<b>405</b>	<b>347</b>	<b>18</b>	<b>998</b>	-	<b>166,709</b>	-	<b>3,920</b>	<b>120,611</b>	-	-	-	<b>291,240</b>

## NORTHERN LEHIGH AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Heidelberg Township	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-
Lowhill Township	-	-	-	-	-	2	-	2	-	10,640	100,569	-	-	-	-	-	111,209
Lynn Township	-	-	-	66	-	-	-	2	98,720	-	-	-	-	-	-	-	98,720
Slatington Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Washington Township LC	-	-	-	-	36	14	-	50	-	-	-	-	-	-	-	-	-
Weisenberg Township	-	-	-	-	-	4	-	4	-	-	-	-	-	-	6,720	-	6,720
<b>Subregion Total</b>	-	-	-	<b>66</b>	<b>36</b>	<b>21</b>	-	<b>123</b>	<b>98,720</b>	<b>10,640</b>	<b>100,569</b>	-	-	-	<b>6,720</b>	-	<b>216,649</b>

## RIVER CENTRAL AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Catasauqua Borough	-	-	-	-	-	-	12	12	-	-	-	-	-	-	-	-	-
East Allen Township	-	-	-	-	-	76	-	76	-	-	-	82,334	149,410	-	-	-	231,744
Hanover Township LC	-	-	-	-	-	-	-	-	-	97,346	827,840	-	-	-	-	-	925,186
North Catasauqua Borough	-	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-
Northampton Borough	-	66	-	-	-	-	-	66	-	-	-	-	-	-	-	-	-
<b>Subregion Total</b>	-	<b>66</b>	-	-	-	<b>76</b>	<b>14</b>	<b>156</b>	-	<b>97,346</b>	<b>827,840</b>	<b>82,334</b>	<b>149,410</b>	-	-	-	<b>1,156,930</b>

## SAUCON VALLEY AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Hellertown Borough	-	60	-	-	16	-	-	76	-	6,139	-	98,535	-	-	-	-	104,674
Lower Saucon Township	-	-	-	-	27	-	-	27	-	-	-	30,000	-	-	6,139	-	36,139
<b>Subregion Total</b>	-	<b>60</b>	-	-	<b>43</b>	-	-	<b>103</b>	-	<b>6,139</b>	-	<b>128,535</b>	-	-	<b>6,139</b>	-	<b>140,813</b>

## SLATE BELT AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Bangor Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Bangor Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Mount Bethel Township	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pen Argyl Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plainfield Township	-	-	-	-	-	1	-	1	-	2,225	784,400	-	3,616	-	-	-	790,241
Portland Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roseto Borough	-	-	-	-	-	-	-	-	-	-	5,757	-	-	-	-	-	5,757
Upper Mount Bethel Township	-	-	-	-	-	1	-	1	-	26,200	75,000	-	-	-	-	-	101,200
Washington Township NC	-	-	-	-	-	9	-	9	-	-	-	-	-	-	-	-	-
Wind Gap Borough	-	-	-	-	7	-	-	7	-	6,049	-	-	-	-	-	-	6,049
<b>Subregion Total</b>	-	-	-	-	<b>7</b>	<b>11</b>	-	<b>18</b>	-	<b>34,474</b>	<b>865,157</b>	-	<b>3,616</b>	-	-	-	<b>903,247</b>

## SOUTHERN TIER AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Coopersburg Borough	-	12	-	-	-	21	-	33	-	-	-	-	-	-	9,933	-	9,933
Upper Saucon Township	-	-	-	-	-	10	-	10	-	-	99,400	-	-	-	-	-	99,400
<b>Subregion Total</b>	-	<b>12</b>	-	-	-	<b>31</b>	-	<b>43</b>	-	-	<b>99,400</b>	-	-	-	<b>9,933</b>	-	<b>109,333</b>

## SOUTHWESTERN LEHIGH AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Alburtis Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emmaus Borough	-	144	-	-	-	-	-	144	-	-	-	-	-	-	-	-	-
Lower Macungie Township	-	438	-	-	152	345	-	935	-	137,200	-	2,400	-	-	39,804	-	179,404
Lower Milford Township	-	-	-	-	-	2	22	24	-	-	-	-	-	-	-	-	-
Macungie Borough	-	18	-	-	5	66	-	89	-	20,260	-	-	-	-	-	-	20,260
Upper Milford Township	-	-	-	-	-	1	78	79	-	-	-	-	-	-	-	-	-
<b>Subregion Total</b>	-	<b>600</b>	-	-	<b>157</b>	<b>414</b>	<b>100</b>	<b>1,271</b>	-	<b>157,460</b>	-	<b>2,400</b>	-	-	<b>39,804</b>	-	<b>199,664</b>

## SUBURBAN LEHIGH AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Coplay Borough	-	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-
North Whitehall Township	-	88	-	-	-	125	-	213	-	3,500	547,500	-	3,962	4,943	-	-	559,905
South Whitehall Township	-	-	-	-	-	11	-	11	-	111,513	90,100	31,260	77,791	-	-	-	310,664
Upper Macungie Township	-	-	-	-	103	101	-	204	-	29,800	3,173,994	3,720	-	188,186	-	-	3,395,700
Whitehall Township	-	80	-	-	-	16	-	96	-	21,853	-	-	-	-	26,357	-	48,210
<b>Subregion Total</b>	-	<b>168</b>	-	-	<b>103</b>	<b>253</b>	<b>2</b>	<b>526</b>	-	<b>166,666</b>	<b>3,811,594</b>	<b>34,980</b>	<b>81,753</b>	<b>193,129</b>	<b>26,357</b>	-	<b>4,314,479</b>

