Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

LEHIGH VALLEY PLANNING COMMISSION MEETING
Thursday, October 29, 2026, at 7:00 pm
Virtual Meeting

THE MEETING CAN BE ACCESSED AT http://www.tinyurl.com/LVPC2026 OR VIA PHONE 610-477-5793 Conf ID: 947 550 319#

AGENDA

Roll Call

Courtesy of the Floor

Chair's Report

1. *INFORMATION ITEM:* October is National Community Planning Month!

Minutes

1. *ACTION ITEM:* Minutes and Review of Roll Call Actions of September 23, 2026, Commission Meeting

Comprehensive Planning Committee:

1. *ACTION ITEM:* Land Use of Regional Significance – Bethlehem Township - Moravian Academy Athletic Field Renovations (JW)
2. *ACTION ITEM*: Summary Sheet (Committee Chair)
3. *INFORMATION ITEM:* Update on WorkshopLV: Land Use - Data Centers (JW)
4. *INFORMATION ITEM:* Glendon Borough Municipal Support (JS)

Environment Committee:

1. *ACTION ITEM:* Summary Sheet
2. *INFORMATION ITEM:* WorkshopLV: Water, Act 167 Stormwater Management Plan, October 29th, 9-10:30 AM @ LVPC (SM)

Transportation Planning Committee:

1. None.

Old Business:

1. *PRESENTATION ITEM: FutureLV: The Regional Plan* Open Call for Projects Results (GR)
2. *PRESENTATION ITEM: FutureLV: The Regional Plan* Joint Working Group: Goal 5 (JW, JS, GR, BB)

3. *INFORMATION ITEM: FutureLV: The Regional Plan* Joint LVPC/LVTS Workshops (BB,JS)
    a. Workshop #4, November 18th, 5:30-7:00 PM, In-person at the LVPC
        i. Goal 3 – Protected and Vibrant Environment
    b. Workshop #5, December 16th, 5:30-7:00 PM, In-person at the LVPC
        i. Goal 2 – Connected Mixed-Transportation Region
    c. Workshop #6, January 20th, 5:30-7:00 PM, In-person at the LVPC
        i. Goal 1 – Efficient and Coordinated Development Pattern
4. *INFORMATION ITEM:* Lehigh Valley Gala and Awards
    a. Awards Nominations Monday, September 21st – Monday, Oct 5th
    b. Gala, Wednesday, December 2nd, 4-7:00 PM at the Hotel Bethlehem

New Business:

1. *PRESENTATION ITEM:* American Planning Association Pennsylvania Conference (SM, JS)
2. *INFORMATION ITEMS:* Pennsylvania Municipalities Planning Code
    i. Act 58 Pennsylvania Municipalities Planning Code Amendment (JS, SM)
    ii. Pennsylvania Legislative Budget and Finance Committee Performance Audit of the Municipalities Planning Code (BB, JS, JW, MA)

Executive Director's Report:

1. *INFORMATION ITEM:* National Association of Regional Councils Conference
    a. Discover Lehigh Valley Promo Video

Monthly Reports:

1. *INFORMATION ITEMS:*
    a. September 2026 Review Activity Report
    b. Third Quarter 2026 Review Activity Report
    c. August Highway Performance Monitoring System - Monthly Traffic Count Report

Communications and Engagement

1. *INFORMATION ITEM: Community Bike Works Mileage Challenge* (MA)
    a. Update on the LVPC Planning Peloton Performance. https://charity.pledgeit.org/communitybikeworks/teams/planningpeloton
2. *INFORMATION ITEM:* Keystone Media Awards
    a. Plan Lehigh Valley show received Honorable Mention for Best Series Category.
3. *INFORMATION ITEM:* Lehigh Valley Government Academy (MA)
    a. Local Technical Assistance Program: www.lvpc.org/transportation-training
        o Local Road Safety Plans: 11/17, 8 AM – 12 PM
4. *PACKET ITEM: Morning Call Business Cycle Column*
    a. Published October 11– Talking Business with Becky Bradley: "Now comes the hard part: Building"
    b. lvpc.org; mcall.com
    c. Next Column: November 29

5. *PACKET ITEM:* Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1
    a. Aired October 5: "Happening now and later around the Lehigh Valley with Becky Bradley and Matt Assad."
    b. lvpc.org; mcall.com
    c. Next show: October 5, 6:30 pm

Next Lehigh Valley Planning Commission Meeting:
Thursday, November 19, 2026, at 7:00 pm
Virtual Meeting

The LVPC/LVTS 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.

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LEHIGH VALLEY PLANNING COMMISSION
Minutes from the Thursday, September 24, 2026, Meeting

The LVPC held a public meeting on Thursday, September 24, 2026. The meeting was advertised in the Lehigh Valley Press on January 7, 2026.

LVPC Chair Tori Morgan chaired the meeting.

Mr. Jacob Weinberg took Roll Call.

Members in Attendance:

Lehigh County
Ron Beitler, Craig Beavers, Gary Fedorcha, Sharon Fehlinger-Ricker, Sunny Ghai, Philip Ginder, Jennifer Gomez, John Inglis, Ryan Mayberry, Christina "Tori" Morgan, Santo Napoli, Samantha Pearson, Stephen Repasch and Kevin Schmidt.

Northampton County
Christopher Amato, Bryan Cope, Andrew Elliott, Anita Erdos Forrester, Cathy Fletcher, Dawn Godshall, Judy Haldeman, Tung-To Lam, Jack McGorry, Rob Melosky, Eric Shamis and Brett Webber.

Members Absent:

Lehigh County
Phillips Armstrong, Michael Drabenstott, Steven Glickman, Kent Herman, Josh Siegel and Matthew Tuerk.

Northampton County
Justin Amann, Jo Daniels, Samantha McLean, Steve Melnick, Victoria Opthof-Cordaro, Salvatore Panto, Jr., J. William Reynolds, Dean Turner, Jeff Warren and Tara Zrinski.

Staff Present: Becky A. Bradley, Beth Ritter-Guth, Jacob Engbert, Jillian Seitz, Jacob Weinberg, Matt Assad, Steven Weber, Susan Myerov and Corinne Ruggiero.

Public Present:
Online Participants: NR, Casey Zelena, Spencer Spygg, Armando Moritz-Chapelliquen and Julie Vitale.

In-Person Participants: Alicia Ruthrauff, Mary Collier and Marissa Burns

COURTESY OF THE FLOOR
None.

CHAIR'S REPORT

Chair Morgan announced the departure of Vice Chair Armando Moritz-Chapelliquen and Charles Elliott and thanked them for their service to the board. Mr. Mortiz-Chapelliquen thanked everyone for the honor and wished them well.

Chair Morgan welcomed Dawn Godshall and Robert Melosky, who joined the board for the two vacant Northampton Seats.

MINUTES
Chair Morgan asked for a motion to approve the Thursday, August 27, 2026, LVPC meeting minutes. Commissioner Repasch made a motion to approve the minutes and Commissioner Elliott seconded the motion.

Chair Morgan asked for any comments or questions. There were none.

Chair Morgan called for affirmative votes to approve the minutes. The motion passed.

LVPC's Review Role
Chair Morgan briefed Commissioners and members of the public of the LVPC's role in reviewing plans, documents and legislation and how it is a legal requirement under the Pennsylvania's Municipalities Planning Code. Chair Morgan noted that it is the role of the LVPC to provide constructive, policy-based input on all reviews and any comments should stick to factual information and reflect the adopted regional vision, *FutureLV: The Regional Plan*.

Chair Morgan asked for any comments or questions. There were none.

COMPREHENSIVE PLANNING COMMITTEE
***ACTION ITEM:* Land Use of Regional Significance (LURS) – Allentown Central Catholic**
Mr. Weinberg presented the staff review of the proposed development of an athletic facility and associated parking improvements at 4249 Reliance St.

Commissioner Repasch made the motion to accept the staff comments and Commissioner Fedorcha seconded the motion.

Chair Morgan asked for any comments or questions. There were none.

Chair Morgan called for affirmative votes to accept the staff comments. Commissioner Amato abstained. The motion passed.

***ACTION ITEM:* Land Use of Regional Significance (LURS) – Allentown School District Bridgeview Additions**
Mr. Weinberg presented the staff review of the proposed redevelopment of 265 Lehigh Street, Bridgeview Academy, to renovate the existing building and add on a two-story addition and a new gymnasium with a pedestrian bridge connecting the facilities. The proposal would remove some existing parking lots and rearrange the access drives and add a basketball court at the bottom of the property.

Commissioner McGorry made the motion to accept the staff comments and Commissioner Forrester seconded the motion.

