



ANNUAL

Subdivision and Building Activity Report



March 2014

Lehigh Valley Planning Commission

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Approved for release by the Lehigh Valley Planning Commission on March 27, 2014.

I. INTRODUCTION

The Lehigh Valley Planning Commission (LVPC) reviews subdivision and land development plans relative to the policies of the *Comprehensive Plan The Lehigh Valley ... 2030*. Since 1972, the LVPC has published the annual subdivision activity report to provide a general overview of development activity during the year. In 2013, there was a modest rebound in subdivision activity in the Lehigh Valley over previous years. The combination of development spurred in the City of Allentown by the Neighborhood Improvement Zone and an improving unemployment rate (annual 8.7% in 2012, annual 7.0% in 2013) may generally explain the increase in regional subdivision activity. Graph 14 on page 23 shows the correlation between the unemployment rate and subdivision activity.

Unlike the previous decade where single family homes were being proposed in great numbers, the recent trend of more apartments and assisted living units being proposed by developers continued in 2013. Despite continued low mortgage rates and a lower unemployment rate, the demand for new single family homes, townhomes and duplex “twin” units remains weak in comparison to previous building “booms” and development trends in the region. In comparison the rental market appears favorable with the continued demand for apartments.

Non-residential development saw a substantial increase in 2013 with a 288% increase in square footage approved by local municipalities for warehouses, office space and retail development.

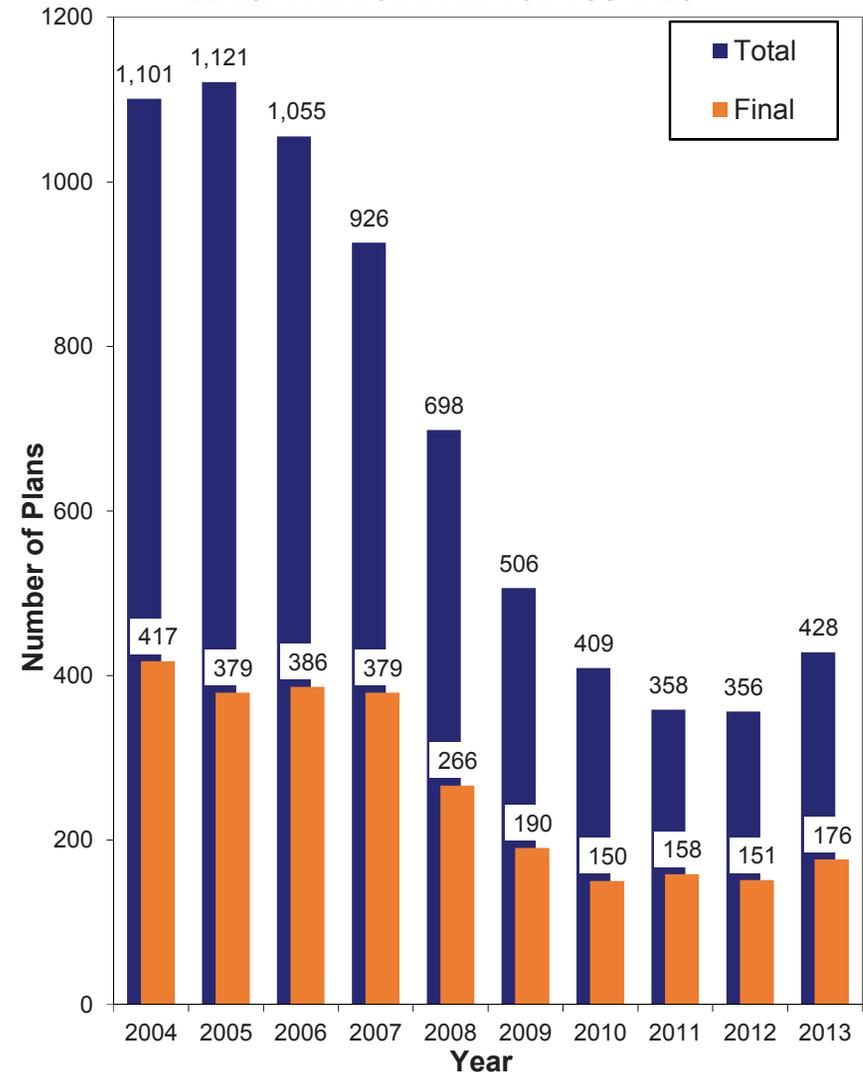
II. PLAN ACTIVITY

Table 1 shows 428 subdivision/land development plans were submitted to the LVPC in 2013, an increase of 20.2 % from 356 plans in 2012. Approximately 41% of the plans submitted in 2013 (176 plans) were final plans. In comparison, this percentage is nearly identical to 2012 levels (42%). Graph 1 shows the first increase in submitted plans since 2009.

