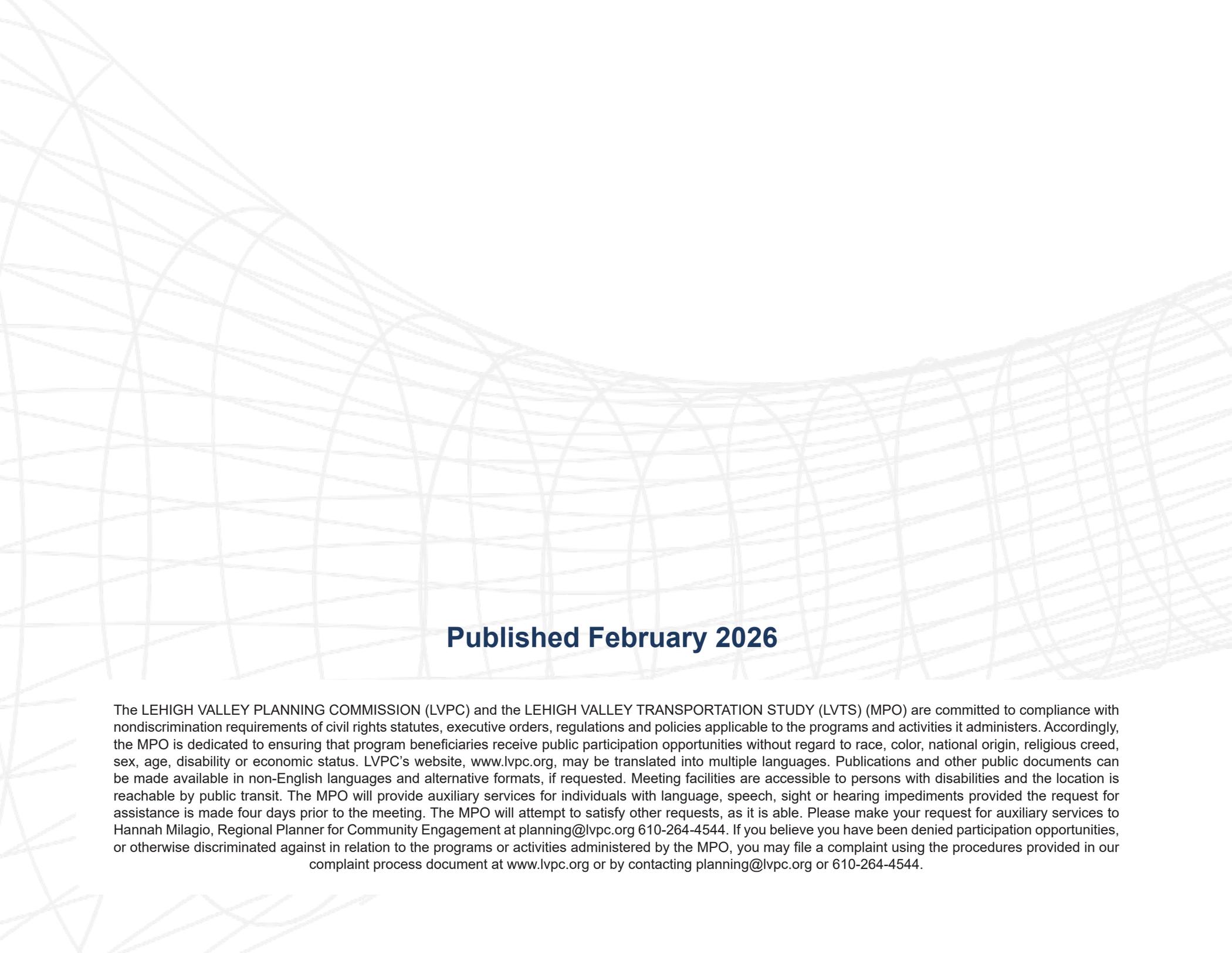


2025 Annual Report



Published February 2026

The LEHIGH VALLEY PLANNING COMMISSION (LVPC) and the LEHIGH VALLEY TRANSPORTATION STUDY (LVTS) (MPO) are committed to compliance with nondiscrimination requirements of civil rights statutes, executive orders, regulations and policies applicable to the programs and activities it administers. Accordingly, the MPO is dedicated to ensuring that program beneficiaries receive public participation opportunities without regard to race, color, national origin, religious creed, sex, age, disability or economic status. LVPC's website, www.lvpc.org, may be translated into multiple languages. Publications and other public documents can be made available in non-English languages and alternative formats, if requested. Meeting facilities are accessible to persons with disabilities and the location is reachable by public transit. The MPO will provide auxiliary services for individuals with language, speech, sight or hearing impediments provided the request for assistance is made four days prior to the meeting. The MPO will attempt to satisfy other requests, as it is able. Please make your request for auxiliary services to Hannah Milagio, Regional Planner for Community Engagement at planning@lvpc.org 610-264-4544. If you believe you have been denied participation opportunities, or otherwise discriminated against in relation to the programs or activities administered by the MPO, you may file a complaint using the procedures provided in our complaint process document at www.lvpc.org or by contacting planning@lvpc.org or 610-264-4544.



2025 MEMBERS

Dr. Christopher Amato, **Chair**
Northampton County

Christina “Tori” Morgan, **Vice Chair**
Lehigh County

Armando Moritz-Chapelliquen, **Treasurer**
Northampton County

LEHIGH COUNTY

Phillips Armstrong	Steven L. Glickman RA, CSI
Richard Molchany (Alt.)	Michael Drabenstott
Matthew Tuerk	Dennis Klusaritz
Jennifer Gomez (Alt.)	Diane Kelly
Ron Beitler	Santo Napoli
Percy H. Dougherty, PhD	Owen O’Neil
Bob Elbich	Sunny Ghai
Phil Ginder	Stephen Repasch
Kent H. Herman, Esq.	John Inglis III
Kevin Schmidt	

NORTHAMPTON COUNTY

Lamont G. McClure, Jr.	Rachel Leon
Tina Smith (Alt.)	John McGorry
Salvatore Panto, Jr.	Stephen Melnick
Carl Manges (Alt.)	Scott Minnich
Andrew Elliott	Edward Nelson
Charles W. Elliott, Esq.	Crystal Rose
Jean Versteeg	Jessica Cope
John Gallagher	Kenneth Kraft
Judith Haldeman	

BOTH COUNTIES

J. William Reynolds

Cathy Fletcher (Alt.)

A Warm Welcome to the 2026 LVPC Commissioners

Joshua Siegel	Gary Fedorcha	Jo Daniels	Eric Shamis
Tara Zrinski	Justin Amann	Anita Erdos Forrester	Dean Turner
Samantha Pearson (Alt.)	Craig Beavers	Tung-To Lam	Brett Webber

Special thank you to Darlene Heller for your decades of service.



2025 MEMBERS

TECHNICAL COMMITTEE

Brendan Cotter, **Chair**
LANTA

Ryan Meyer, **Vice Chair**
LNAA

Becky Bradley, AICP, **Secretary**
LVPC

Matthew Tuerk, City of Allentown

Basel Yandem (Alt.), City of Bethlehem

Jennifer Ruth, PennDOT District 5-0

David Petrik (Alt.), City of Allentown

Salvatore J. Panto, Jr., City of Easton

Nick Raio, PennDOT Central

J. William Reynolds, City of Bethlehem

David Hopkins (Alt.), City of Easton

Nyomi Nonnemaker (Alt.),
PennDOT Central

COORDINATING COMMITTEE

Richard Molchany (Alt.), **Chair**
Lehigh County

David Hopkins (Alt.), **Vice Chair**
City of Easton

Becky Bradley, AICP, **Secretary**
LVPC

Phillips Armstrong, Lehigh County

J. William Reynolds, City of Bethlehem

Chris Kufro, PennDOT District 5-0

Lamont G. McClure, Northampton County

Michael Alkhal (Alt.), City of Bethlehem

Jim Mosca, PE, PennDOT Central

Mike Emili (Alt.), Northampton County

Salvatore J. Panto, Jr., City of Easton

Nick Raio (Alt.), PennDOT Central

Matthew Tuerk, City of Allentown

Owen O'Neil, LANTA

David Petrik (Alt.), City of Allentown

Thomas Stoudt, LNAA

A Warm Welcome to the 2026 LVTS Members

Joshua Siegel

Tara Zrinski

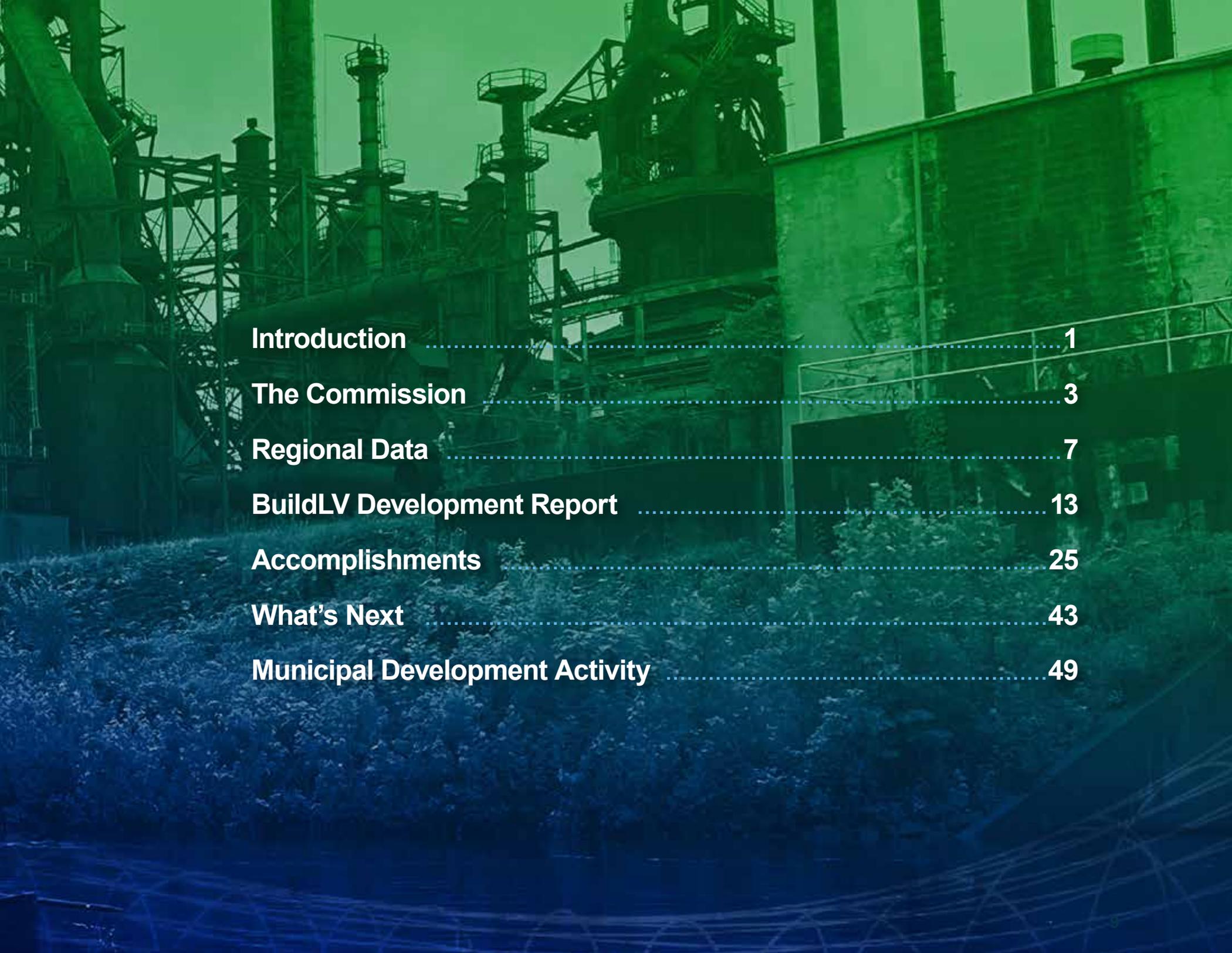
Andrew Elliott (Alt.)