Chair Morgan asked for any comments or questions. There were none.

Chair Morgan called for affirmative votes to accept the staff comments. Commissioner Beavers, Commissioner Gomez, and Commissioner Napoli abstained. The motion passed.

ACTION ITEM: **Land Use of Regional Significance (LURS) – Nazareth Area District Offices and Athletic Fields**

Mr. Weinberg presented the staff review of the proposed redevelopment of an existing restaurant into a 17,600-square-foot school administration building with parking facility, three new athletic fields and associated parking improvements by consolidating three lots at 350 East Lawn Avenue.

Mr. Beavers made the motion to accept the staff comments and Commissioner Fedorcha seconded.

Chair Morgan asked for any comments or questions. There were none.

Chair Morgan called for affirmative votes to accept the staff comments. The motion passed.

ACTION ITEM: **Land Use of Regional Significance (LURS) – 1024 North Bradford Street Data Center**

Ms. Seitz presented the staff review of the proposed construction of a 146,000-square-foot data center, including an area for an electrical substation, at 1024 North Bradford Street.

Commissioner Ghai made a motion to accept the staff review and Commissioner Schmidt seconded.

Chair Morgan asked for any comments or questions. Commissioners discussed the appropriateness of the site, the difficulty of reviewing proposals without sufficient information, the growing amount of on-site energy generation and its impact on air quality, a need for general best practices and the Allentown public notification process. Members of the public thanked the commission for its letter, asked about non-disclosure agreements related to the project. Commissioner Gomez clarified that there were no non-disclosure agreements known by the City of Allentown and discussed the power consumption of data centers and their impact.

Chair Morgan called for affirmative votes to accept the staff comments, Commissioners Beitler, Beavers, Gomez, Napoli, Pearson, Elliott, and Godshall abstained. The motion passed.

ACTION ITEM: **Land Use of Regional Significance (LURS) – 2184 Industrial Drive Data Center**

Ms. Seitz presented the staff review of the proposed redevelopment of an industrial property located at 2184 Industrial Drive with a 131,380-square-foot data center.

Commissioner Fedorcha made a motion to accept the staff review and Commissioner Ghai seconded.

Chair Morgan asked for any comments or questions. There were none.

Chair morgan called for affirmative votes to accept the staff comments. Commissioners Fletcher, Lam, Melosky, and Godshall abstained. The motion passed.

***ACTION ITEM*: Comprehensive Planning Committee Summary Sheet**
Comprehensive Planning Committee Vice Chair Amato briefed the Commission on the Comprehensive Planning Committee Summary Sheet.

Commissioner Webber made the motion to accept the staff comments and Commissioner Repasch seconded the motion.

Chair Morgan asked for any comments or questions. There were none.

Chair Morgan called for affirmative votes to accept the summary sheet. The motion passed.

***INFORMATION ITEM*: WorkshopLV: Housing**
Ms. Seitz updated the commission on the WorkshopLV: Housing meetings focused on advancing implementation of the Lehigh Valley Housing Supply + Attainability Strategy.

Chair Morgan asked for any comments or questions. There were none.

***INFORMATION ITEM*: WorkshopLV: Land Use - Data Centers**
Ms. Seitz promoted to the commission the WorkshopLV: Land Use - Data Centers aimed at municipal representatives sharing their experience regulating data centers and their evolving best practices.

Chair Morgan asked for any comments or questions. There were none.

ENVIRONMENT COMMITTEE
***ACTION ITEM:* Lehigh County Authority Capital Plans Allentown Division**
Ms. Myerov highlighted the projects proposed by the Lehigh County Authorities Capital Plan for their Allentown Division for 2027-2031.

Commissioner Fehlinger-Ricker made the motion to accept the staff comments, and Commissioner Napoli seconded the motion.

Chair Morgan asked for any comments or questions. There were none.

Chair Morgan called for affirmative votes to accept the staff comments. Commissioner Elliott abstained. The motion passed.

***ACTION ITEM:* Lehigh County Authority Capital Plans Suburban Division**
Ms. Myerov highlighted the projects proposed by the Lehigh County Authorities Capital Plan for their Suburban Division for 2027-2031.

Commissioner Fedorcha made the motion to accept the staff comments, and Commissioner Ghai seconded the motion.

Chair Morgan asked for any comments or questions. There were none.

Chair Morgan called for affirmative votes to accept the staff comments. Commissioner Elliott abstained. The motion passed.

***INFORMATION ITEM:* Pathways to a Resilient Greater Lehigh Valley**

Ms. Bradley shared that the LVTS adopted *Pathways to a Resilient Greater Lehigh Valley*.

Chair Morgan asked for any comments or questions. There were none.

NFORMATION ITEM: WorkshopLV: Water, Act 167 Stormwater Management Plan, October 29th, 9-10:30 AM @ LVPC
Ms. Myerov promoted the WorkshopLV-Water to share our overall progress on the Lehigh Valley Watersheds Assessment Project and discuss ways to improve the ordinances.

Chair Morgan asked for any comments or questions. There were none.

TRANSPORTATION COMMITTEE
INFORMATION ITEM: **National Electric Vehicle Infrastructure (NEVI) Community Charging Program**
Mr. Weber and Mr. Assad shared an update on the NEVI program moving into Phase 3 targeting community charging sites.

Chair Morgan asked for any comments or questions. There were none.

OLD BUSINESS:

INFORMATION ITEM: FutureLV: The Regional Plan **Update**
Ms. Bradley shared a reminder on the Joint LVPC/LVTS workshops and promoted the upcoming Workshop #2 covering Goal 5.

Chair Morgan asked for any comments or questions. There were none.

NEW BUSINESS

ACTION ITEM: Election of Vice Chair
Chair Morgan opened the floor to nominations for the new Vice chair of the board, and informed that the LVPC executive committee met on September 17th and voted to forward Judy Haldeman to the full board as it's nomination for the new Vice Chair of the LVPC. Mr. Elliott made a motion to nominate Ms. Haldeman, seconded by Mr. Repasch. Mr. Cope made a separate motion to nominate Mr. Webber, seconded by Ms. Forrester.

Chair Morgan asked the nominees to briefly speak to their candidacy.

Chair Morgan called for a roll call vote for Ms. Haldeman. Ms. Haldeman received fifteen of the twenty-five votes, with eight members abstaining from voting and two no votes, receiving the majority vote and was elected Vice Chair.

ACTION ITEM: **Adoption of Resolution 9-24-26A: To Proclaim October as Community Planning Month**

Chair Morgan shared Resolution 9-24-26A, proclaiming October as Community Planning Month.

Commissioner Beavers made a motion to adopt the resolution, seconded by Commissioner Webber. Motion Passed.

INFORMATION ITEM: **Lehigh Valley Awards and Gala**
Chair Morgan announced this year's Lehigh Valley Awards and Gala will be at the Hotel Bethlehem on December 2nd from 4-7pm, and that the LVPC was accepting nominations for the awards.

Chair Morgan asked for any comments or questions. There were none.

EXECUTIVE DIRECTOR'S REPORT:
Ms. Bradley discussed the LVPC's ongoing work in regulating data centers, organizing senate bill hearings, participating in department of transportation funding announcements, multi-municipal support efforts, and progress on the Lower Saucon Community Assessment.

Chair Morgan asked for any comments or questions. There were none.

Monthly BuildLV and Traffic Reports:
Mr. Weinberg gave a brief overview of the August 2026 BuildLV report, specifically on plan activity by County for subdivision, land development, environmental, stormwater, municipal ordinance, transportation reviews as well as data requests and provided specific residential and non-residential development data within the Subdivision and Land Development Monthly Report.

Chair Morgan asked for any comments or questions. There were none.

Mr. Engbert gave a presentation on the Monthly Traffic Report, which included traffic volumes from the beginning of May to the end of August. Mr. Engbert noted that data is collected by the four continuous counters in the Lehigh Valley. Traffic and commuter patterns remain consistent over the last three months. A notable decline in traffic can be seen on both Memorial Day weekend and 4th of July weekend. Mr. Engbert also presented the monthly truck volumes and noted a decline in truck volumes on Route 33 during July, noting that it's a seasonal trend seen in previous years. Mr. Engbert also noted that truck volumes on Route 22 remain consistent.

Chair Morgan asked for any comments or questions. There were none.

INFORMATION ITEM: **Lehigh Valley Government Academy**

Chair Morgan asked for any comments or questions. There were none.