## SUBURBAN NORTHAMPTON AREA

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
Bethlehem Township	-	-	-	-	-	-	8	8	-	3,432	-	-	340,396	-	5,585	-	349,413
Forks Township	-	420	-	-	27	1	12	460	-	-	266,190	13,314	-	-	13,373	-	292,877
Palmer Township	62	312	-	-	-	-	-	374	-	13,468	1,140,727	-	-	-	6,510	-	1,160,705
<b>Subregion Total</b>	<b>62</b>	<b>732</b>	-	-	<b>27</b>	<b>1</b>	<b>20</b>	<b>842</b>	-	<b>16,900</b>	<b>1,406,917</b>	<b>13,314</b>	<b>340,396</b>	-	<b>25,468</b>	-	<b>1,802,995</b>

## REGION TOTALS

	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								Total
	AL	APT	CONDO	MH	TOWN	SFD	TW	Total	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	
<b>GRAND TOTAL</b>	<b>62</b>	<b>3,601</b>	<b>201</b>	<b>66</b>	<b>964</b>	<b>1,288</b>	<b>204</b>	<b>6,386</b>	<b>98,720</b>	<b>860,859</b>	<b>9,271,290</b>	<b>412,062</b>	<b>1,262,965</b>	<b>193,129</b>	<b>146,064</b>	<b>480,212</b>	<b>12,725,301</b>



## PLANNING TEAM

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**Becky A. Bradley, AICP**

Executive Director

**Tracy L. Oscavich**

Director of Administration

**Scott Greenly**

Director of Regional Planning

**Samantha Pearson**

Director of Development

**Susan Myerov, AICP**

Director of Environmental Planning

**Vicki Weidenhammer**

Controller

**Geoffrey A. Reese, PE**

Master Planner and Engineer

**Matt Assad**

Managing Editor

**Faria Urmey, AICP, CNU-A, LEED AP**

Regional Plan Program Manager

**Jill Seitz**

Chief Community and Regional Planner

**Denjam Khadka**

Senior Civil/Environmental Engineer

**Subham Kharel, PhD**

Senior Data and Analytics Planner

**Brian Hite, AICP**

Transportation Planner

**Ben Dinkel**

Transportation Planner

**Evan Gardi**

Transportation Planner

**Christian Martinez**

Environmental Planner

**Corinne Ruggiero**

Environmental Planner

**Joey Dotta**

Regional Planner

**Mackenzie Geisner**

Geographic Information Systems Planner

**Hannah Milagio**

Regional Planner for Community Engagement

**Taylor Beasley**

Graphic Design and Publications Coordinator

**Angela Ellis**

Administrative Assistant

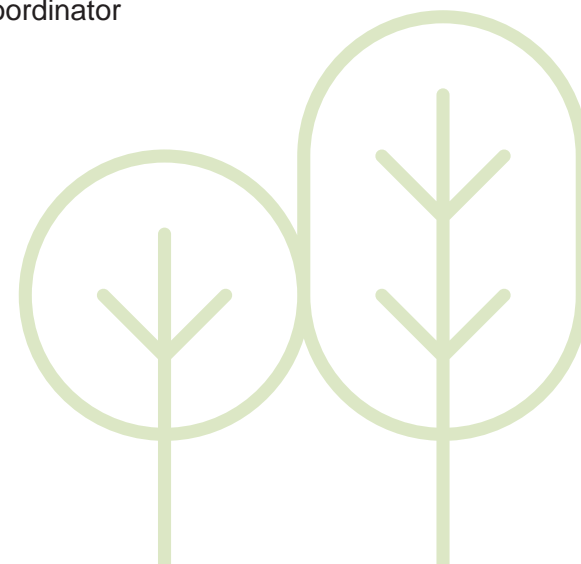
**Mary Grace Collins**

Community Fellow

**Kat Neumann**

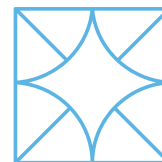
Environmental Planning Intern

*Special thanks to our colleagues Sue Rockwell, Steve Neratko, Bambi Griffin Rivera, Michele Anfuso, and Patrick Osei for your contributions to our region.*





Director of Administration Tracy Oscavich socializing with Ambassador to the Greater Lehigh Valley Chamber of Commerce Edward John White, and Cindy Feinberg of Feinberg Real Estate Advisors.

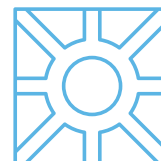


Transportation Planner Evan Gardi and Equinox Benefits Consultant Christopher Groves socializing at the Now + Next Open House Event.





Pictured here during the Now + Next Open House Event: Director of Environmental Planning Susan Myerov, Regional Planner for Community Engagement Hannah Milagio and Administrative Assistant Angela Ellis.

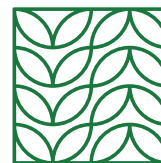


Graphic Design and Publications Coordinator Taylor Beasley and HRG Assistant Project Manager Ashley Eichlin socializing at the Now + Next Open House Event.





The LVPC celebrated the retirement of Senior Environmental Planner Sue Rockwell, with Managing Editor Matt Assad giving a celebratory speech for her 29 years of service.



The LVPC staff went on a walking tour of Easton, including through the Karl Stirner Arts Trail, in October.





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