Special thank you to Richard Molchany, Darlene Heller, Lamont McClure and Phillips Armstrong for your many years of service.



2025 Annual Report TABLE OF CONTENTS





Introduction 1

The Commission 3

Regional Data 7

BuildLV Development Report 13

Accomplishments 25

What's Next 43

Municipal Development Activity 49



2025 Annual Report

INTRODUCTION

Growth inevitably reshapes a region, and that evolution continued in 2025 as thousands of people and businesses decided to take advantage of the Lehigh Valley's high quality of life.

But being one of Pennsylvania's most attractive regions brings with it challenges that include a 9,000-unit housing shortage, a strain transportation and utility infrastructure, and a rapidly changing development landscape that has the LVPC and its 62 municipal partners striving to manage growth while maintaining the preservation, open space and culture that give the Lehigh Valley its unique identity and high quality of life.

Joining the housing issue in 2025 came a stable of new and emerging industrial uses that are forcing municipal and elected officials to rethink how their communities should progress through this new development age.

The LVPC rose to those challenges in 2025 by bringing together housing experts from across the region, state and nation to develop a housing strategy to make buying a home more attainable, developing an Emerging Industrial Land Use Guide that will help communities prepare for the data centers, cryptocurrency mines and advance manufacturing developments and creating a plan to help the Greater Lehigh Valley become more climate resilient in the decades to come.

All that came even as the LVPC reviewed plans for nearly 6,000 new homes and more than 10.7 million square feet of non-residential development, worked with 18 municipalities in the Slate Belt, Northern Lehigh and River Central areas, to advance multi-municipal plans that will help them better manage the development arriving at their doorsteps, and released its Employment and Population forecast that produced data-driven evidence that this pace of growth will continue for decades to come.

For that reason, 2026 will be a year in which LVPC will continue to meet the challenges facing our municipal and community partners by growing staff, modernizing technology and enhancing our community engagement and municipal training programs. With that will come a new four-year \$543 Transportation Improvement Program, work on the region's first-ever global Stormwater Management Plan and the update to *FutureLV: The Regional Plan* designed to carry the region to 2050 and beyond.

What follows in these pages is a summary of a busy 2025 and a preview of what's to come in 2026.



2025 Annual Report

THE COMMISSION

What Are the LVPC and LVTS?

The Lehigh Valley Planning Commission (LVPC) was formed by Lehigh and Northampton counties in 1961 to create a comprehensive plan to guide orderly growth in Lehigh and Northampton counties. Since our creation we have been dedicated to providing the best planning possible to the counties, 62 municipalities, school districts, authorities and partners in the Lehigh Valley. We maintain a professional staff that are able to provide a wide variety of planning services to the region. The Commission is made up of 37 members who are appointed by each county government. They include elected and appointed officials and county citizens.

The transportation planning and investment activities of the region are managed by LVPC's sister board, the Lehigh Valley Transportation Study (LVTS). The LVTS recognizes the complexities of transportation planning and investment, and integrates road, bridge, transit, rail and air assets, as well as walking, biking, and rolling into a comprehensive and managed system that supports all aspects of the regional economy and society. The LVTS allocates federal and other transportation funding resources that reflect the region's shared vision for the future. As a federally designated Metropolitan Planning Organization, the LVTS facilitates collaboration of governments, interested parties, and residents in the transportation planning process.

The LVTS has planned more than \$4.3 billion in transportation investments over the next 25 years through *FutureLV: The Regional Plan*. The Lehigh Valley Planning Commission (LVPC) staffs the LVTS and actively monitors, plans and manages programs for safety, maintenance, development, hazard mitigation and resiliency, as well as freight and technological advancement. This work and collaboration support mobility for all people in the Lehigh Valley now and in the future.

The professional staff are responsible for operating the LVPC and LVTS on a day-to-day basis in partnership with each board.

The purpose of the LVPC and LVTS governmental entities is to promote the health, safety and general welfare of the Lehigh Valley region in accordance with the provisions of two-handfuls of county, state and federal laws.

Mission Rooted in Law

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.
- Implementing 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.
- Implementing 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.
- Implementing 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.
- Implementing 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.

Mission

Promote the health, safety and general welfare of Lehigh and Northampton counties

Collect, analyze and distribute useful regional data

Coordinate and integrate the plans for orderly growth, development and redevelopment of the Lehigh Valley

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

Improve the social and economic climate of the area and promote equity through planning

Promote and achieve a safe, well-maintained multimodal transportation system

Encourage appropriate land use through implementation of the regional comprehensive plan

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

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



2025 Annual Report

REGIONAL

DATA

Everything we do at the LVPC begins with fact-based optimism—a clear-eyed belief that the region’s future can be bright, grounded not in guesswork or assumptions, but in evidence. That’s why data analysis is at the heart of how we identify what’s happening in our communities, what impact it is having, and what trends tell us about how our many municipal and community partners can prepare for the future.

We analyze demographic shifts, housing supply and demand, employment patterns, land use changes, infrastructure capacity and transportation performance to understand not just where the region is today, but where it is headed. That analysis becomes the foundation for municipal plans, infrastructure investments, transportation programs and growth strategies. It allows us to identify emerging challenges from housing shortages to congestion pressures. We also use data to quantify opportunities, whether in industrial development, trail connectivity or open space preservation.

Data builds trust. By grounding conversations in shared facts, we help local governments, businesses and residents move beyond anecdote and toward aligned action.

In 2025, that analysis included the latest projections for how the Lehigh Valley’s population and employment market will grow through 2050, and the collection of data from every development filed in Lehigh or Northampton counties.

Mapping the region’s future isn’t about predicting it perfectly. It’s about using reliable information to shape it intentionally, ensuring growth is managed, resources are targeted wisely, and today’s decisions strengthen the region for decades to come.



Population Growth for Decades to Come

The Lehigh Valley is set to add more than 100,000 new residents by 2050. That means that even as two-thirds of Pennsylvania experiences flat or declining population, this region will be adding an average of 4,300 people every year, amounting to a nearly 19% increase over the next 25 years.

Migration will play a major role in this growth. Historically, newcomers have arrived from both other states and within Pennsylvania, and this trend is expected to continue. In particular, in-migration from other states is projected to accelerate faster than other groups, reflecting the Valley's robust economic opportunities, relatively low cost of living, and overall attractiveness. International migration will continue to contribute, though at a slower pace than in previous years.

These population changes will also alter the region's demographic makeup. Hispanic residents are expected to remain the fastest-growing ethnic group, while the proportion of White non-Hispanic residents is projected to decline from 78% in 2010 to 57% by 2050. Generational shifts will be dramatic as well. The Baby Boomer population will shrink

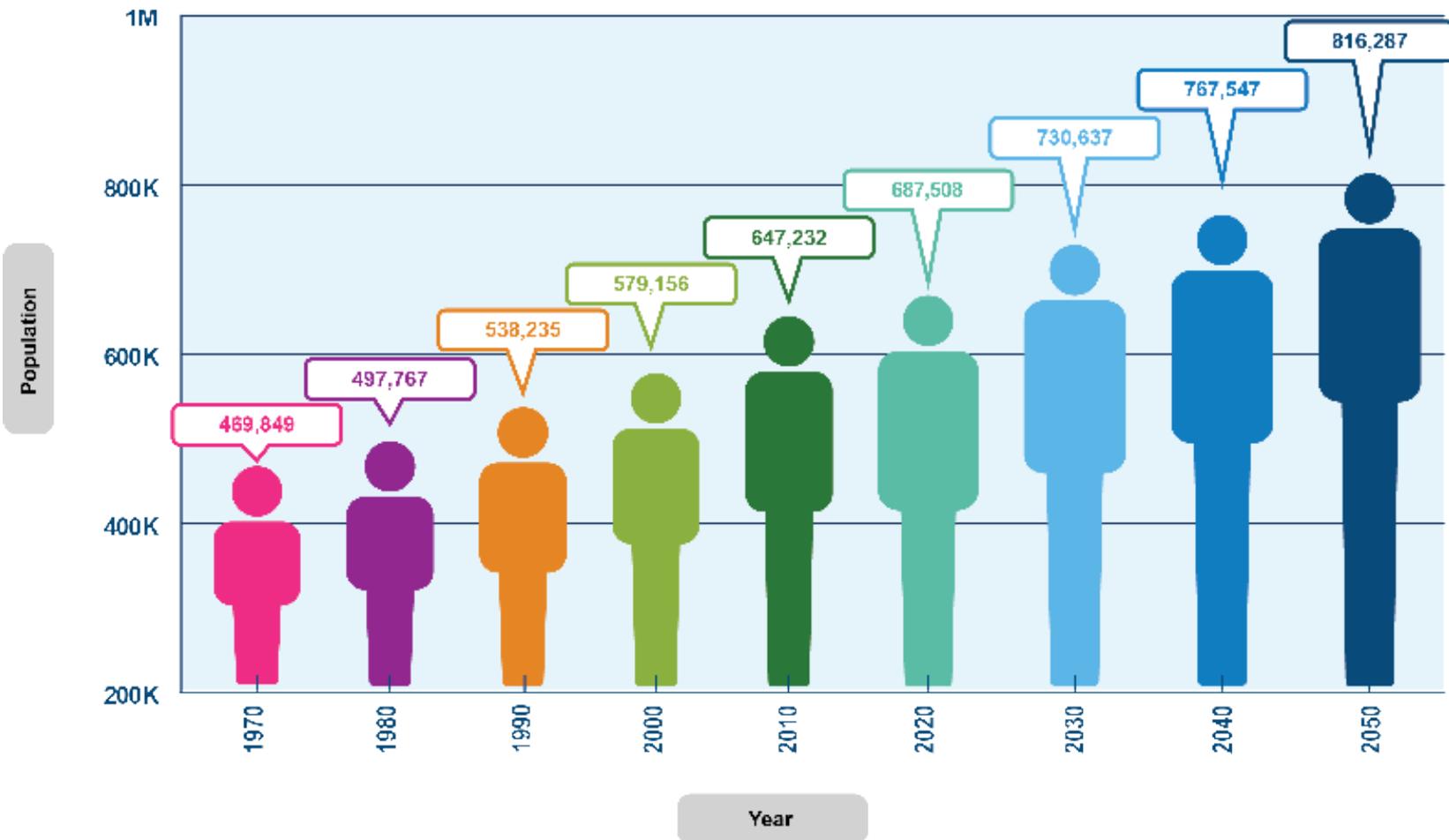
sharply from 143,000 to fewer than 19,000, and Generation X will decrease from 140,000 to around 83,500. Meanwhile, Millennials and Generation Z will increasingly influence the region's social and economic landscape, with Millennials peaking at 175,000 in the mid-2040s and Gen Z reaching nearly 165,000 by 2050. Overall, the Valley is moving toward a younger population, with emerging generations, Alpha, Beta, and Gamma set to shape the workforce, households, and economy in the coming decades.

Where people choose to live will closely follow job growth. Upper Macungie Township is projected to gain nearly 29,000 residents, the City of Allentown around 17,600, and Palmer Township roughly 8,000. Other municipalities such as South Whitehall, Lower Macungie, and Bethlehem Township are also expected to see substantial growth, driven by housing availability, suburban expansion, and quality-of-life considerations. These patterns underscore the strong link between employment opportunities and population trends, showing that the Valley's growth will be defined not just by how many people arrive, but where they settle in relation to where they work.