Fall Conferences in the Lehigh Valley
Ms. Myerov briefed the Commission on upcoming conferences that are coming to the Lehigh Valley this Fall. First, Ms. Myerov recapped the 2026 Eastern Pennsylvania Greenways and Trails Summit, which was held on September 16-18 at the Historic Hotel Bethlehem. Ms. Myerov also noted the second conference coming to the Lehigh Valley is the American Planning Association Pennsylvania Chapter's Annual State Conference taking place from October 18-20 at the Wind Creek Conference Center in Bethlehem.

Chair Morgan asked for any comments or questions. There were none.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Chair Morgan notified the Commission that items for communications and public engagement are featured in the meeting packet. Chair Morgan asked for any comments or questions. There were none.

ADJOURNMENT:
Chair Morgan stated that the next LVPC meeting will be on Thursday, October 29, 2026 at 7 pm, and reminded the Commission that this will be virtual. Chair Morgan then asked if there was a motion to adjourn the meeting and Commissioner Repasch made a motion to adjourn, and Commissioner Beavers seconded the motion. The meeting was adjourned.

Submitted by:
Becky Bradley, AICP, Executive Director and Jacob Weinberg, Community and Regional Planner

Lehigh Valley Planning Commission

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October XX, 2026

Samantha Smith, Community Development Director
Bethlehem Township
4225 Easton Avenue
Bethlehem, PA 18020

Re: Moravian Academy Athletic Field Renovations – Land Use of Regional Significance
Bethlehem Township
Northampton County

Dear Ms. Smith,

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

LVPC Comprehensive Planning Committee Meeting: October 27, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings	**LVPC Full Commission Meeting:** October 29, 2026, at 7:00 PM (Virtual) https://lvpc.org/lvpc-meetings

The application proposes improvements to the Moravian Academy Athletic Field at 4313 Green Pond Road (PIN: L7 14 1) with the conversion of two natural grass athletic fields to infilled synthetic turf athletic fields, and construction of athletic lighting, Americans with Disabilities Act (ADA) accessible walkways, storage buildings, and stormwater improvements. The site is identified in *FutureLV: The Regional Plan* General Land Use plan as Development Area and has most or all the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing uses. The redevelopment of the site 'encourages reuse and redevelopment in urban areas' (of Policy 1.1).

The improvements to the athletic facilities help 'create community spaces that promote physical and mental health' by 'diversifying park programing' (of Policy 5.3). A bicycle rack is recommended to be included near the parking area to support a safe, healthy, inclusive and livable community (FutureLV: The Regional Plan Goal 5). The addition of a bicycle rack helps to ensure transportation accessibility for all persons, integrates mixed transportation into public space design, and it 'improves connections between bus stops and pedestrian and bicycle infrastructure' (of Policy 5.2). The ADA improvements further these policies.

DRAFT

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with FutureLV: The Regional Plan, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

Jacob Weinberg
Community and Regional Planner

Lehigh Valley Planning Commission

Project Review Summary Sheet

Comprehensive Planning Committee **Date: October 2026**

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Zoning Ordinance Amendment	**Northampton Borough**	*Data Centers* – Adds regulations for Data Centers.	The LVPC supports Northampton Borough's proactive effort to address an emerging land use, and offers recommendations to strengthen the amendment and ensure that its protections remain legally defensible under Pennsylvania law.
Zoning Ordinance Amendment	**Lowhill Township**	*Data Centers* – Adds regulations for Data Centers.	The LVPC supports Lowhill Township's proactive effort to address an emerging land use, and offers recommendations to strengthen the amendment and ensure that its protections remain legally defensible under Pennsylvania law.
Zoning Ordinance Amendment	**City of Easton**	*Comprehensive Zoning and SALDO* - clean up sections of the ordinances, improve administrative clarity, add new uses, codify elements of existing patterns in the City, and cover regulatory gaps identified in the ordinances by staff and planning commissioners.	The LVPC strongly supports the City's efforts to update its ordinances through "facilitated discussion among residents, stakeholders, appointed officials and elected representatives" (of Policy 1.4). The substantial update represents the achievement of many goals outlined in FutureLV: The Regional Plan by "integrating efficiency measures and emerging technologies" and "supporting evolution and adaptability of government" (of Policy 1.1).

Lehigh Valley Planning Commission

Project Review Summary Sheet

Environment Committee **Date: October 2026**

Project	Municipality	Brief Statement of Purpose	LVPC Comment
Application for Approval to Increase Permitted Capacity at Existing WWTP and Discharge and Approval of WWTP Upgrades (DRBC Review)	South Whitehall Township	Application by Parkland High School to approve an increase to the permitted capacity of the existing Parkland High School wastewater treatment plant (WWTP) and its discharge from 32,400 gallons per day to 55,000 gallons per day as well as approval of proposed upgrades to the WWTP. The proposal to increase the permitted capacity is due to the WWTP not being able to meet its current National Pollutant Discharge Elimination System (NPDES) permit limits for total nitrogen due to an increased organic and hydraulic loading to the WWTP that exceeds the original design criteria. As for the proposed upgrades to the WWTP, the applicant is proposing the construction and conversion of treatment train equipment as well as the installation of an ultraviolet disinfection system to replace the existing disinfection system.	The applicant's wastewater treatment plant and the proposed increase to the permitted capacity will allow the WWTP to continue to serve the needs of Parkland High School, aligning with the *FutureLV: The Regional Plan* action to 'protect the quality and quantity of surface water and groundwater" (of Policy 3.2). The proposed upgrades to the treatment train equipment and the disinfection system of the wastewater treatment plant will 'improve the utility and mobility infrastructure of the region' as well as 'integrate efficiency measures and emerging technologies' (of Policy 1.1), which in turn, will also protect the quality and quantity of surface water and groundwater.

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LVPC Lehigh Valley Planning Commission / LVTS Lehigh Valley Transportation Study

OWEN O'NEIL
Chair, Coordinating Committee

RYAN MEYER
Chair, Technical Committee

BECKY A. BRADLEY, AICP
Secretary,
Coordinating Committee +
Technical Committee

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Working Group Meeting #2 Summary

September 30, 2026

LVPC Office – 615 Waterfront Drive, Suite 201, Allentown, PA 18102

Attendees:
Philips Armstrong
Mike Alkhal
David Atlas
Craig Beavers
Scott Cressman PennDOT- District 5
Mike Emili
Gary Fedorcha
Cathy Fletcher
Sunny Ghai
Philip Ginder
Judith Haldeman
John McGorry
Ryan Mayberry
Ryan Meyer
Samantha McLean
Christina V. Morgan
David Petrik
Eric Shamus
Josh Suegel
Gene Porochniak

Staff Present: Hannah Milagio, Jill Seitz, Jacob Weinberg, Clay Karnis, Peter Lantz, Denjam Khadka, Evan Gardi, Chris Embert, Susan Myerov, Giovanna Rizkallah, Subham Kharel

5.1 Promote safe and secure community design and emergency management.

Main priorities of this policy: Safety, Security and Emergency Management

Is anything missing from this policy? If so, what?
• Add sustainability to the title (e.g., Stormwater Infrastructure and Green Infrastructure) • Add "sustainable" as a third "S" (Safe, Secure, and Sustainable) • Include a whole-community focus • Include hazard mitigation