**TABLE 1
2013 PLAN SUBMISSIONS**

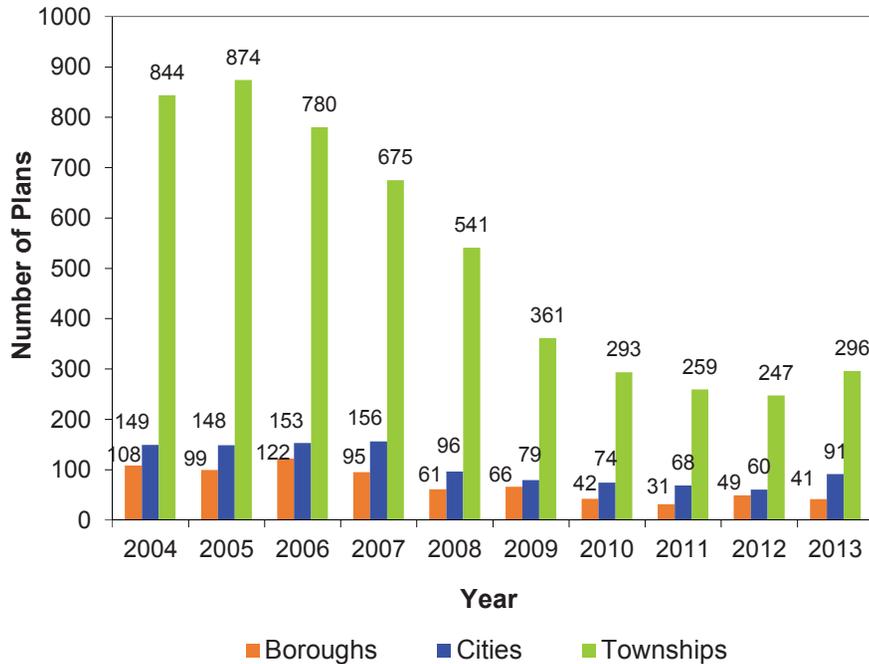
Stage	Lehigh County	Northampton County	Lehigh Valley
Sketch	9	2	11
Preliminary	124	117	241
Final	79	72	151
Resubdivision	18	7	25
Total	230	198	428

**GRAPH 1
NUMBER OF PLANS: 2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**



Examining the volume of plans by municipality type provides a good indication of where development is occurring in the Lehigh Valley. Map 1 on page 3 shows the distribution of plans across the Lehigh Valley in 2013. As demonstrated in Graph 2, plans submitted in the townships continue to significantly outnumber those submitted in the boroughs and three cities.

**GRAPH 2
TOTAL PLANS BY MUNICIPALITY TYPE: 2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**

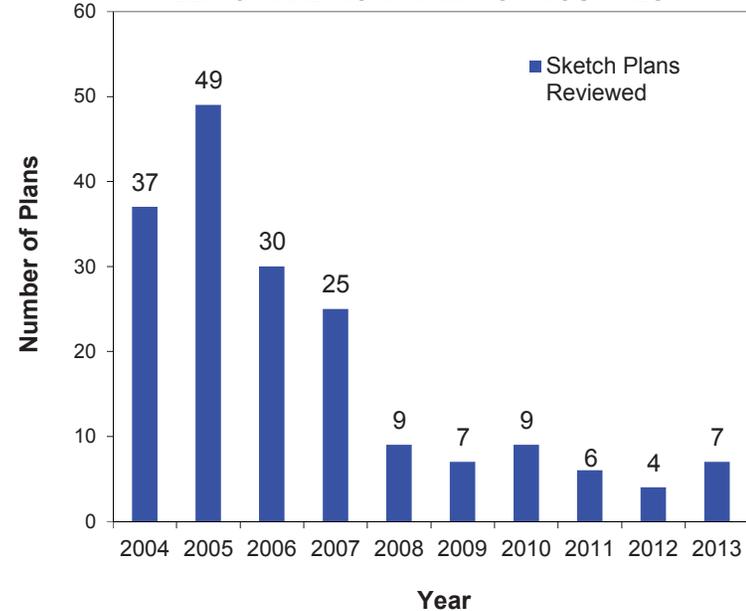


Sketch plan activity increased from 2012 figures. The LVPC reviewed seven sketch plans during 2013, a 75% increase from the 4 reviewed in 2012 (Graph 3). The sketch plan process allows the LVPC to evaluate a proposed subdivision or development concept against the County Comprehensive Plan earlier in the development process than preliminary plan submission allows. While a relatively small number of sketch plans, it is noteworthy that it is the most sketch plans submitted for review since 2010.