POPULATION

TRENDS AND PROJECTIONS

(1970-2050)



The Lehigh Valley's Employment Market Drives Future Growth

The Lehigh Valley's employment will grow even faster than its population — a 25% increase by 2050 — as the number of jobs pushes to 404,976 by 2050.

The Lehigh Valley's strong job markets serve as the primary drive for population increases and economic growth. When job opportunities attract new residents, increased local spending from more population further generates employment across diverse sectors due to the multiplier effect. With this advantage, the region has transitioned into a net importer of both workers and residents, with over 4,800 more people commuting to the Valley daily than leaving.

Today, the Lehigh Valley's economy is led by diverse strong industries with eight industry sectors generating 75% of jobs. Healthcare and Social Assistance, Transportation and Warehousing, Manufacturing, and Retail Trade are the top four major industries by number of employees, with Accommodation and Food Services, Educational Services, Professional, Scientific and Technical Services, and Wholesale Trade rounding out the top eight.

This industry trend is likely to remain in the future. Notably, Transportation and Warehousing sector is projected to show the most significant growth by 2050, fueled by the region's location within one trucker's shift of 100 million consumers. Healthcare & Manufacturing industries are expected to remain core anchors, with manufacturing seeing a significant comeback and healthcare being the biggest employer in the Lehigh Valley.

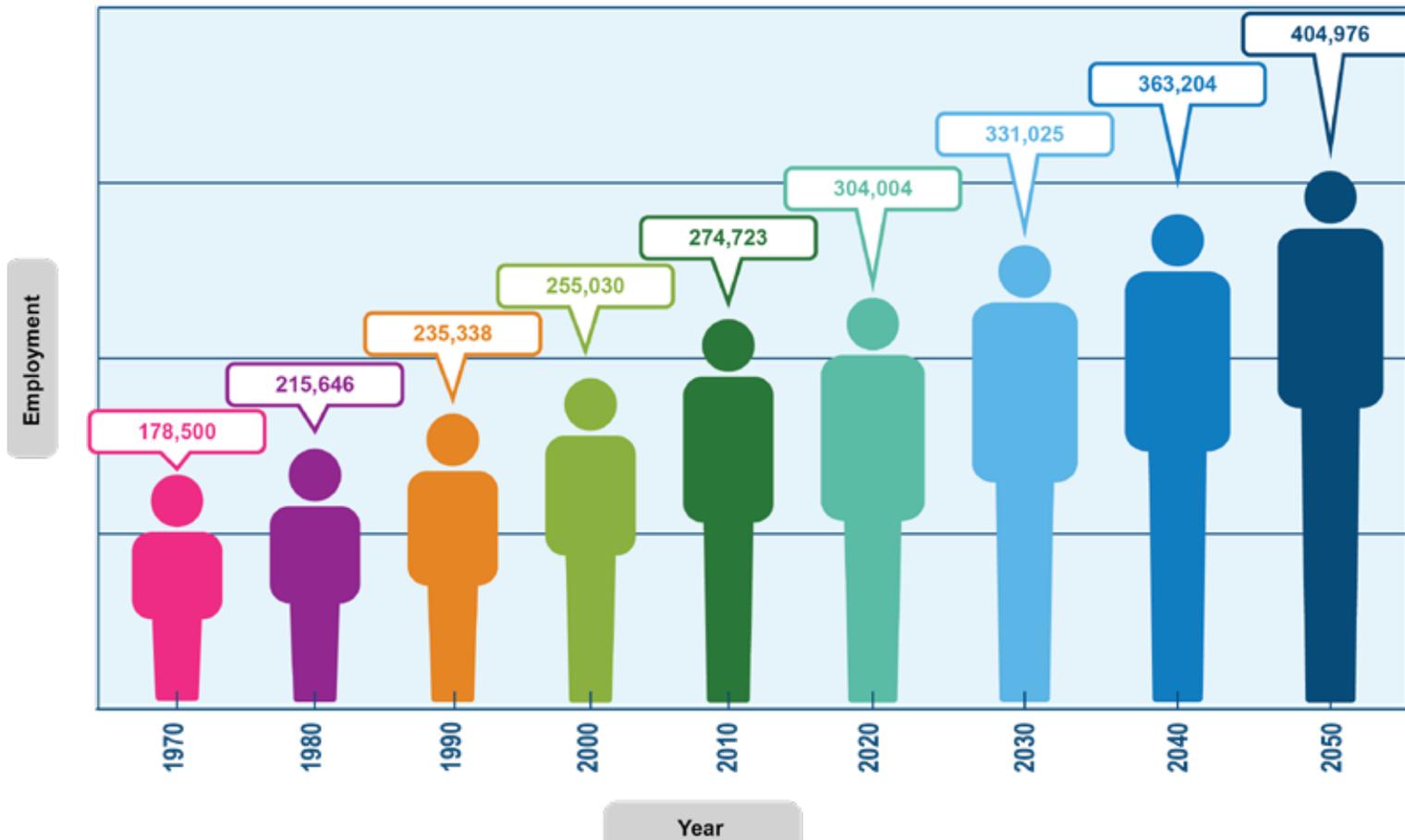
The Valley's growth is driven largely by people moving from other states such as New Jersey and New York, attracted by a relatively lower cost of living and robust career opportunities.

While two-thirds of Pennsylvania faces stagnation or populations loss, the Lehigh Valley's strategic location and strong job market ensure it remains an attractive, and increasingly diverse, regional economic powerhouse.

EMPLOYMENT

TRENDS AND PROJECTIONS

(1970-2050)



LEHIGH VALLEY Plan Activity

TOTAL REVIEWS

932

487

Subdivision and
Land Development

168

Associated
Stormwater

22

Transportation
Impact Study and
Assessment

88

Sewage and
Solid Waste

49

Municipal
Ordinance, Maps
and Plan

71

PA Department of
Environmental
Protection Permit

47

Grant Review
Letters

BuildLV Plan Activity

Serving as the regional planning agency for Lehigh and Northampton counties, the LVPC review process offers a comprehensive, regionwide perspective on development activity, informing our understanding of the region's past, present and future. In 2025, the LVPC performed over 930 reviews of plans on issues that included land development, ordinance updates and amendments, stormwater management, transportation impacts, parks and recreation, agricultural security areas, and sewer and water.

Overall plan activity in 2025 signals a return to a more balanced and predictable development environment, with 487 subdivision and land development plans reviewed this year, along with 168 associated regulatory stormwater management reviews. After the surge in applications that followed the COVID-era period of historically low interest rates, the market has recalibrated and stabilized, remaining active while adjusting to higher financing and construction costs.

There were 22 traffic impact or assessment reviews for the year, highlighting 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.

Municipal ordinance, map and comprehensive plan reviews also remained elevated in 2025, with 49 proposals reviewed over the year. This level of activity reflects continued development pressure with a growing emphasis on proactive planning at the local level. Several communities engaged in coordinated ordinance updates as part of multi-municipal planning efforts, and many communities targeted ordinance amendments to better regulate evolving land uses, most notably data centers. These trends point to a planning environment where municipalities are more open to regional approaches and are seeking to guide growth more deliberately, aligning land use decisions with *FutureLV: The Regional Plan*.

The LVPC also performs a variety of other reviews to fulfill county, state and federal requirements. In 2025, there were 88 sewage facilities and solid waste plans reviewed and 71 reviews for Pennsylvania Department of Environmental Protection permits, marking another busy year for reviews.

LEHIGH COUNTY Plan Activity

TOTAL REVIEWS

498

242

Subdivision and
Land Development

92

Associated
Stormwater

10

Transportation
Impact Study and
Assessment

67

Sewage and
Solid Waste

27

Municipal
Ordinance, Maps
and Plan

42

PA Department of
Environmental
Protection Permit

18

Grant Review
Letters

NORTHAMPTON COUNTY

Plan Activity

TOTAL REVIEWS

434

245

Subdivision and
Land Development

76

Associated
Stormwater

12

Transportation
Impact Study and
Assessment

21

Sewage and
Solid Waste

22

Municipal
Ordinance, Maps
and Plan

29

PA Department of
Environmental
Protection Permit

29

Grant Review
Letters

BuildLV Residential

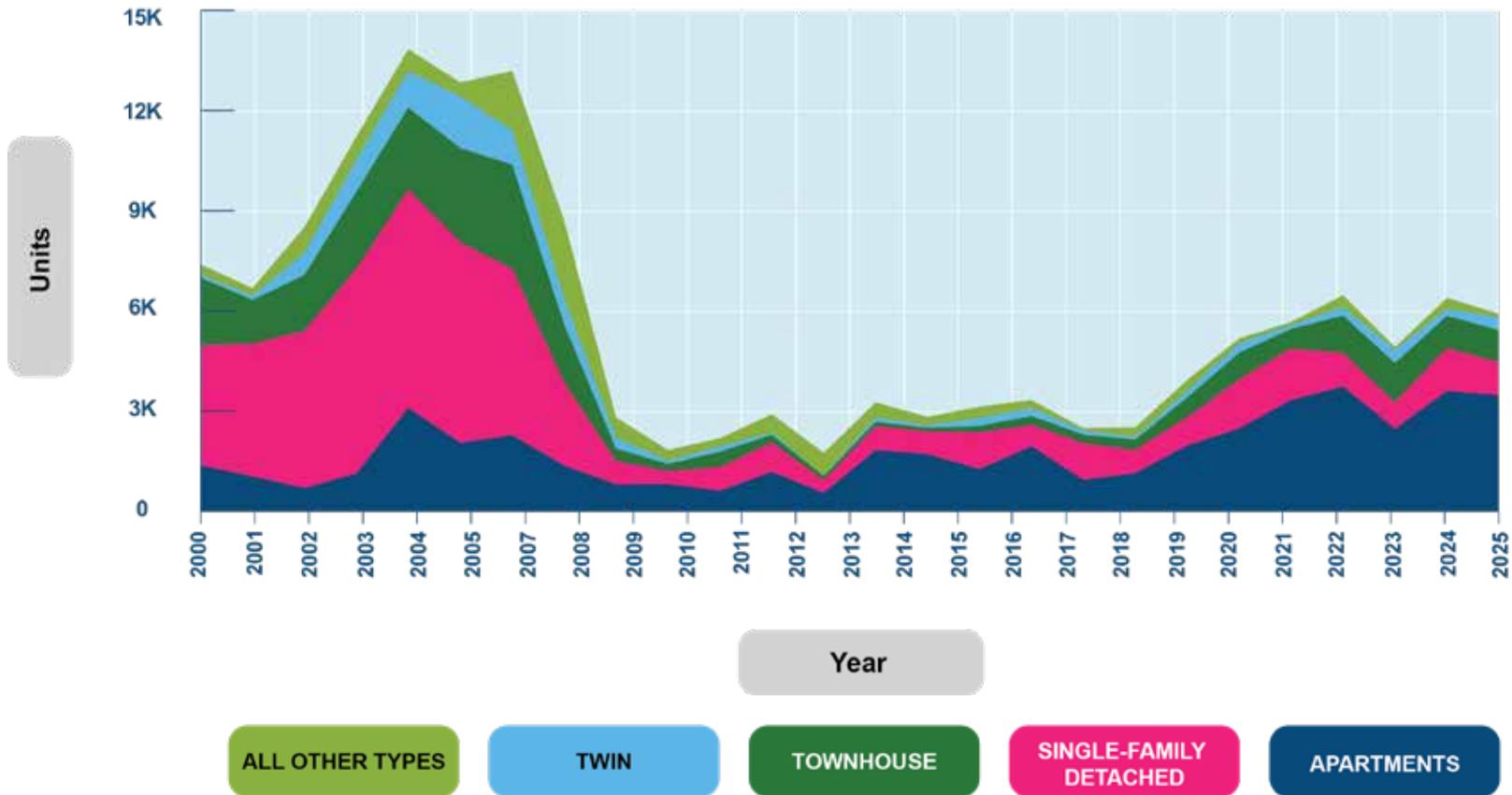
The Lehigh Valley's population and employment are growing faster than ever, and our 2025 development trends reflect a region adapting to that momentum while transitioning into a more stable and deliberate phase of growth.