ADOPTED ACTIONS	Specific/Other Plan References	What would you change?	Why would you change it?
· Implement complete street and traffic-calming measures.	***Lehigh Valley Traffic Safety Plan, FutureLV: The Regional Plan***	• Define "complete street" and identify where complete streets should be implemented; designate locations on a map • Add "where feasible" / "where possible" / "where warranted or necessary" as appropriate Incorporate speed humps • Clarify what type of measure is being proposed • Use consistent language for feasibility and applicability	• Focus on areas with the greatest need • Take a pragmatic, needs-based approach • Prioritize funding and resources where complete streets are most needed • Recognize that complete streets are not needed everywhere
· Reduce bicycle and pedestrian fatalities towards zero.	***Lehigh Valley Traffic Safety Plan***	• Expand the focus to all crashes resulting in a fatality or serious injury • Prioritize pedestrian and bicyclist safety • Add or expand bicycle lanes • Improve warning systems • Improve signage • Increase education and awareness for all road users	• Clarify the focus on bicyclists and pedestrians, while maintaining them as a priority • Expand bicycle lanes • Improve safety signage
· Incorporate resiliency and hazard mitigation into planning and design, including 100- and 500-year floodplains.	***Lehigh Valley Hazard Mitigation Plan and Act 167 Plans***	• Incorporate this into land development and transportation planning • Identify additional data needs and updates to inform land development and zoning decisions	• Incorporate FEMA floodplain data • Clarify or strengthen enforcement of the ACT 167 update schedule • Address gaps between the required update schedule and actual practice
· Educate the public on hazard impacts and mitigation techniques.	***Lehigh Valley Hazard Mitigation Plan and Act 167 Plans***	• Expand education and outreach for the public and local governments • Address emerging and future uses, such as data centers and EV infrastructure • Include emergency planning partners in outreach and coordination • Strengthen community partnerships for education and outreach • Leverage trusted community organizations and partners • Provide more specificity on how education and outreach would be implemented	• Develop a hazard area dashboard Identify shelter locations • Provide evacuation and navigation information • Improve public access to hazard and emergency information
· Enhance planning and emergency response efforts among emergency management personnel.	***Lehigh Valley Hazard Mitigation Plan, FutureLV: The Regional Plan***	• Promote regional emergency management planning and coordination • Encourage regionalization of emergency services, where applicable • Identify areas of need and opportunities for cooperative services • Address barriers to regionalization of emergency services • Consider whether built environment regulations encourage high-impact uses that EMS/fire services may not be equipped to support • Coordinate emergency response planning with complete streets and traffic calming • Incorporate emergency response considerations into zoning • Consider emergency response capacity when planning for new housing • Address new and emerging technologies and their land-use implications • Strengthen community involvement in emergency planning • Take a more proactive approach to emergency preparedness • Coordinate with PennDOT and the MPO on major incident response and detour planning for Route 22 • Plan for hazardous spills, fires, and other incidents requiring enhanced emergency access • Improve regional coordination of emergency response • Include a stronger local focus in emergency response planning	• Small fire departments may face challenges with coordination and capacity • Changing development patterns, including large warehouse developments, can increase demands on emergency responders • Regionalize emergency services to improve capacity for large fires and specialized fire incidents

· Reduce blight to improve safety and accessibility in communities.	***Northampton County Blight Reversal & Remediation Plan, Lehigh County and Cities Efforts***	• Increase visibility of tools and strategies to address blight • Include blight prevention and proactive strategies • Emphasize prevention rather than reduction • Clearly define blight • Include clear definitions for key terms, including complete streets and blight • Strengthen community-focused approaches • Promote proactive, prevention-based strategies • Improve coordination across policies to support community revitalization • Support efforts to transform distressed areas into desirable places to live and raise a family	• Promote awareness of blight reduction tools and resources • Identify ways to support communities in addressing and improving blight

Is anything missing from these actions? If so, what?

- Promote regionalization and consolidation of emergency services
- Address traffic calming through routine street maintenance and safety improvements
- Incorporate complete streets and emergency response considerations into roadway maintenance and resurfacing
- Consider the impacts of emerging technologies on EMS and fire services
- Address digital hazards, including AI, cyberattacks, and digital security
- Include community groups and neighborhood organizations as partners in safety and security
- Consider crisis response teams and community-based alternatives to police enforcement
- Provide education on multimodal transportation and emerging modes
- Develop guidelines for new transportation modes, such as e-bikes
- Provide practical guidance on traffic-calming and street design for emergency management and public works
- Provide municipalities with tools and resources to implement these actions
- Address digital safety and security of public, community, and personal assets
- Strengthen coordination between land use policies and emergency services
- Consider regionalization of emergency services, particularly in rural areas with limited resources
- Review existing policies, goals, and land development review criteria to identify gaps
- Include clear definitions and maps where appropriate
- Expand the focus on walkability beyond historic areas
- Increase public education on traffic calming, e-bikes, bike facilities, and multimodal transportation
- Address rural emergency response needs and funding, including opportunities for regionalization

5.2 Increase social and economic access to daily needs for all people.

Main priorities of this policy: Accessibility, Mobility, Inclusive Public Spaces and Community Connectivity

Is anything missing from this policy? If so, what?
• Include healthcare access • Address AI and emerging technologies • Strengthen the land use connection to access to healthcare, food, employment, and other essential services • Improve coordination and communication between entities, including school districts and PennDOT • Address sidewalk gaps and crossing gaps

ADOPTED ACTIONS	Specific/Other Plan References	What would you change?	Why would you change it?
· Encourage use of universal design.	**American Association of Retired Persons, United Way, *Walk/RollLV: The Active Transportation Plan***	• Strengthen the focus on ADA compliance and maintenance • Use more accessible and user-friendly language • Clarify and standardize universal design terminology • Provide a clear definition and explanation of universal design • Establish consistent universal design standards • Consolidate design standards into one consistent set of guidelines • Add “standards” to the action title • Address curb cutouts and tactical pads for ADA accessibility • Include maintenance requirements for tactical pads and other accessibility features • Identify available funding sources • Provide more information on funding for ADA improvements and maintenance • Design infrastructure with a 20-year planning horizon	• Increase awareness of funding sources and opportunities • Tailor the action to specific goals and needs • Establish universal standards that apply across applications • Add clear design and implementation standards • Strengthen the focus on safety • Improve connections and accessibility between facilities and services
· Promote safe routes to schools and playgrounds.	***Lehigh Valley Traffic Safety Plan, FutureLV: The Regional Plan*, Walk Audit Program, Local Technical Assistance Program (LTAP)**	• Add lighting along sidewalks • Replace “promote” with stronger language, such as “expand”, for sidewalks and crosswalks • Include other community facilities, beyond schools and playgrounds • Improve communication and coordination among relevant agencies • Address missing crossings near schools • Allow adequate planning time for pedestrian routes and infrastructure • Fill gaps in the pedestrian network • Address pedestrian infrastructure and staffing needs • Expand the focus beyond schools and playgrounds • Clarify the intended use of “promote”	
· Create public spaces in underserved areas.	***Livable Landscapes: A Park, Recreation, Open Space, Agricultural and Historic Lands Plan for Lehigh County, Livable Landscapes: An Open Space Plan for Northampton County***	• Clearly define “underserved” and ensure the definition is broadly understood • Consider urban, suburban, and rural community needs • Tailor the action to population and community needs • Consider pocket parks and other small public spaces • Reconsider or clarify the use of the term “underserved” • Identify which community types and areas are being addressed • Encourage developers to incorporate public spaces • Preserve and protect existing public spaces • Protect spaces that are not traditionally designated as parks but serve community needs • Expand the action to include preservation and protection, in addition to creating new spaces	
· Support cultural and social programs.	**Different Communities (e.g., PA Dutch, Lebanese), Intern Programs, Community Action Lehigh Valley (CALV), United Way Asset Limited, Income Constrained, Employed (ALICE) Analysis**	• Incorporate and specify historic resources and preservation • Add “historical” to the action language • Support community history, heritage, and traditions • Reassess whether the action remains relevant, particularly at the local level • Separate cultural and social components into distinct actions • Make the action more specific regarding community and social needs • Add childcare services as a specific social need • Consider a hierarchy of social needs • Divide the action into two separate actions for greater clarity and specificity	• Give social programs a dedicated action • Recognize the importance of social programs as a standalone priority
· Ensure transportation	**All LVPC Plans**	• Consider women’s and children’s safety needs in design, including lighting and crossing times	

accessibility for all persons.		• Include bicycle infrastructure • Consider consolidating with Action 6	
· Integrate mixed-transportation into public space design.	***Walk/RollLV: The Active Transportation Plan, FutureLV***	• Combine this action with Action 7 • Integrate bus stops with pedestrian and bicycle infrastructure • Support communities working to improve pedestrian, bicycle, and transit connections • Reevaluate minimum parking requirements • Consider reducing or eliminating mandatory parking minimums • Encourage transit-oriented development	• Support transit-oriented development • Improve connections between transit, walking, and bicycling • Reduce barriers created by minimum parking requirements
· Improve connections between bus stops and pedestrian and bicycle infrastructure.	***LVTS Coordinated Public Transit Human Services Transportation (HST) Plan*****, LANTA plans*****, FutureLV,*** **Walk Audit Program**	• Add bus stop amenities, including shelters and other rider facilities • Expand bicycle infrastructure, including bike lanes • Improve connections between transit stops and community amenities • Add accessibility considerations • Include connections to employment centers through transit, pedestrian, and bicycle infrastructure • Update and clarify the action to better define connections and amenities	• A bus stop alone is not enough; stops should provide safe, accessible, and comfortable connections to surrounding destinations • Improve access to amenities, employment, transit, walking, and bicycling
· Improve data accessibility in public spaces.	**Lehigh and Northampton County Broadband Efforts**	• Reevaluate the action's continued relevance • Consider removing the action if it is no longer valid • If retained, update the language to reflect modern communication technologies, including 5G and cell towers • Add "and communication" • Incorporate communication data into planning • Address communication accessibility • Provide more specific targets and measurable outcomes • Identify specific communication gaps, such as cell coverage and connectivity in homes, parks, and other public spaces	• Determine whether the action is still needed • The action may be outdated or no longer valid • The current language is too vague and should identify specific communication and connectivity gaps

Is anything missing from these actions? If so, what?