Residential proposals remained steady in 2025, and the 5,919 units reviewed by LVPC match the accelerated pace that picked up during the COVID-19 Pandemic of 2020. This consistency is notable, given current economic conditions, and underscores the pressing housing demand in the region. While apartments remain the majority of those new units, townhouse proposals have grown

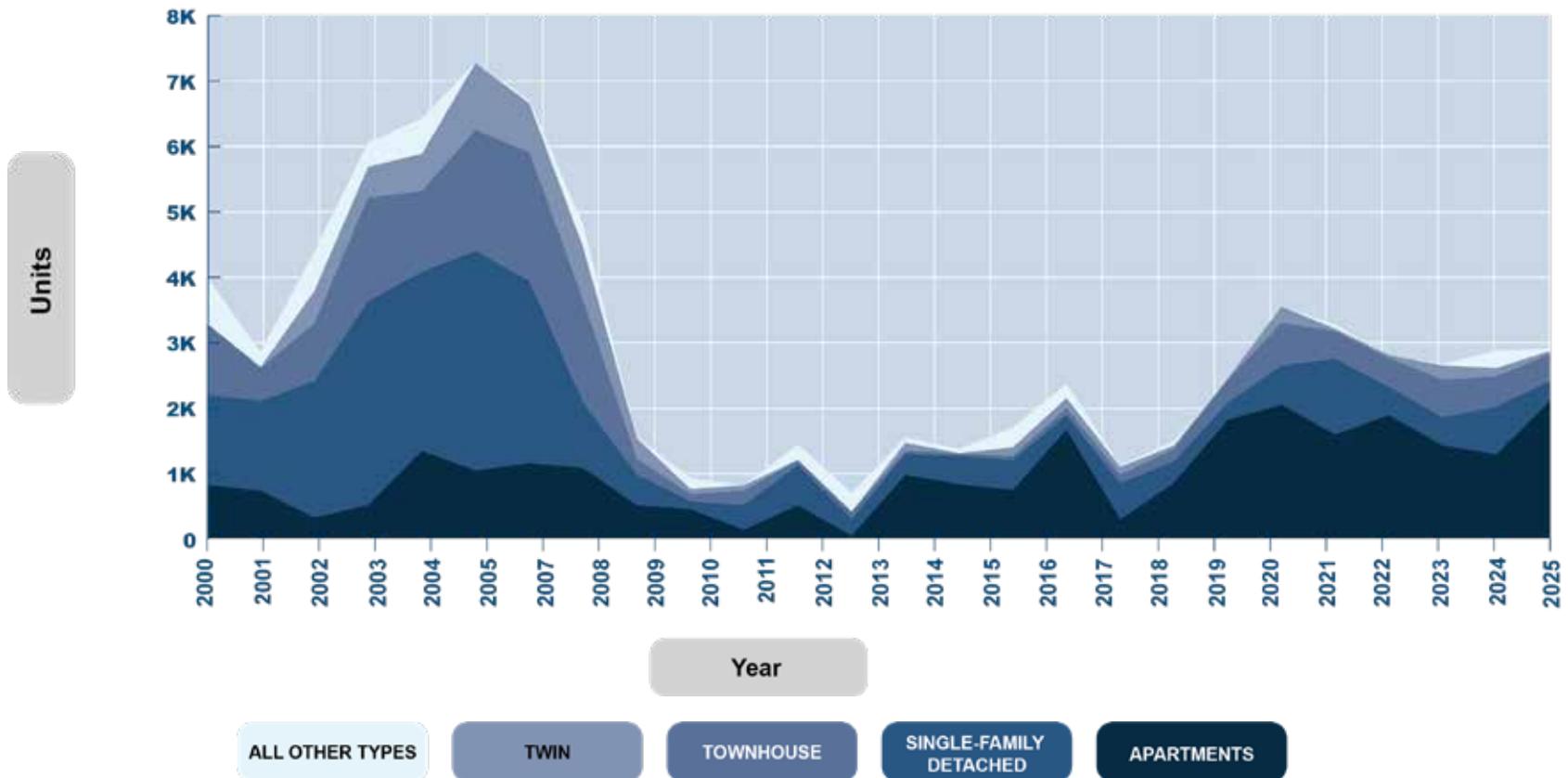
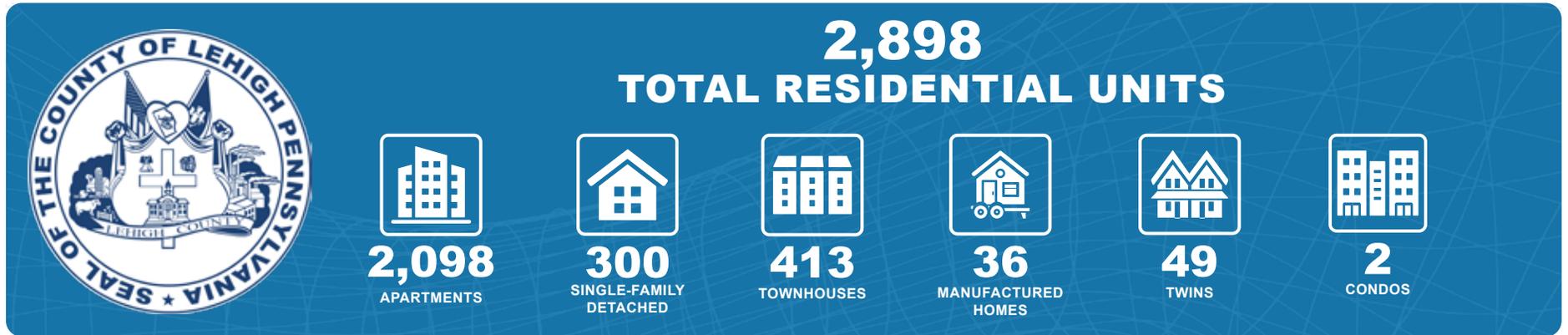
to match the rate of single-family detached units, indicative of the region's shift towards intentional densification as a means to grow efficiently and conserve open space. Housing supply and attainability remain central challenges, and the continued volume of units highlights both market confidence and the importance of expanding housing options in locations that are well-served by infrastructure, jobs and services.



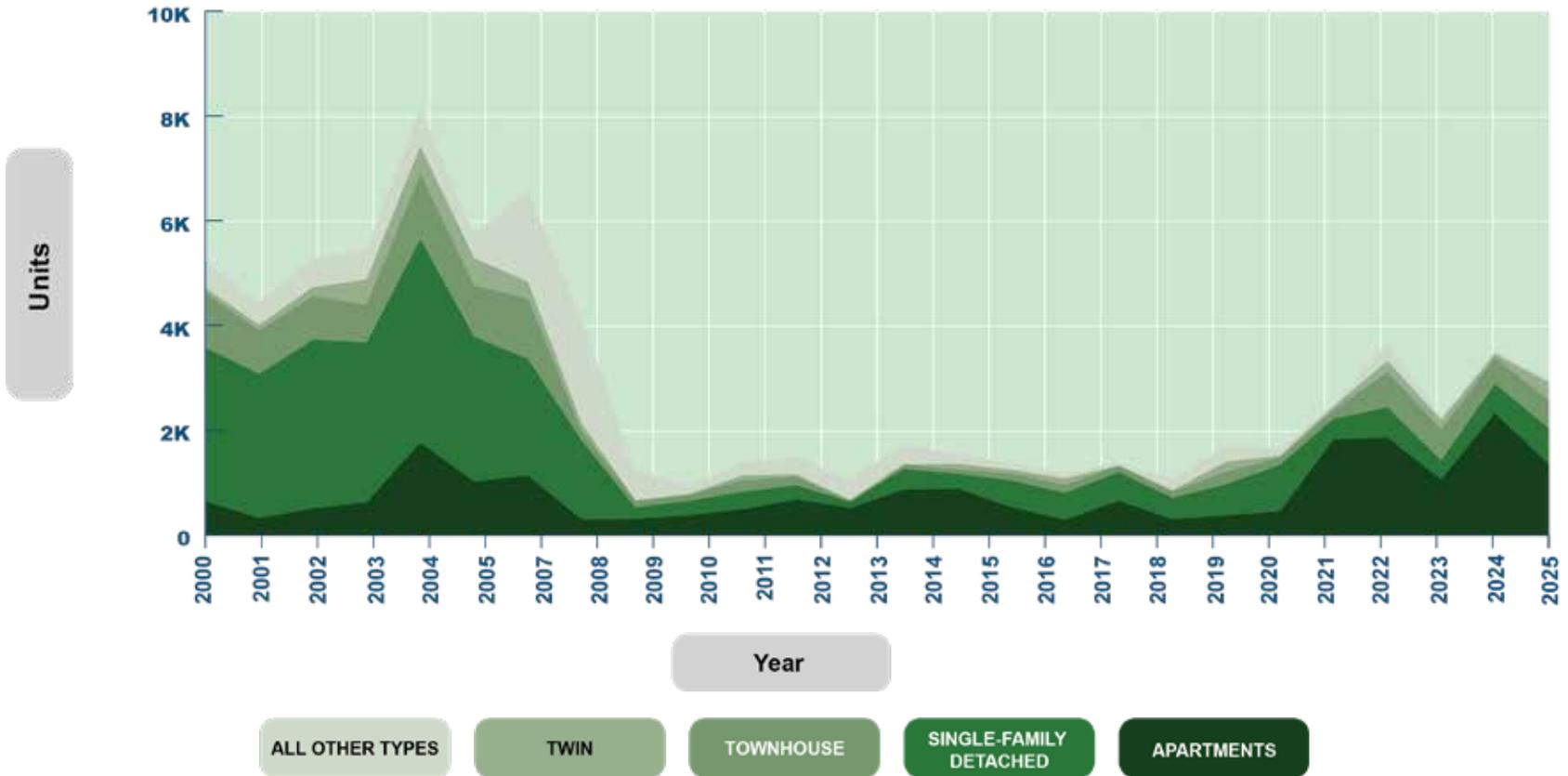
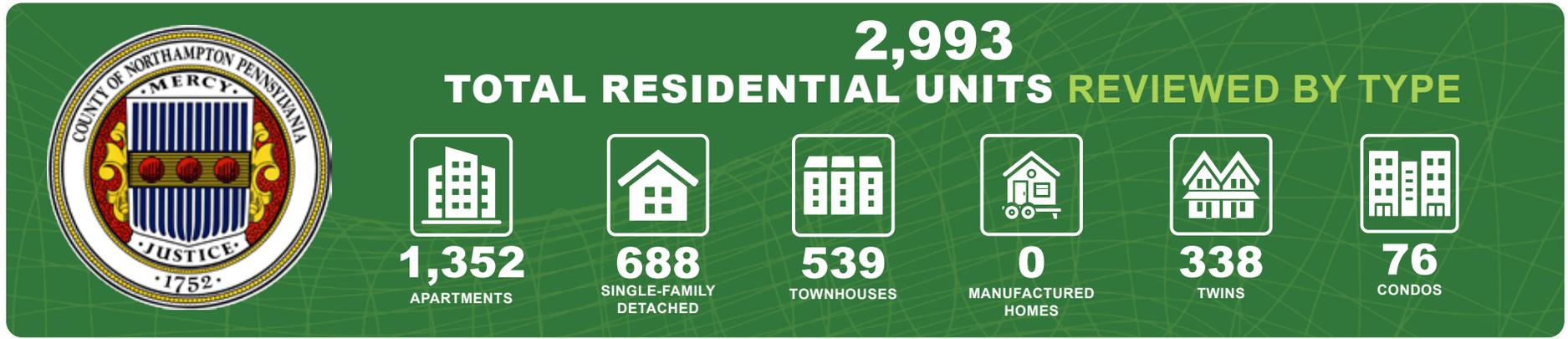
REGIONAL RESIDENTIAL Development Proposals 2000-2025



LEHIGH COUNTY RESIDENTIAL Development Proposals



NORTHAMPTON COUNTY RESIDENTIAL Development Proposals



BuildLV Non-Residential

Commercial activity also remained stable, with 1.3 million square feet of proposals reflecting businesses' response to meet the needs of a growing population. Projects included a range of community-serving uses such as banks, restaurants, convenience-oriented retail, car washes and service centers, and hotels. These proposals were largely concentrated in growth areas, reinforcing the role of commercial development in supporting daily services and local economic activity.

Public and quasi-public investment continued to play a significant role in the development landscape, with 1.3 million square feet proposed in 2025. Projects included expansions to educational facilities for both public and charter schools, hospitals and medical offices, utility infrastructure upgrades, and improvements to essential community services such as police and fire facilities. These investments reflect the infrastructure and service demands associated with continued population growth.

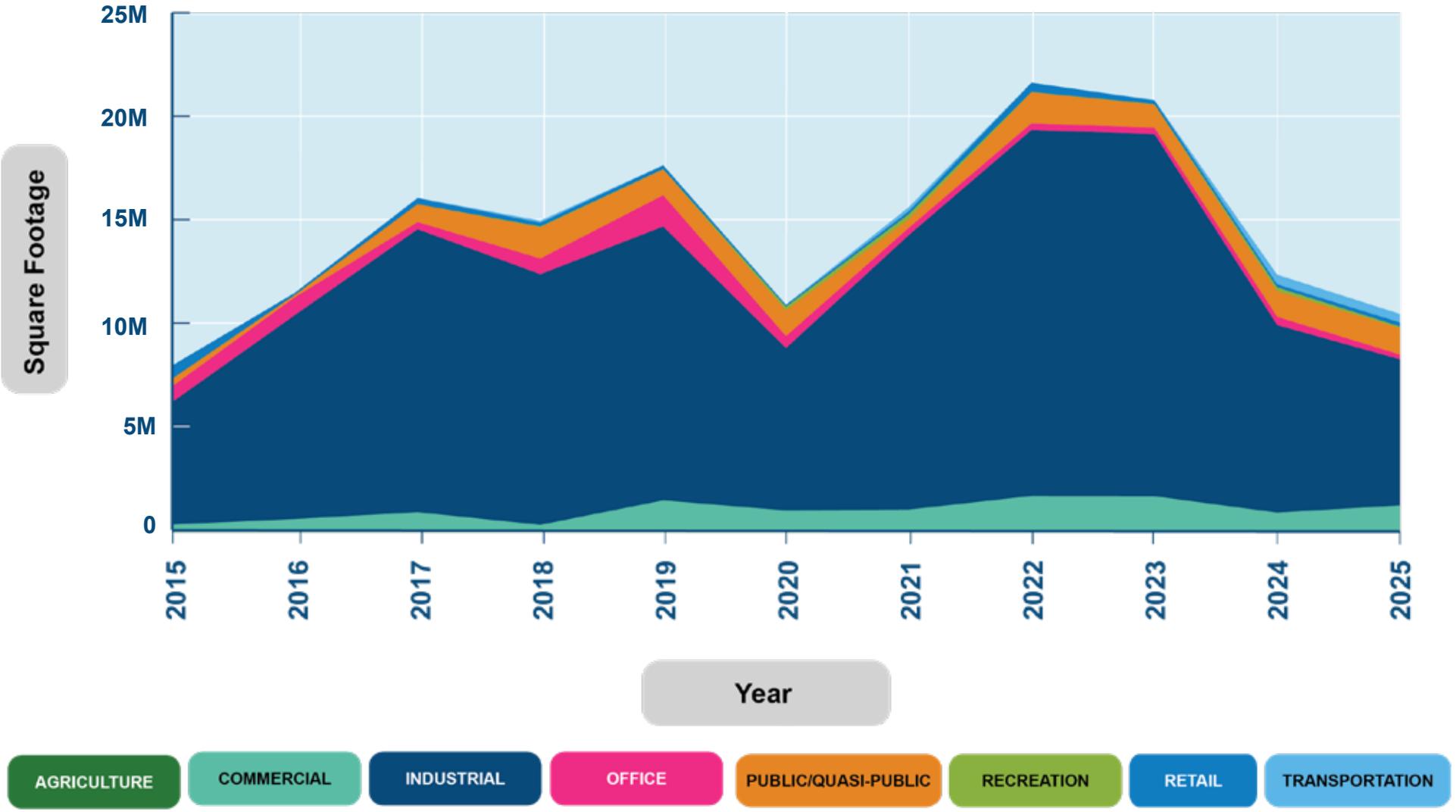
Industrial development remains a dominant component of non-residential activity at 7.2 million square feet, but the nature of that development is evolving. Freight and logistics buildings are trending smaller, and some sites initially proposed for warehousing have transitioned to other industrial uses. Existing manufacturers are also reinvesting locally, expanding or modernizing facilities within established industrial areas.

Data centers have emerged, driven by our daily use of digital devices, which will continue as we expand use of artificial intelligence and advanced robotics. With multiple hyperscale data centers now under consideration and others anticipated in the region, technology-driven land uses are driving communities to focus planning efforts on sustainable infrastructure upgrades to power supply, transmission capacity, water use, and broadband infrastructure.



* Warehouse is a subset of Industrial

REGIONAL NON-RESIDENTIAL Development Proposals 2015-2025



LEHIGH COUNTY NON-RESIDENTIAL Development Proposals

8,070,297

TOTAL NON-RESIDENTIAL SQUARE FOOTAGE REVIEWED BY TYPE



566,598
COMMERCIAL



5,694,051
INDUSTRIAL



281,406
TRANSPORTATION



154,709
RETAIL



2,677,222
WAREHOUSE*



61,792
RECREATIONAL



1,167,850
PUBLIC/
QUASI-PUBLIC



143,891
OFFICE

* Warehouse is a subset of Industrial



NORTHAMPTON COUNTY NON-RESIDENTIAL Development Proposals



2,714,950

TOTAL NON-RESIDENTIAL SQUARE FOOTAGE REVIEWED BY TYPE



748,949
COMMERCIAL



1,526,225
INDUSTRIAL



142,776
TRANSPORTATION



44,288
RETAIL



1,104,278
WAREHOUSE*



10,000
RECREATIONAL

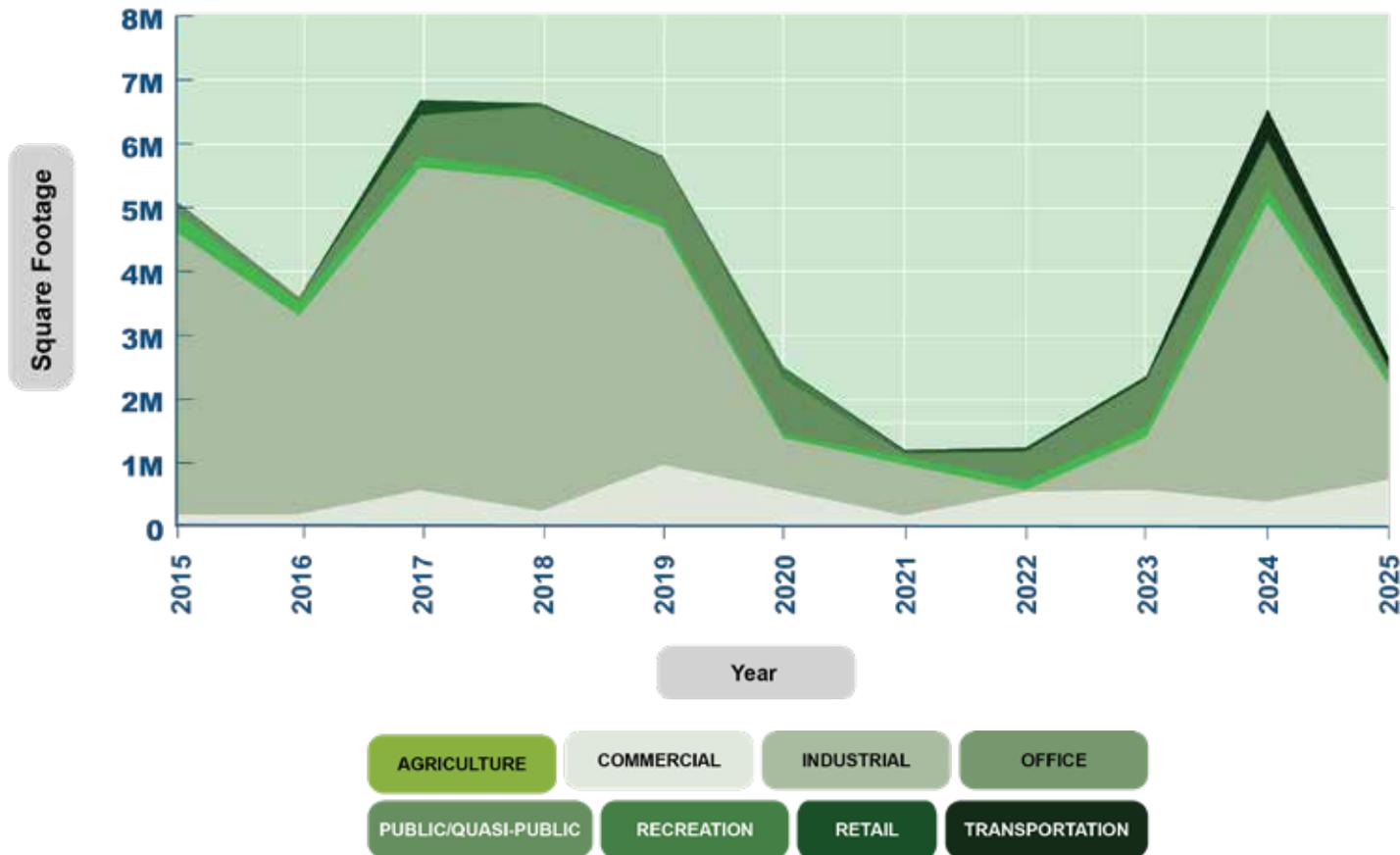


150,096
PUBLIC/
QUASI-PUBLIC



92,616
OFFICE

* Warehouse is a subset of Industrial





2025 Annual Report

ACCOMPLISHMENTS

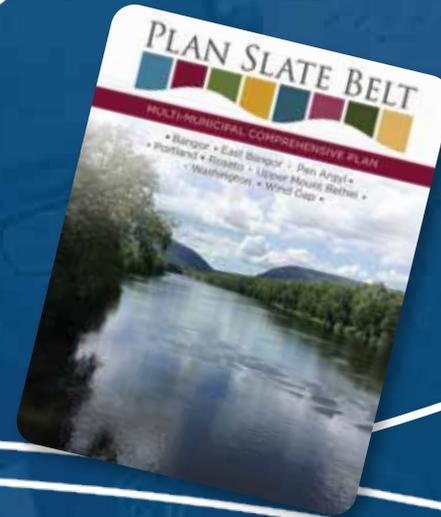
Guiding land development and providing the demographic forecasts that help communities map their futures were at the core of the LVPC's work, but that was only part of the story of 2025. The Commission also helped advance a \$4.4 billion transportation program, crafted a regional housing plan, developed a multi-region, multi-state climate resiliency strategy, and produced a groundbreaking industrial land use guide — all while partnering with 37 municipalities to better coordinate and manage the growth reshaping their communities.