- Promote funding availability, resources, and information
- Include public restrooms
- Strengthen the land use connection to essential needs, including services, retail, and healthcare
- Address ADA accessibility explicitly
- Consider remote work and hybrid work in social and economic planning
- Address access to remote and hybrid work opportunities
- Incorporate transportation considerations into land development review
- Coordinate planned land development with transportation improvements, such as bike racks and shelters along planned routes
- Improve accessibility of information through multiple languages and formats
- Strengthen the connection between land uses and transportation modes
- Improve access to information
- Strengthen connections between neighborhoods and public spaces
- Better integrate land use and transportation planning
- Connect health considerations to Goal 2 actions, including safe routes to schools and playgrounds
- Include clear definitions and maps

5.3 Create community spaces that promote physical and mental health.

Main priorities of this policy: Walkability, Healthy Food Access, Green Spaces and Community Well-being

Is anything missing from this policy? If so, what?
• Add clear definitions • Define “emotional health” • Add “support” to the policy language • Consider adding access and walkability • Include healthy lifestyles • Review recurring terms such as access and walkability for consistency across the policy and actions

ADOPTED ACTIONS	Specific/Other Plan References	What would you change?	Why would you change it?
· Promote revitalization of walkable historic centers.	**Chamber Campaign for Community Development, *FutureLV: The Regional Plan***	• Improve signage • Use more accessible, public-friendly language • Provide clear definitions for key terms • Clarify the distinction between Action 1 and Action 2 • Maintain a focus on community revitalization • Expand the focus beyond historic centers • Add post-war centers as an area of focus • Consider combining with Action 2 to address walkability in post-war centers • Ensure crosswalks and pedestrian infrastructure support walkability • Consider walkability throughout the community, not only in designated areas • Consider the potential impacts of walkability improvements on small businesses	• Identify the appropriate design and approach for improving walkability • Clarify why the action focuses on historic areas and consider a broader application • Improve connections between neighborhoods and community centers • Use more public-friendly and accessible language
· Improve walkability of post-war centers.	***Walk/RollLV: The Active Transportation Plan, FutureLV***	• Provide clear definitions. • Clarify the focus: foot traffic and walkability. • The age of the development does not necessarily matter. • Focus on multimodal connections in developed areas, including walking between suburban developments. • Consider sidewalks for future development. • Route 100 does not make sense as an example. • People may not necessarily want glare from pedestrian lighting. • Reconsider whether the action is still valid. • Clarify which war is being referenced. • Add the word “designed.” • Consider “revitalization” instead of “walkable.” • Emphasize connections. • Expand the focus to connectivity to and from these centers through trails, transit routes, and complete streets. • Consider changing the term “post-war center.”	• Use more public-friendly language. • Why specifically focus on post-war centers? • Consider combining this with the action above. • May need to limit where traffic is and encourage walkability.
· Ensure equitable access to fresh food and produce.	**Nurture Nature: Buy Fresh Buy Local Of Greater Lehigh Valley, Blue Zones Project Allentown**	• May not need to be place-based. • Educate the public so people understand that walkability means pedestrians have the right of way. • Highlight successful examples, such as farmers markets, U-picks, CSAs, and community gardens. • There has been significant growth in local farming. • Emphasize local institutions sourcing from local farmers. • Unclear how to accomplish this.	• The term may not be readily understood by everyone. • Consider “Buy Fresh/Buy Local.”
· Support urban farming and community gardens.	**Nurture Nature: Buy Fresh Buy Local Of Greater Lehigh Valley, Blue Zones Project Allentown**	• Consider Victory Gardens. • Support programs for new farms. • Encourage schools to do more agriculture and encourage families to grow gardens. • Consider changing “urban” to a more inclusive term, such as “innovative” or “local.” • Consider land use for community gardens. • The action is clearly valid, but there are challenges in competing with large markets that people drive to. • Consider “community/small-scale farming” instead of “urban.”	• “Urban” may appear to exclude suburban and exurban farming.
· Improve access to green spaces.	***Lehigh Valley Trail Connection Strategy*, Lehigh Valley Greenways**	• Continue coordinating.	
· Promote street trees and pedestrian-scale lighting.	***Lehigh Valley Traffic Safety Plan, FutureLV,* Blue Zones Project Allentown**	• Add “where possible/feasible.” • Clarify whether this refers to off-road areas. • Street trees and pedestrian-scale lighting are very different. • Clarify what “pedestrian-scale lighting” means.	• Pedestrian-scale lighting is not appropriate everywhere.

		• Consider designs that are sensitive to all ages and abilities, including women and children.	
· Strengthen sidewalk, bike route and trail infrastructure.	***Walk/RollLV: The Active Transportation Plan, Lehigh Valley Trail Connection Strategy***	• Identify which areas need sidewalks and which do not. • Clarify what this means; there may be a maintenance-related concern. • Consider the distinction between areas with sidewalks and areas without sidewalks. • Consider combining this with Action 2. • Recommend sidewalks in areas where they are needed, rather than everywhere. • Add transit considerations, including ADA pads.	• Focus on sidewalks, especially along roads; this is a major concern across the Valley. • Some residential areas may not need sidewalks. • Consider cost and maintenance concerns. • Identify key areas where sidewalks should be provided. • Promote education and a unified approach, as some communities do not want sidewalks for aesthetic reasons.
· Diversify park programming.	***Livable Landscapes: A Park, Recreation, Open Space, Agricultural and Historic Lands Plan for Lehigh County, Livable Landscapes: An Open Space Plan for Northampton County***	• Consider dividing this into other spaces. • Clarify how programming would be diversified. • People want open space, which does not necessarily need to be a formal park. • Clarify whether this refers specifically to public parks. • Open space does not necessarily require the same level of maintenance as parks. • Provide more detail on what “diversify” means. • Include programming for all age groups, including adults. • Add pop-up programming in spaces that are not already parks. • Clarify whether this refers to diversifying partnerships, capital improvements, or other areas. • Consider programming across age levels. • Leverage partnerships. • Invest in capital improvements that would support programming.	• Encourage other spaces to be seen as community-serving. • The action could be too open-ended; consider specifying ADA accessibility, community needs, standard practices, etc.

Is anything missing from these actions? If so, what?
• Include clear definitions and a map. • Address activation of suburban centers and malls. • Consider e-bike infrastructure. • In Slatington, identify primary areas that need sidewalks.

5.4 Promote development that complements the unique history, environment, culture and needs of the Valley.

Main priorities of this policy: Sense of Place, Identity Through Buildings, History, Arts and Culture

Is anything missing from this policy? If so, what?

ADOPTED ACTIONS	Specific/Other Plan References	What would you change?	Why would you change it?
· Promote context-specific design solutions.	***FutureLV: The Regional Plan, Walk/RollLV: The Active Transportation Plan***	• Consider "community-fit design solutions." • Add a brief, everyday-language definition. • Consider changing "context-specific" to "community-oriented." • Consider "community-fit." • Consider adding "…to fit community needs." • Include supporting the workforce. • Emphasize design that responds to community needs.	• "Community-fit" sounds better. • "Context-specific" may be too technical. • Include public education about access. • Context-specific design should be appropriate to the community. • Consider continuity of buildings and maintaining historic character. • Historic properties can be reused while maintaining community character. • Educate people about the value of design and its benefits across the Valley. • Consider how the action applies as the Valley grows. • The idea that development cannot be pushed back does not apply to every community. • This is important in the land development process. • Cities may be more aware of these considerations. • Avoid making the action too prescriptive. • A town center does not have to be commercial; for example, Upper Macungie has a community center near a town center.
· Encourage reuse of vacant and underutilized properties.	***Northampton County Blight Reversal & Remediation Plan,*** **Lehigh County and Cities Efforts**	• Consider using incentives to encourage reuse. • Consider adding "lots." • Include infill development. • Consider industrial properties and how they can be integrated. • A building in good condition should be utilized before developing new buildings, even when reuse may be challenging. • Consider the tax benefits of redevelopment compared with the transportation impacts of creating additional development. • If the goal is more compact development, consider parking requirements and their impact on compact development. • Consider mixed-use development with housing and commercial uses. • Consider dual-use opportunities. • Consider how changing shopping patterns affect vacant and underutilized properties. • Consider zoning changes, particularly closer to Allentown.	• Provide incentives, such as LERTA and city services. • Include public education about access. • Promote efficient use of existing properties. • Suburban areas also have many vacant and underutilized lots.
· Promote adaptive reuse of historic buildings.	***Northampton County Historic and Cultural Assets Plan,*** **City Initiatives**	• Consider changing "promote" to "prioritize." • Consider "complementary" adaptive reuse. • Recognize buildings as landmarks. • No change may be needed. • Consider removing "promote."	• Change "promote" to "prioritize." • There have been examples of adaptive reuse that were not appropriate to the area. • Include public education about access.
· Strengthen historic main streets and cultural centers.	**Chamber Campaign for Community Development,** ***FutureLV***	• Be more specific about how these areas would be strengthened. • Help municipalities make use of these areas. • Consider parking needs. • Promote cultural attractions and tourism, including through a tourism improvement district. • Provide definitions and maps for these terms. • Consider "downtown centers." • Consider ways to offset impacts. • Consider pedestrian zones. • Include historic markers and maintain the history of the place. • Support main streets and local businesses. • Promote and educate communities about available resources to support these efforts.	• Why focus only on historic areas? Consider other types of main streets and cultural centers. • Include public education about access.
· Create public spaces that reflect and	***Livable Landscapes: A Park, Recreation, Open Space, Agricultural and***	• Include historical markers. • Maintain signs of historic identity, which are important to community identity.	• Include public education about access.