It was a busy year in which we delivered ground-breaking planning and analysis, educated 379 people in our Lehigh Valley Government Academy and made dozens of appearances across the region, state and nation to share our expertise and gather information. For those kinds of efforts, and many others, the LVPC earned regional and national recognition. These are just some of those accomplishments, and a look at what's coming next.

JANUARY 2025

Slate Belt Multi-Municipal Plan

Seven Slate Belt communities adopt their first-ever Multi-Municipal Comprehensive Plan after a collaborative process that took more than six years. Six communities agreed to proceed with coordinating their zoning and official map updates together. That project has kicked off and is anticipated to be completed with ordinance adoption in 2027.



Northern Lehigh Multi-Municipal Plan

Following the adoption of updated zoning ordinances and official maps developed together through a coordinated process, the six municipalities of the Northern Lehigh Multi-Municipal Comprehensive Plan meet twice a year to share updates, discuss current planning issues, and ensure that ordinance amendments remain in alignment with their adopted Plan.

River Central Multi-Municipal Plan

Five municipalities are working together with a single consultant to coordinate their zoning and official map updates to ensure alignment with the newly adopted plan and are anticipated to complete the project in early 2026. River Central communities adopted their first multi-municipal plan in 2024.



Media Outreach

LVPC uses the media to get plans and analysis to the public through a regular column in the Sunday Morning Call that reaches 67,000 doorsteps and devices, our monthly 30-minute National Public Radio show called Plan Lehigh Valley on WDIY 88.1FM, and our monthly BuildLV Snapshot that gives a summary of every development plan filed each month to 12,000 subscribers of the Lehigh Valley Business Journal.



Governor's Roundtable on Housing

The LVPC hosts and participates in Pennsylvania Governor Josh Shapiro's Housing Plan roundtable, along with 40 housing, finance and development experts from across the state. It is one of 14 "listening sessions" statewide designed to address attainable housing issues.

Senate Policy Hearing on Energy

The LVPC hosts a policy hearing "Addressing the Reliability and Costs for Consumers." The hearing is attended by legislators from across Pennsylvania.

Roadway Classification

In response to growth and rising traffic volumes, LVPC conducts a data-driven analysis with LVTS, PennDOT, and the Federal Highway Administration to define roadway roles for mobility and access management. The effort results in a request that 31 roadways be reclassified for higher usage. The analysis is adopted by LVTS in September.



ULI/LVPC Housing Supply + Attainability Event

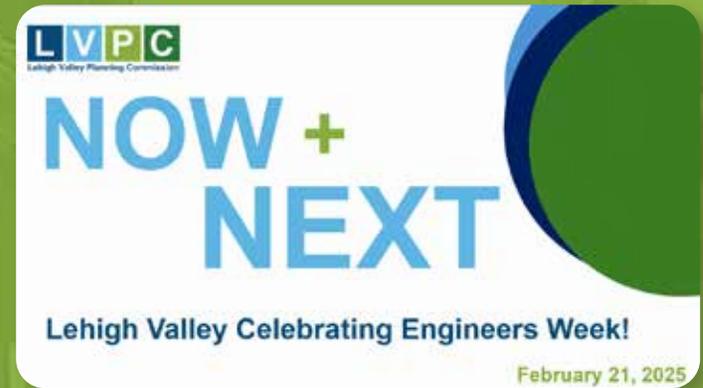
LVPC, with partners Lehigh County and the Urban Land Institute, kick off the effort to develop the Lehigh Valley Housing Supply and Attainability Strategy, with the first of three major public events at DeSales University. The highly collaborative process of convening stakeholders across industries and sectors for focus groups and public events helps shape practical strategies to expand attainable housing options in communities across the region.

Moderated Housing Discussion at National Conference of Regional Councils, Washington, D.C.



Online Outreach

Keeping people connected with our data and analysis includes more than 8,400 followers on Facebook, Instagram, X and LinkedIn, and a lvpc.org webpage that historically 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 information. A rebuild of lvpc.org will be completed in 2026.



Development Trends Presentation at Lehigh Valley Engineer's Week Banquet, Bethlehem, PA

MARCH 2025

Coalition for Appropriate Transportation (CAT) Pedestrian Safety Award

The Coalition for Appropriate Transportation (CAT), during its annual meeting, gives the Lehigh Valley Transportation Study its “Considering Pedestrians” award for creating projects that include pedestrian pathways, trail connections and safer intersections. CAT is a Bethlehem-based non-profit organization whose mission is to strengthen the community and environment through bicycling, pedestrian accessibility and public transportation.



Workforce Board LV and GLVCC ENGAGE! Roundtable on Housing

Greater Lehigh Valley Chamber of Commerce (GLVCC) Real Estate Outlook

LVPC Executive Director Becky Bradley gives an update on development trends, the housing market and transportation infrastructure to more than 500 people during the Greater Lehigh Valley Chamber of Commerce 2025 Real Estate Outlook at Wind Creek Event Center.



GLVCC Board of Governors Housing Presentation

GLVCC Energy and Environment Committee Sustainability Summit Presentation

General Assembly

The Lehigh Valley General Assembly gathers representatives from the region's municipalities, counties, legislative offices, school districts, and water and sewer authorities together to learn about regional planning efforts and to connect with each other. The April General Assembly of 2025 focused on LVPC's housing attainability strategy and transportation planning work.



Planning for Freight Presentation at Pennsylvania Association of Township Supervisors Conference, Hershey, PA

2025 California City County Conference – The Evolving Industrial Presentation

Continuing to be recognized as experts in industrial markets, land use and freight impacts, Executive Director Bradley spoke at the annual conference of California Cities and Counties in the Inland Empire. The presentation and panel discussion focusing on the evolving industrial landscape and local adaptations to the evolving economic, technological, and legislative landscape featured California city mayors and managers, industrial developers planning and logistics consultants and the LVPC. The audience of 500 elected and appointed officials was surprised at the level of land use-transportation coordination in the Lehigh Valley and many are now considering similar coordination and collaboration models.

The National Association of Regional Councils Award

The National Association of Regional Councils, during its annual convention in Seattle, WA, awards the LVPC, which had support from Lehigh County, the National Award for Regional Achievement for developing an interactive housing data dashboard that enables people and municipal officials of all 62 Lehigh Valley municipalities to analyze their status in the current housing shortage.



Transportation Trends Update at Greater Lehigh Chamber of Commerce Transportation Forum

Allentown Rotary Club Housing Presentation

Lehigh Valley Housing Supply + Attainability Strategy: Part 3

The LVPC and Urban Land Institute (ULI) held the event at the DeSales University Center to discuss the achievable ways that we can increase housing at appropriate income levels.



LVPC Hosts Eastern Transportation Freight Academy

The Freight Academy is a nationally recognized and attended, comprehensive immersion program, developed by the Eastern Transportation Coalition for public agency personnel, focused on goods movement. This program ensures current and future public-sector decisions and investments are made with an understanding of the comprehensive supply chain. Freight Academy students, represent personnel from federal, and state Departments of Transportation, Metropolitan Planning Organizations, and Port and Toll Authorities, whose work impacts freight movement. The LVPC hosted 20 transportation professionals from around the US to show and discuss inland manufacturing and supply chain needs. In addition, Faria Urmy, LVPC Regional Plan Program Manager, was accepted into and completed the Freight Academy.

Electric Vehicle Infrastructure

LVPC develops a plan showing which locations will benefit most from electric vehicle charging stations. The national Electric Vehicle Infrastructure program was introduced to make EV charging more accessible.

Transportation and Air Quality Funding

The Lehigh Valley Transportation Study begins delivering \$11.4 million in funding to eight communities and organizations for enhancing pedestrian safety, expanding transportation options and improving air quality in communities across the region, under the federally funded Transportation Alternative Set-Aside and Carbon Reduction Programs.



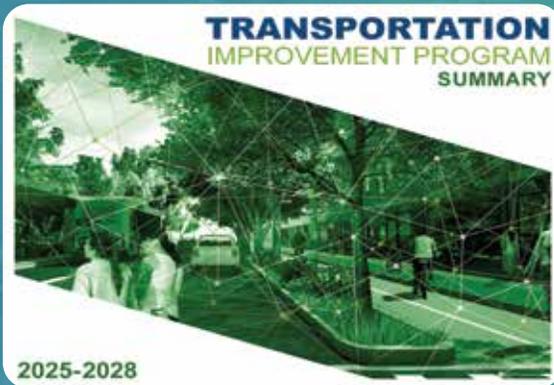
National Association of Counties

The LVPC, North Jersey Transportation Planning Authority and Delaware Valley Regional Planning Commission presents at the National Association of Counties Conference in Philadelphia. The panel discussion focused on the importance of metropolitan transportation planning and county partnerships, reauthorization of the federal Infrastructure Investment and Jobs Act, and the groundbreaking coalition between the American Association of Metropolitan Planning Organizations, National League of Cities, National Association of Development Organizations, National Association of Regional Councils, US Conference of Mayors and the National Association of Counties to advance common transportation planning and investment goals at the national level.



Transportation Improvement Program (TIP)

The Transportation Improvement Program (TIP) update begins with the staff and Lehigh Valley Transportation Study (LVTS) developing a complex grading system designed to prioritize the more than 100 road, bridge, trail, transit and community projects on the four-year plan. The draft project list is sent to PennDOT and USDOT for initial review. The total investment for the 2027-2030 TIP is \$543,046,413.



Trail Gap Analysis

The LVPC creates a Trails Connection Strategy by inventorying existing, planned and future trail infrastructure in the Lehigh Valley. This information helps identify trail infrastructure gaps, benchmark them against regional goals and prioritize their completion.

Walk Audit

The Walk Audit initiative is published, identifying high-use locations where pedestrians face safety or accessibility concerns that can be addressed by future transportation investment. Done in partnership with the United Way of the Greater Lehigh Valley and AARP, this effort by the LVPC staff and volunteers across the region includes an interactive website that allows anyone to gather the materials necessary to perform a walk audit.



SEPTEMBER 2025



Assessing Traffic Impacts in Your Community

The LVPC Local Government Academy hosts training sessions on Assessing Traffic Impacts designed to equip local leaders with the tools and knowledge to manage and plan for traffic impacts. The trainings are attended by all community types and include hands-on interactive plan review activities to help participants build practical experience.



National Academies of Science, Engineering and Medicine, Transportation Research Board

The Lehigh Valley's growing place in the global e-commerce and trucks, trains and planes freight economy has made it a nationally renowned source of experience, data, information, coordination and freight management. Executive Director Bradley was asked to add her expertise to the Standing Technical Committee on Truck and Intermodal Freight for the Transportation Research Board (TRB), a board within the National Academies of Science. A core research group within the TRB's Freight Systems Group, the Committee focusing on research, innovation, and policy development related to intermodal freight transport and the trucking industry.

Urban Land Institute Housing Exchange



NARC

Building Regional Communities

National Association of Regional Councils

Housing Presentation to the National Association of Regional Councils (NARC) Housing Working Group



Urban Land Institute

Transportation Resiliency Presentation at Urban Land Institute Sustainability Forum, Philadelphia



Keynote Address at Mid-Atlantic Institute of Transportation Engineers Annual Conference

Guest Lecture on Climate Science at Moravian College

OCTOBER 2025



Eastern Pennsylvania Freight Alliance

Formed to address e-commerce–driven growth, the 10-county EPFA adopts a memorandum of understanding and launches a public website with an interactive freight map to support coordinated planning and future investment. EPFA adopted a freight infrastructure plan in 2024.