enhance local culture.	***Historic Lands Plan for Lehigh County, Livable Landscapes: An Open Space Plan for Northampton County, FutureLV***	• Use public spaces for events representing different cultures, not only local culture. • Ensure buses provide access to arts and cultural destinations. • Consider parking needs, including whether uninhabited areas could be used for parking. • Include places beyond the SteelStacks. • Embrace new cultures across all types of municipalities. • Ensure parks and public spaces are open to all. • Promote community uniqueness. • Use elements such as murals and historical markers to build and promote community identity.	
· Integrate visual and performing art into public space.	**Chamber Campaign for Community Development, Cities Efforts**	• Consider changing or adding “promote.” • Emphasize access to the arts. • Include the private sector. • Recognize the arts as a factor in community life and promote free access. • Encourage people to attend small community events, such as free movie screenings. • Include activation in non-historic cities. • Clarify the difference between this action and Action 7: Support Community Arts.	• Include public education about access.
· Support community arts.	***FutureLV***		• Include public education about access.

Is anything missing from these actions? If so, what?
• Consider how land use complements the cost of development. • Connect outside community benefits back to the community. • Include the industrial future as a component. • Provide definitions and maps. • Clarify where and how actions would be implemented. • Address data centers and how they can be handled to support sensible decisions at the regional level. • Support activation of non-historic cities; consider a better term than “activation.” • Consider data center reviews, including noise solutions in communities. • Add an action to bring people into the conversation. • Address emerging technologies and uses, including what the “industrial park” of the future looks like. • Consider how these actions can be integrated into community benefit agreements for larger-scale projects. • Add a goal specific to infill development. • Put particular focus on the pedestrian realm of buildings, especially the bottom few floors. • Explicitly call out infill and density as priorities, along with the pedestrian realm.

September 2026

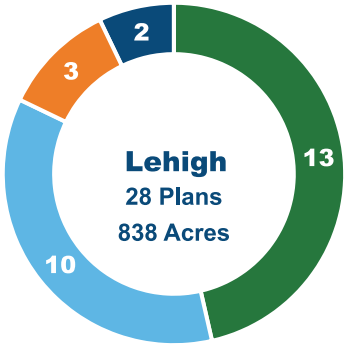
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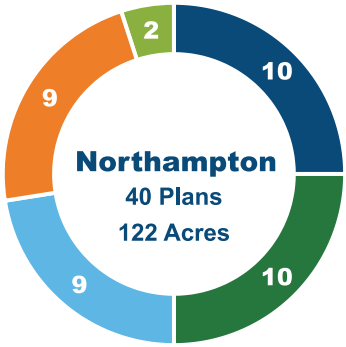
BUILD LEHIGH VALLEY

SUBDIVISON + LAND DEVELOPMENT REPORT

LVPC
Lehigh Valley Planning Commission

Review Activity by County





Development | Subdivisions and Lot Line Adjustments | Environment | Municipal Ordinances, Maps and Plans | Data/Support Requests | Transportation

Regional Totals*

12	Subdivision/Lot Line Adjustments
23	Development
19	Environment
12	Municipal Ordinances, Maps and Plans
2	Data/Support Requests
0	Transportation

Residential Development

46 Total Units

38	8	0	0	0	0	0
Single-Family Detached	Townhouses	Apartments	Twins	Assisted-Living	Manufactured Homes	Condos

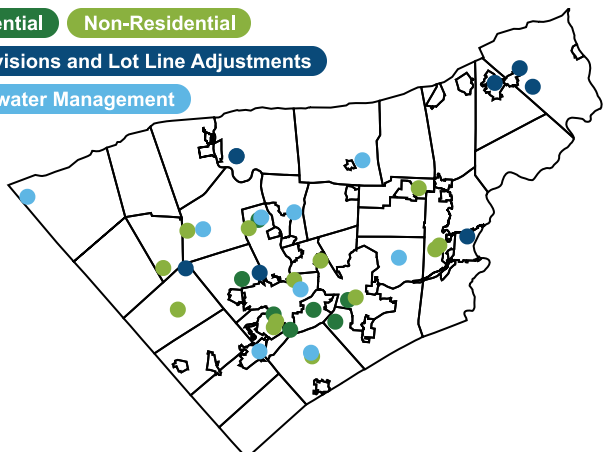
Non-Residential Development

1,654,110 Total Square Feet

98.3K	17.5K	51.3K	1.46M	0	24.9K	0	0	0
Commercial	Retail	Public/Quasi-Public	Industrial	Warehouse**	Office	Transportation	Agricultural	Recreational

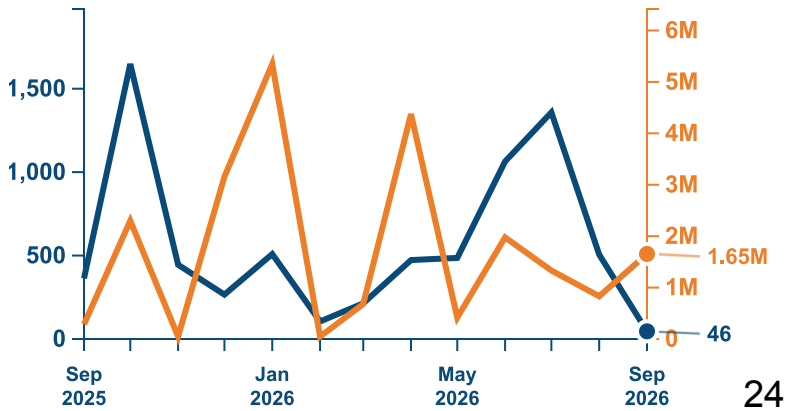
Location of Development

Residential | Non-Residential | Subdivisions and Lot Line Adjustments | Stormwater Management



Development Trends

Residential Units | Non-Residential Square Footage



*Includes preliminay and final plans
** Warehouse is a subset of Industrial

Quarter 3 | 2026

BUILD LV

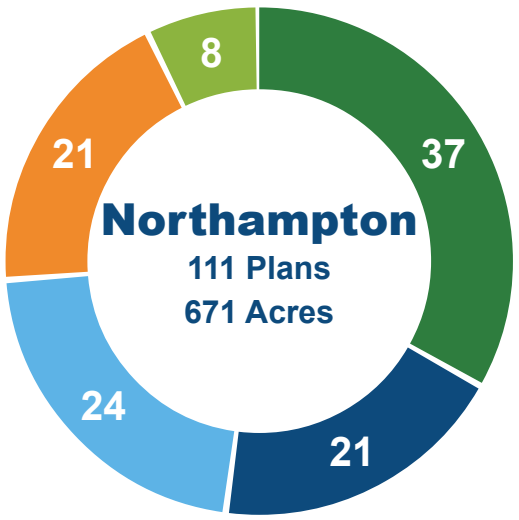
BUILD LEHIGH VALLEY

SUBDIVISON + LAND DEVELOPMENT REPORT

LVPC
Lehigh Valley Planning Commission

Review Activity by County





Development | Subdivisions and Lot Line Adjustments | Environment | Municipal Ordinances, Maps and Plans | Data/Support Requests | Transportation

Regional Totals*

70	Development
30	Subdivision/Lot Line Adjustments
63	Environment
32	Municipal Ordinances, Maps and Plans
9	Data/Support Requests
1	Transportation

Residential Development

1,909 Total Units

360	273	1050	226	0	0	0
Single-Family Detached	Townhouses	Apartments	Twins	Assisted-Living	Manufactured Homes	Condos

Non-Residential Development

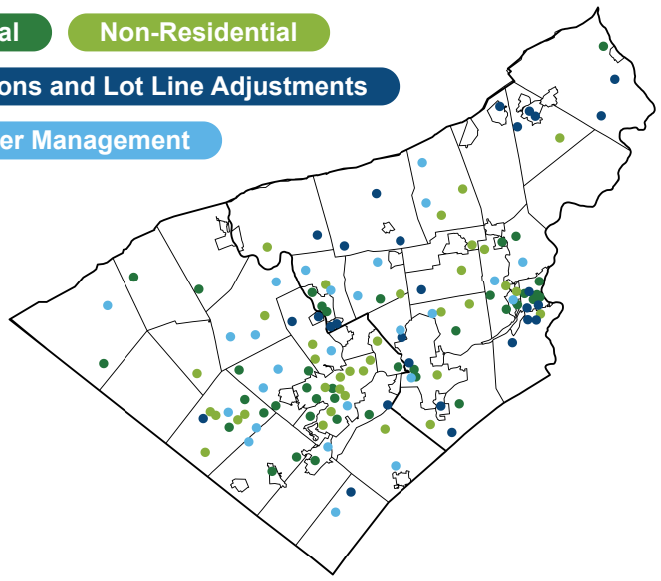
3,815,100 Total Square Feet

180.1K	34.8K	275.3K	3.28M	0	44.9K	0	0	0
Commercial	Retail	Public/Quasi-Public	Industrial	Warehouse**	Office	Transportation	Agricultural	Recreational

*Includes preliminary and final plans
** Warehouse is a subset of Industrial

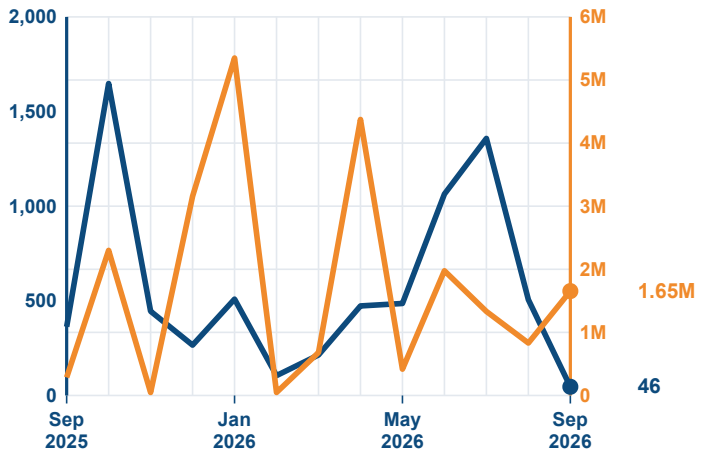
Location of Development

Residential | Non-Residential | Subdivisions and Lot Line Adjustments | Stormwater Management