American Planning Association Conference Expert Panel on Stormwater Management



Age-Friendly Lehigh Valley Conference Address

General Assembly

A panel of regional and statewide experts give municipalities information on how energy, road, water and sewer infrastructure challenges are being addressed, and how communities can help prepare during the fall General Assembly that also featured development and transportation updates.



National Highway Cooperative Research Program

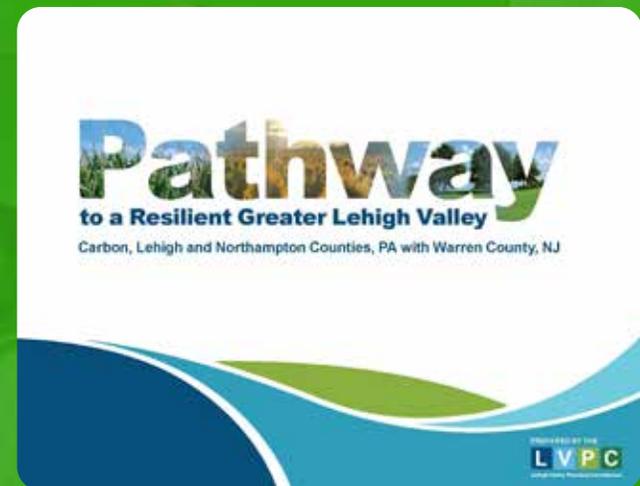
The LVPC is recognized for partnerships, particularly in the transportation sector. Executive Director Becky Bradley presented and participated in National Highway Cooperative Research Program's latest federal and state support research project developing Strategies and actions for collaborations for state departments of transportation, metropolitan planning organizations and partners. The guide, featuring the LVPC's work, will be released in 2026 and be utilized as part of a national model for transportation collaboration.

Traffic Impacts Presentation at PennDOT Planning Partners, State College, PA

Freight Land Use and Mobility presentation at Regional Freight Summit, York, PA

Pathway to a Resilient Greater Lehigh Valley

The LVPC delivers Pathway to a Resilient Greater Lehigh Valley to the U.S. Environmental Protection Agency's, as the third step in the Climate Pollution Reduction Grant program. It expands upon the Priority Climate Action Plan for Transportation Decarbonization and Greater Lehigh Valley Greenhouse Gas Inventory, both published in 2024. Covering a four-county region that includes Lehigh, Northampton and Carbon Counties in Pennsylvania and Warren County in New Jersey, Pathway is a strategic and comprehensive approach to reduce carbon emissions, improve air quality, and enhance resiliency against significant weather events. The Plan's analysis shows that the region emits over 12.7 million metric tons of carbon dioxide equivalent annually. Plan goals and actions offer the potential to reduce emissions by 1.4 million metric tons by 2030 and 5 million metric tons by 2050, improving air quality and enhancing multimodal accessibility, while protecting water quality and open space. The fourth step of the program is monitoring progress of implementation.



DECEMBER 2025

Transportation Investment

The 2025 Annual Listing of Obligated projects, required by federal law, shows that there were \$92.8 million in regional transportation investments for completed project, with another \$401.6 million in projects under construction.



Senate Policy Committee Housing Testimony

The LVPC provides expert testimony during a Senate Policy Committee’s hearing on “Solutions for Addressing Housing Affordability,” at Alvernia College in Reading.

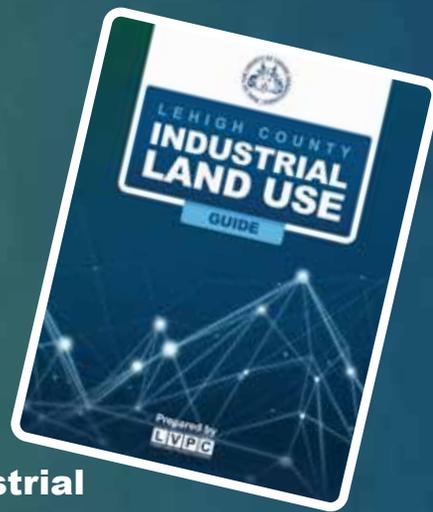
Featured in Photo

Rick Siger | Secretary | PA Department of Community and Economic Development
Sen. Tim Kearney, Sen. Judy Schwank, Sen. Nick Miller and Sen. Nikil Sava

Lehigh Valley Awards Gala

The 2025 Lehigh Valley Planning Awards honors the region’s most impactful planning, design and community development achievements. Over 200 people gather at the historic Hotel Bethlehem to celebrate these achievements, connect with other regional stakeholders, and learn about employment and population projections through 2050.





Lehigh County Industrial

Lehigh County Industrial Land Use Guide is delivered to LVPC Commissioner for review. The guide is a practical how-to resource designed to help municipalities understand emerging uses such as data centers and evolutions in logistics and advanced manufacturing industries. Grounded in the Pennsylvania Municipalities Planning Code, the guide, which is scheduled for public release in 2026, equips communities with tools to manage impacts, review development proposals, and plan proactively for long-term economic and community health.



What to Do With 22?

In response to increasing population and traffic, the LVPC, with help from \$1 million in PennDOT funding, launches the “Route 22: Mobility, Safety and Congestion Management Plan, also known as ‘What to Do With 22 Plan’”. Consultants Michael Baker International in partnership with Johnson, Mirmiran & Thompson, Inc., Traffic Planning and Design, A.D. Marble Inc., and Drive Engineering are chosen to conduct the analysis.



2025 Annual Report

**WHAT'S
NEXT**

The pace of change in the Lehigh Valley isn't slowing down and neither is the work to manage it.

With growth continuing to shape how and where people live, work, travel and recreate, 2026 will be a year focused on turning planning into action. Building on the data and partnerships of 2025, the LVPC will tackle a series of major initiatives aimed at keeping the region moving forward.

From updating *FutureLV* and delivering a new Transportation Improvement Program, to advancing housing solutions, rethinking Route 22, strengthening stormwater management and modernizing how communities interact with the planning process, these projects ahead are about meeting today's challenges while preparing the Lehigh Valley for what's next.

ONGOING

Act 167 Update

The LVPC will continue the two-year project of updating the Lehigh Valley's Act 167 Stormwater Management Plan for the 15 watersheds that serve the Lehigh Valley and its more than 700,000 residents. Once complete, the region will have a single, global plan that covers all the watersheds, protecting water quality, while preventing flooding and property damage.



Housing Strategy

The LVPC, Urban Land Institute and Lehigh County will complete and release The Lehigh Valley Housing Supply and Attainability Strategy in the spring. The Strategy is designed to help erase a 9,000-unit regionwide housing shortage by providing achievable ways of increasing housing at appropriate income levels and in locations that support the needs of everyone.



What to do with Route 22?

Consultants will spend most of 2026 developing a Route 22 plan that will include preliminary design of selected priority projects that prepare the region's most critical corridor for better congestion management, safety and mobility, while improving environmental quality and economic mobility. The Route 22: Mobility, Safety and Congestion Management Plan, also known as 'What to Do With 22 Plan' is due in December.



FutureLV: The Regional Plan

In what will be an all-hands-on-deck approach, the LVPC will be building on the data and analysis work of 2025 to update *FutureLV*, the bi-county comprehensive plan designed to set the land use, economic and transportation direction to carry the Lehigh Valley to 2050 and beyond. The plan will be released in 2027.



Safe Streets and Roads 4 All

With help from an \$800,000 USDOT grant, Safe Streets and Roads 4 All planning will focus on all 62 Lehigh Valley municipalities to identify projects for investment to address pedestrian, bicycle and vehicle safety. The program is designed to prevent injuries and fatalities, while promoting all modes of transportation.

Transportation Improvement Program

A 30-day public review, including three public meetings, for the four-year, \$543 million will begin this spring for a Transportation Improvement Program (TIP) that includes more than 100 road, bridge, trail and community projects in every corner of the Lehigh Valley. The plan takes effect October 1, 2026.

ONGOING

Major Events

The LVPC will participate in the 2026 Eastern Pennsylvania Greenways and Trails Summit, September 16-18, and it will help host the Pennsylvania Chapter of the American Planning Association 2026 Annual Conference, October 18-20. Both events are in Bethlehem.

Congestion Management

The LVPC is evaluating more than 300 road corridors, and applying a complex scoring system, to determine where investments should be made to reduce congestion across the regional transportation network. The analysis will help prioritize projects in the Lehigh Valley's 25-year, \$4.4 billion Metropolitan Transportation Plan and four-year, \$543 million Transportation Improvement Program.

Passenger Rail Study

Consultants will be chosen to develop a Phase II study that will identify an operator for the passenger rail system, determining a route—Northern New Jersey, Philadelphia or Reading—and begin to set goals, objectives and evaluation criteria for the system. This phase will take 12-16 months to complete.

Photo includes Sen. Nick Miller and PennDOT Secretary Mike Carroll.



Pennsylvania Municipal Planning Education Institute Community Education

The LVPC, in partnership with The Pennsylvania Municipal Planning Education Institute, offers LVPC offers courses on Community Planning, Subdivision and Land Development, Zoning, and Zoning Administration to municipal elected and appointed officials. In 2025, 80 people participated in one or more of these courses, 12 of whom became Certified Citizen Planners by completing at least three courses.

PlanLV Portal

The PlanLV Portal is an essential resource for modernizing planning communication across the region. Plan review applicants will be able to submit projects online, and the Portal will also be used for data requests, information sharing, grant consistency letters and municipal ordinance and plan submissions.



Local Technical Assistance Program

The Local Technical Assistance Program (LTAP), in partnership with PennDOT, offers free training on transportation infrastructure maintenance and safety to municipalities. In 2025, the LVPC connected nearly 300 students with LTAP training. LTAP also provides free virtual and on-site technical assistance to municipalities with transportation-related challenges, who receive planning and engineering support from the LVPC and PennDOT. The LVPC facilitated 31 tech assists in 2025.



2025 Annual Report

MUNICIPAL

DEVELOPMENT

ACTIVITY

BuildLV Subdivision and Land Development Activity

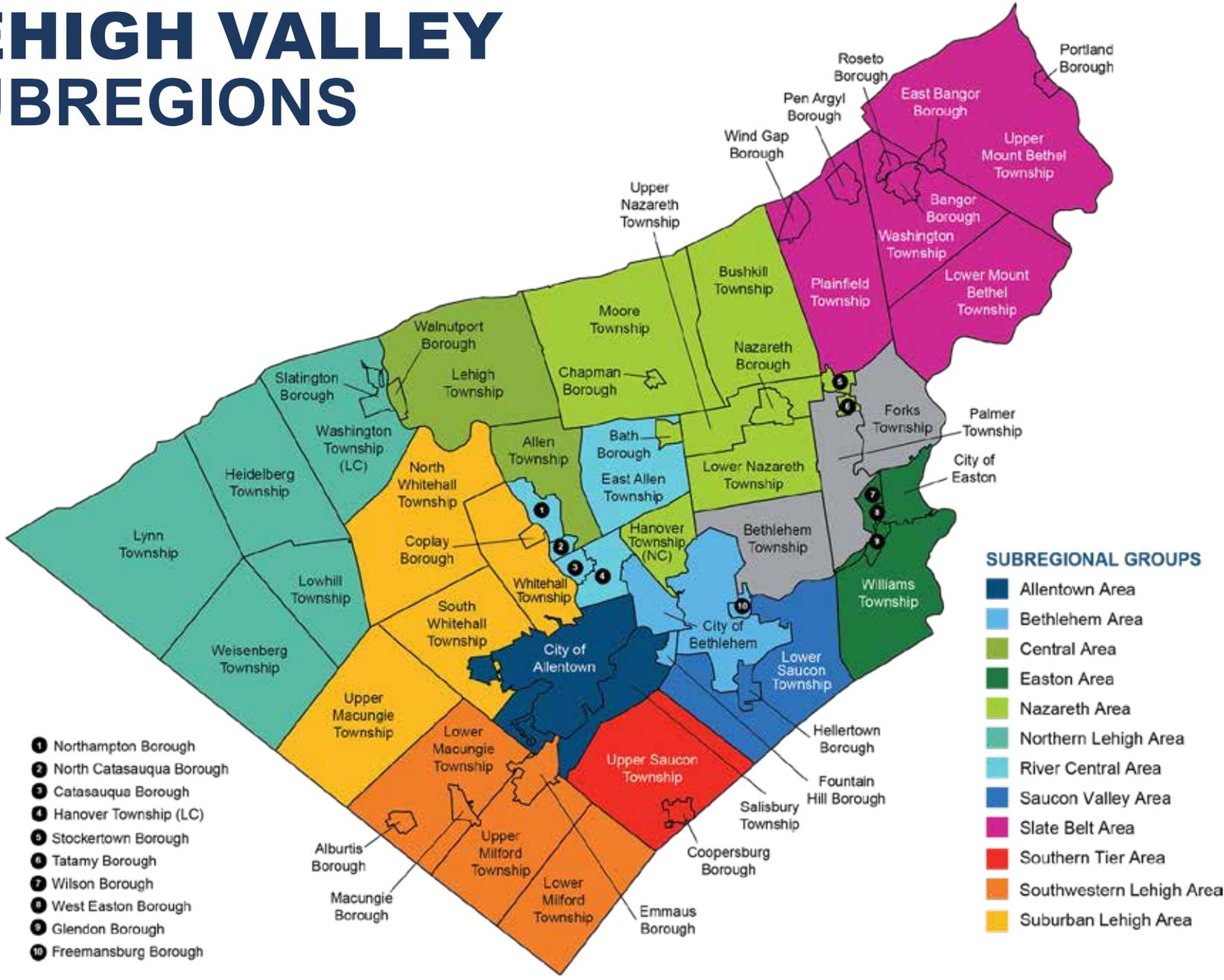
The Pennsylvania Municipalities Planning Code requires, in Section 207 (a), planning agencies to keep a full record of its business and to submit an annual written report of its activities by March 1 of each year. Typically, these annual reports include information such as new construction activity for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

More importantly, this municipal activity section 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 for 2025.

Region Totals																	
	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Grand Total	-	3,450	78	36	952	988	387	5,891	-	1,315,547	7,220,276	236,507	1,317,946	71,792	198,997	424,182	10,785,247

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

LEHIGH VALLEY SUBREGIONS



2025 SUBREGIONAL + MUNICIPAL SUBDIVISION + LAND DEVELOPMENT ACTIVITY

Allentown Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
City of Allentown	-	1,348	2	-	12	6	19	1,387	-	150,212	171,169	120,542	522,634	-	28,133	192,519	1,185,209
Salisbury Township	-	-	-	-	-	3	6	9	-	-	-	-	25,800	9,292	-	-	35,092
Subregion Total	-	1,348	2	-	12	9	25	1,396	-	150,212	171,169	120,542	548,434	9,292	28,133	192,519	1,220,301

Bethlehem Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
City of Bethlehem	-	465	3	-	42	23	2	535	-	53,796	907,958	-	230,011	34,000	9,060	-	1,234,825
Fountain Hill Borough	-	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-
Freemansburg Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subregion Total	-	465	3	-	42	23	4	537	-	53,796	907,958	-	230,011	34,000	9,060	-	1,234,825

Central Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Allen Township	-	256	-	-	225	98	109	688	-	42,906	-	-	-	-	9,100	-	52,006
Lehigh Township	-	-	-	-	-	52	-	52	-	121,550	-	-	3,624	-	-	-	125,174
Walnutport Borough	-	-	-	-	-	-	10	10	-	-	-	-	-	-	-	-	-
Subregion Total	-	256	0	-	225	150	119	750	-	164,456	-	-	3,624	-	9,100	-	177,180

Saucon Valley Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Hellertown Borough	-	59	-	-	4	-	1	64	-	6,139	-	12,020	-	-	-	-	18,159
Lower Saucon Township	-	-	-	-	-	-	-	-	-	6,840	-	-	-	-	6,139	-	12,979
Subregion Total	-	59	-	-	4	-	1	64	-	12,979	-	12,020	-	-	6,139	-	31,138

2025 SUBREGIONAL + MUNICIPAL SUBDIVISION + LAND DEVELOPMENT ACTIVITY

Easton Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
City of Easton	-	407	73	-	3	-	4	487	-	7,200	-	8,000	9,759	-	8,582	38,991	72,532
Glendon Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Easton Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Williams Township	-	-	-	-	-	6	-	6	-	122,000	-	-	-	-	-	-	122,000
Wilson Borough	-	12	-	-	-	-	-	12	-	-	-	-	40,808	-	1,412	-	42,220
Subregion Total	-	419	73	-	3	6	4	505	-	129,200	-	8,000	50,567	-	9,994	38,991	236,752

Nazareth Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Bath Borough	-	-	-	-	-	-	-	-	-	6,049	-	-	-	-	-	-	6,049
Bushkill Township	-	-	-	-	-	4	2	6	-	-	-	-	-	-	-	-	10,000
Chapman Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hanover Township NC	-	-	-	-	-	-	-	-	-	117,998	200	-	-	-	-	-	118,198
Lower Nazareth Township	-	-	-	-	-	10	130	140	-	30,624	20,700	-	-	-	-	-	51,324
Moore Township	-	-	-	-	-	10	-	10	-	7,680	-	-	320	-	-	-	8,000
Nazareth Borough	-	-	-	-	-	-	-	-	-	-	-	-	1,057	-	-	60,364	61,421
Stockertown Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tatamy Borough	-	-	-	-	-	-	-	-	-	42,000	200,363	-	-	-	-	-	-
Upper Nazareth Township	-	-	-	-	-	15	-	15	-	-	-	-	-	-	-	-	-
Subregion Total	-	-	-	-	-	39	132	171	-	204,351	221,263	-	1,377	-	-	60,364	487,355

Northern Lehigh Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Heidelberg Township	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-
Lowhill Township	-	-	-	-	-	-	-	-	-	14,176	-	-	-	-	-	-	14,176
Lynn Township	-	-	-	-	-	2	-	2	-	-	-	-	-	-	-	-	-
Slatington Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Washington Township LC	-	-	-	-	-	-	-	-	-	21,500	-	-	-	-	-	-	21,500
Weisenberg Township	-	-	-	-	-	1	-	1	-	20,000	111,520	-	-	-	-	-	131,520
Subregion Total	-	-	-	-	-	4	-	4	-	55,676	111,520	-	-	-	-	-	167,196

River Central Area

RESIDENTIAL UNITS									NON-RESIDENTIAL SQUARE FEET								
Municipality	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Catasauqua Borough	-	-	-	-	-	-	12	12	-	-	-	-	-	-	-	-	-
East Allen Township	-	-	-	-	-	23	-	23	-	2,436	-	-	-	-	9,995	-	12,431
Hanover Township LC	-	-	-	-	-	-	-	-	-	93,775	519,920	-	18,720	-	-	-	632,415
North Catasauqua Borough	-	4	-	-	-	4	8	16	-	-	-	-	-	-	-	-	-
Northampton Borough	-	-	-	-	-	-	-	-	-	33,600	350,400	-	-	-	-	-	384,000
Subregion Total	-	4	-	-	-	27	20	51	-	129,811	870,320	-	18,720	-	9,995	-	1,028,846

Slate Belt Area

RESIDENTIAL UNITS									NON-RESIDENTIAL SQUARE FEET								
Municipality	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Bangor Borough	-	18	-	-	190	-	2	210	-	-	-	-	-	-	-	-	-
East Bangor Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Mount Bethel Township	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pen Argyl Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plainfield Township	-	-	-	-	-	12	-	12	-	4,828	1,642	-	-	-	-	-	6,470
Portland Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roseto Borough	-	-	-	-	-	-	-	-	-	-	7,357	-	-	-	-	-	7,357
Upper Mount Bethel Township	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-
Washington Township NC	-	-	-	-	15	9	-	24	-	-	-	-	-	-	-	-	-
Wind Gap Borough	-	-	-	-	-	-	-	-	-	6,449	-	-	-	-	-	-	6,449
Subregion Total	-	18	-	-	205	22	2	247	-	11,277	8,999	-	-	-	-	-	20,276

Southern Tier Area

RESIDENTIAL UNITS									NON-RESIDENTIAL SQUARE FEET								
Municipality	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Coopersburg Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Upper Saucon Township	-	216	-	-	44	5	-	265	-	-	1,771,110	20,228	165,386	-	-	-	1,956,724
Subregion Total	-	216	-	-	44	5	-	265	-	-	1,771,110	20,228	165,386	-	-	-	1,956,724

2025 SUBREGIONAL + MUNICIPAL SUBDIVISION + LAND DEVELOPMENT ACTIVITY

Southwestern Lehigh Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Alburtis Borough	-	-	-	-	-	10	-	10	-	-	-	-	-	-	-	-	-
Emmaus Borough	-	167	-	-	-	-	-	167	-	-	-	-	-	18,500	-	-	18,500
Lower Macungie Township	-	-	-	36	-	-	-	36	-	14,810	83,500	-	-	-	70,000	-	168,310
Lower Milford Township	-	-	-	-	-	2	-	2	-	-	-	-	-	-	-	-	-
Macungie Borough	-	46	-	-	-	-	-	46	-	6,980	-	-	-	-	-	-	6,980
Upper Milford Township	-	-	-	-	-	1	-	1	-	-	-	1,190	1,436	-	-	-	2,626
Subregion Total	-	213	-	-	-	13	-	262	-	21,790	83,500	1,190	1,436	18,500	70,000	-	196,416

Suburban Lehigh Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Coplay Borough	-	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-
North Whitehall Township	-	48	-	-	-	170	-	218	-	9,000	12,500	-	6,000	-	-	4,500	32,000
South Whitehall Township	-	48	-	-	-	-	-	48	-	1,440	-	-	185,763	-	-	-	187,203
Upper Macungie Township	-	132	-	-	258	24	6	420	-	86,116	2,781,537	1,931	-	-	6,000	84,387	2,959,971
Whitehall Township	-	8	-	-	67	66	-	141	-	135,733	190,400	-	16,300	-	50,576	-	393,009
Subregion Total	-	236	-	-	325	260	8	829	-	232,289	2,984,437	1,931	208,063	-	56,576	88,887	3,572,183

Suburban Northampton Area

Municipality	RESIDENTIAL UNITS								NON-RESIDENTIAL SQUARE FEET								
	AL	APT	CONDO	MHP	ROW	SFD	TW	TOTAL	AG	COMM	IND	OFF	PUB	REC	RET	TRANS	TOTAL
Bethlehem Township	-	-	-	-	-	236	8	244	-	10,900	90,000	72,596	63,328	-	-	43,421	280,245
Forks Township	-	-	-	-	-	194	64	258	-	4,101	-	-	-	-	-	-	4,101
Palmer Township	-	216	-	-	92	-	-	308	-	134,709	-	-	27,000	10,000	-	-	171,709
Subregion Total	-	216	-	-	92	430	72	810	-	149,710	90,000	72,596	90,328	10,000	-	43,421	456,055

**For more information
visit the LVPC website @ LVPC.org**





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Thank you to Joey Dotta, Christian Martinez, Samantha Pearson, Jacob Engbert and Kathryn Neumann for your contributions to the LVPC in 2025.



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