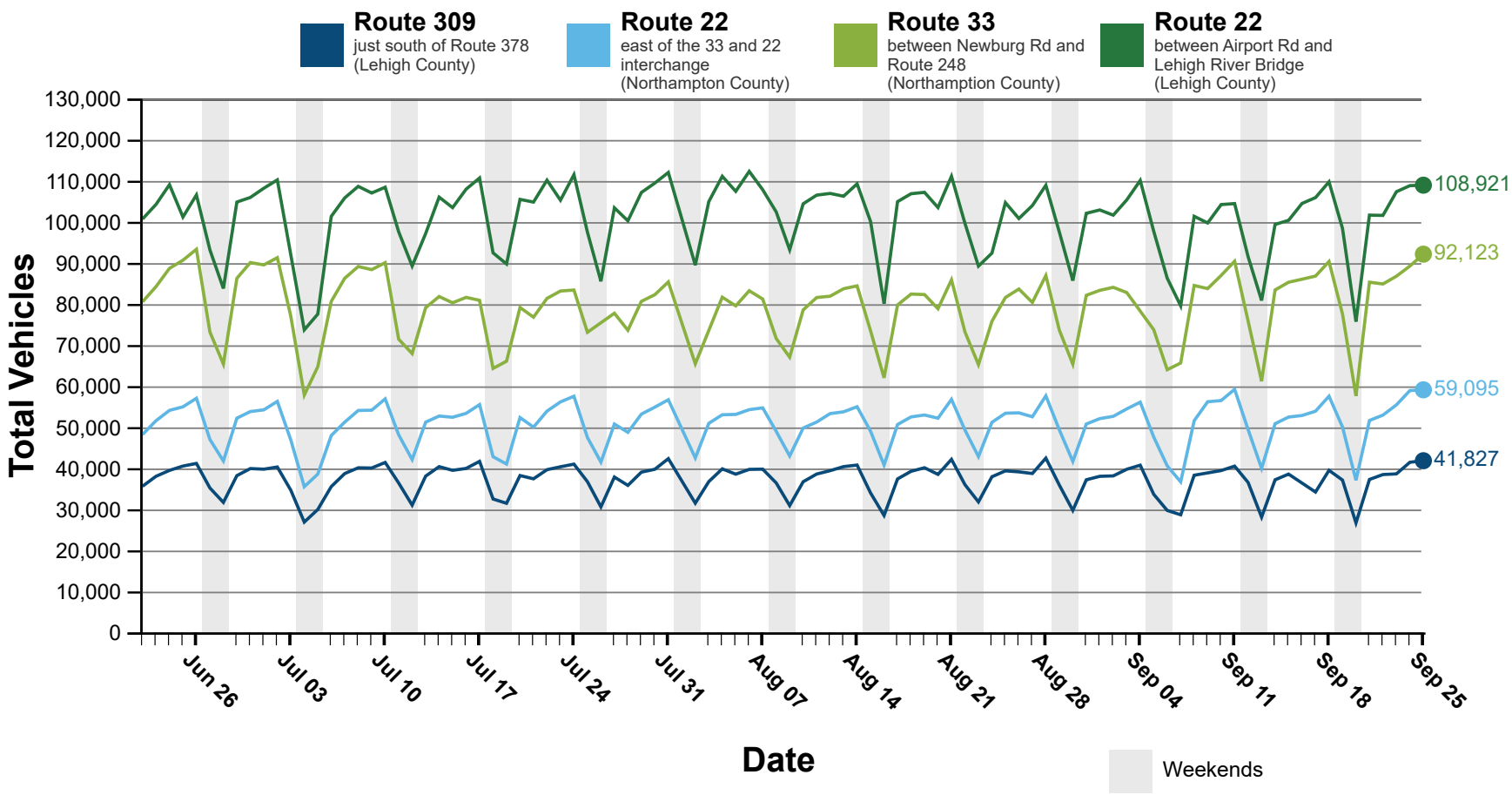


Development Trends

Residential Units | Non-Residential Square Footage

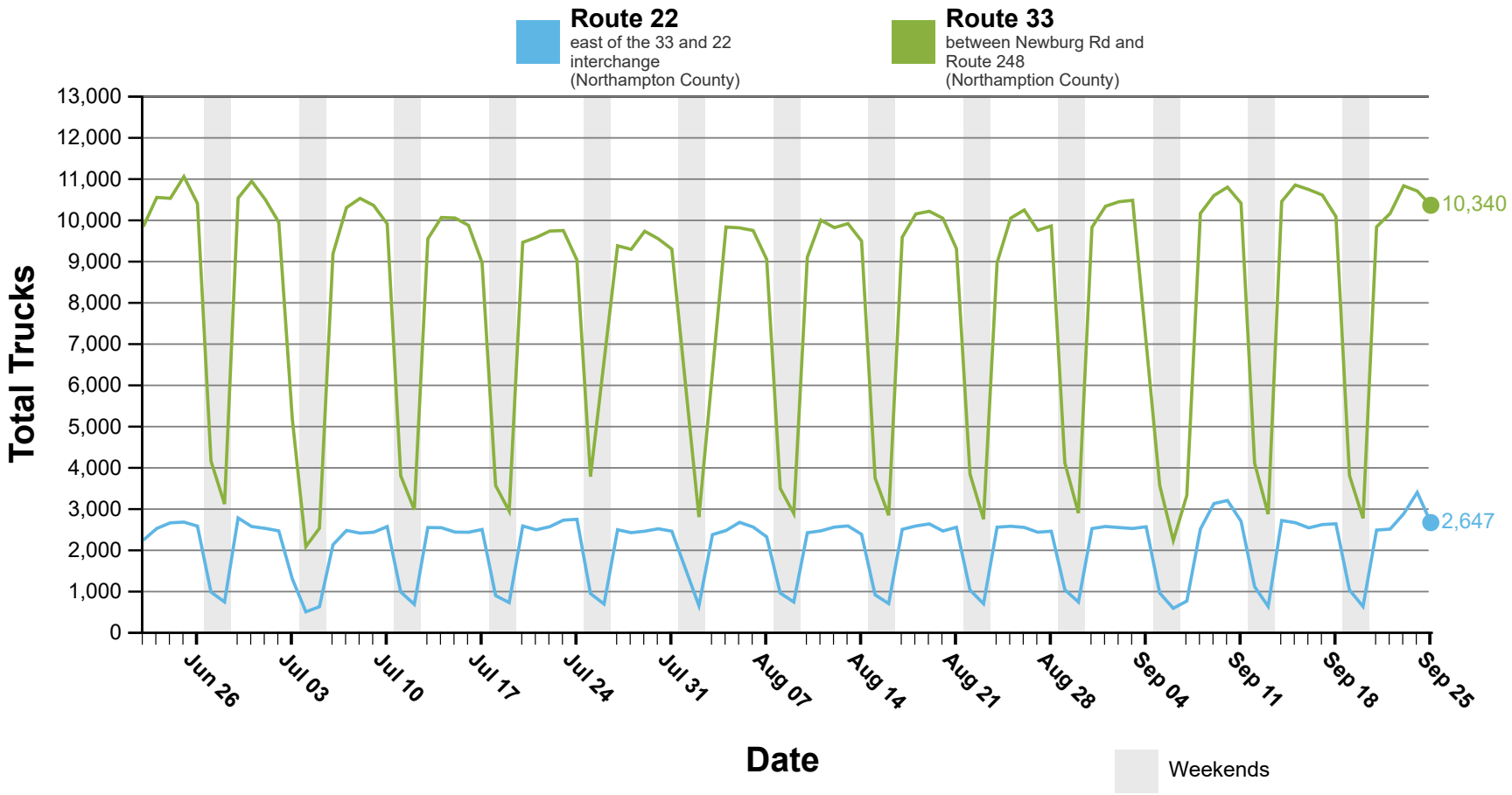


Traffic Volumes Throughout the Lehigh Valley



**Data from June/22/2026 - Sept/25/2026 at daily intervals*

Truck Volumes Throughout the Lehigh Valley



*Data from June/22/2026 - Sept/25/2026 at daily intervals

Lehigh Valley Planning Commission

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MEMORANDUM

DATE: October 16, 2026
TO: Lehigh Valley Planning Commission
FROM: Hannah Milagio, Regional Planner for Community Engagement
REGARDING: Public Engagement, Education and Grants

Public Engagement

The most recent **Plan Lehigh Valley National Public Radio** show, which aired at 6:30 pm, October 5 on WDIY radio 88.1 FM, gave a summary of the many projects completed and underway. Co-hosts Becky Bradley and Matt Assad gave updates on often-discussed projects that included the $545 million Transportation Improvement Program and the Lehigh Valley Trail Connection Strategy, but also the behind-the-scenes work being done on projects such as the regional Arts and Culture Plan and Global Stormwater Management Plan. The podcast is now streaming at www.wdiy.org/show/plan-lehigh-valley and www.lvpc.org/newslv. The next Plan Lehigh Valley show will air Monday, November 2 at 6:30 pm.

The most recent **Morning Call Business Cycle Column** was published Sunday, October 11, under the headline the headline "Now Comes the Hard Part: Building". In the column, Becky details how the Lehigh Valley fell into its housing crisis and how, over the past two years, hundreds of dedicated people worked to build a plan to dig out of it. The column details how the Lehigh Valley Housing Supply and Attainability Strategy is designed to chip away at the region's 9,000-unit housing shortage. The column is available at www.lvpc.org/newslv and mcall.com. The next column in the Morning Call will publish on Sunday, November 29.

Educational Opportunities

Local Technical Assistance Program (LTAP)

The following course will be taught in-person at the LVPC Offices. Registration is free and can be found at www.lvpc.org/transportation-training.

Local Road Safety Plans

What: This course will teach participants how to develop a local road safety plan that provides a framework for identifying, analyzing, and prioritizing safety improvements on local roads. The content of a local road safety plan is tailored to local issues and needs and will vary accordingly. The process of developing a plan results in a prioritized list of issues, safety concerns, actions, and improvements, which can then be used to reduce fatalities and serious injuries on local roads.

When: Tuesday, November 17, 8 AM - noon

Contact Hannah Milagio at hmilagio@lvpc.org or 610-264-4544 with any questions or for registration assistance.

THE MORNING CALL

Talking Business with Becky Bradley: Now comes the hard part -- building

By Becky Bradley
For The Morning Call
Oct. 9, 2026 at 8:00 AM



How will the Lehigh Valley meet its housing needs? (Pete Shaheen/The Morning Call)

Everyone needs a place to live. That's a pretty simple statement of fact. Yet, few issues are as personal, complex or consequential. Where we live affects where our children go to school, how much time we spend commuting, what we can afford and whether we feel rooted in a community.

Housing isn't just another issue. In many ways, it's the issue above all the others, with a cascading effect that washes over every aspect of life.

This is why literally hundreds of really dedicated people from across the region have spent the last two years helping us develop the Lehigh Valley Housing Supply and Attainability Strategy.

It was inspiring to see more than 220 of them join us at DeSales University to release the strategy and a data dashboard that can help every community analyze its housing situation and enable developers to determine where and what to build, while giving people a glimpse of where they can — and can't — afford to live in the Lehigh Valley. You can find the Housing Strategy and Data Dashboard at lvpc.org/housing. The dashboard is designed track housing production from year to year. Already in 2026, more than 4,700 homes have been proposed through September.

The growing number of people who can no longer afford to live here is what started this movement in the first place. Our analysis showed that much of the Lehigh Valley had become unattainable for many of the families already living here. It revealed a more than 9,000-unit housing shortage, brought on by a decade of suppressed building after the housing downturn, even as this region continued to grow by more than 4,000 people a year. A national housing shortage was exacerbated here because our high quality of life makes us attractive to new people and businesses. In other words, developers stopped building, but people just kept coming.

The ensuing shortage helped cause the median home price to double in just 10 years. When our kids can't afford to live here, the net result is that we jeopardize the community and economic success we spent decades building.

That's when Lehigh County did an extraordinary thing. Its leaders made housing a priority, not just for the county, but the entire region, and invested in a study to find solutions. That led to a unique partnership between the LVPC, Urban Land Institute, Lehigh County and ultimately Northampton County to develop the 152-page Housing Strategy. It includes hundreds of recommendations divided into categories of Construction and Development, Finance, Land Use and Regulation, and Collaboration and Partnership.

This is a complex puzzle, so there's no silver bullet that will solve this issue, but rather a slate of achievable actions that range from installing efficiencies to shorten the review process, making it easier to provide a greater diversity of home types and encouraging innovation — in financing, construction and government regulations — that can bring more affordable homes to market more quickly. That means considering modular, tiny and 3D printed homes, redeveloping vacant or underused retail centers, developing innovative financing to support small builders, and streamlining regulations without making the municipality more vulnerable.

What it means most is partnerships and collaboration between developers, builders, banks and municipalities are going to be key in digging out of this shortage. And that's

where I’m most encouraged because that’s what this region specializes in. No other region in Pennsylvania, and probably the nation, has so many municipalities planning together in multi-municipal plans, and few other regions have used so many public private partnerships to get infrastructure projects done. We have proven we can tackle this, but it’s going to take everyone, and even then, it’s going to take time. This problem is nearly two decades in the making and it’s going to take years to rebalance this housing market.

Everyone needs a place to live. That was the simple statement we started with. The solutions aren’t nearly as simple. But they are possible.

They will require builders to build, municipalities to innovate, lenders to think differently, governments to collaborate and all of us to recognize that housing isn’t somebody else’s problem. It is a regional problem because it affects every part of our community. We spent two years bringing hundreds of people together to understand the problem and build a strategy. Now comes the hard part: turning that strategy into homes.

It will take time. It will take patience. And it will take all of us.

This is a contributed opinion column. Becky Bradley is executive director of the Lehigh Valley Planning Commission. She can be reached at planning@lvpc.org.