III. TOTAL LOTS

Total lots represent the sum of proposed and approved lots. As shown in Graph 4, 3,833 total lots were reviewed by the LVPC during 2013, an in-

**GRAPH 3
SKETCH PLANS REVIEWED: 2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**



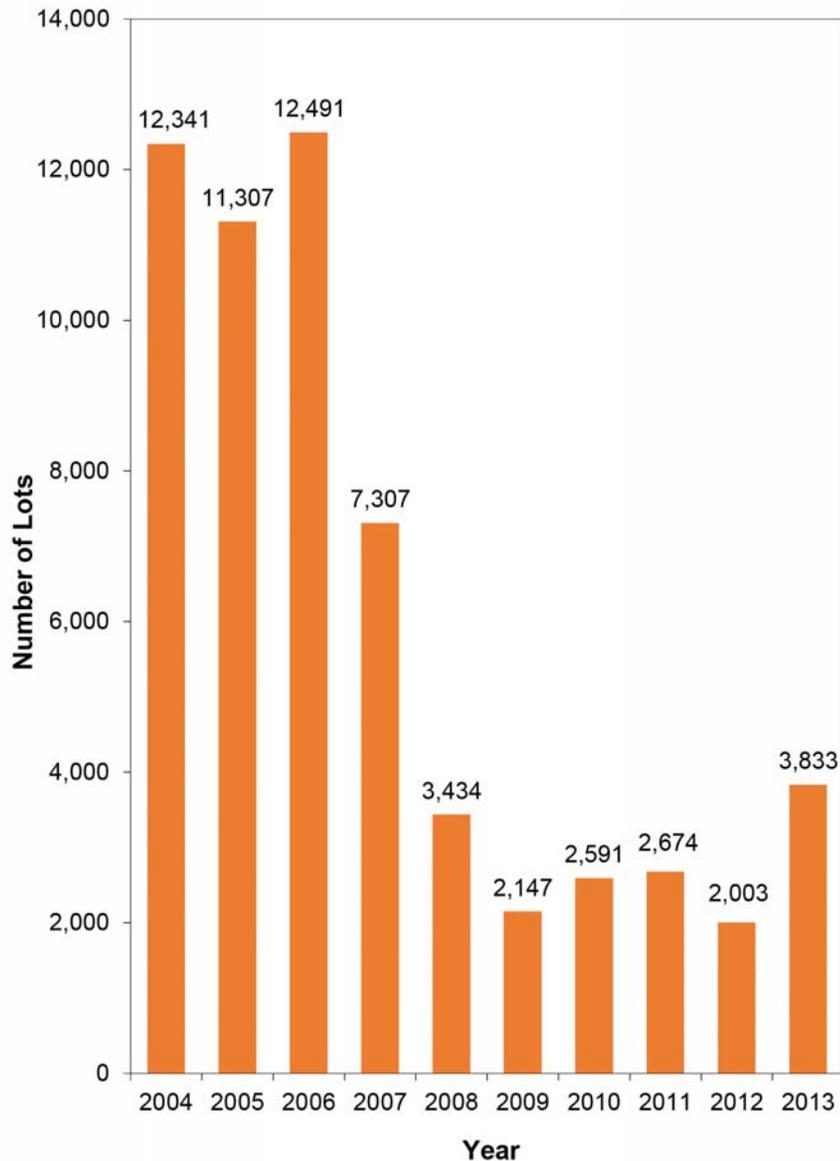
crease of 91.4% from 2012 totals. Map 2 on page 4 shows the distribution of total lots across the Lehigh Valley in 2013. Generally, the number of total lots, coupled with building permits, is an indicator of potential residential growth and a reading of developers’ confidence in the market. A historical perspective on total lots is shown in Graph 12 on page 21.

A note on the discussion of lots: For the purpose of this report, the term lot may refer to any of the following: a new lot that is proposed in a sketch or preliminary plan or approved in a final plan; a lot on which a resubdivision or lot line adjustment is proposed in a sketch or preliminary plan or approved in a resubdivision plan; or a new dwelling unit that is proposed in a sketch or preliminary plan or approved in a final plan regardless of whether or not it will be placed on its own individual lot/parcel (e.g., condominium and apartment units).

IV. PROPOSED LOTS

Of the Lehigh Valley’s 3,833 total lots, 2,852 (74.4%) were proposed in sketch and preliminary plans. The percentage of proposed lots is slightly lower than

**GRAPH 4
NUMBER OF TOTAL LOTS: 2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**



2012 levels (79%). In keeping with past trends, the majority (92%) of the proposed lots are for residential uses. Table 2 illustrates the diversity of proposed housing types. Of the proposed lots, 52% are for apartments, 15% for assisted living and 12% for single family houses. Apartments have been the number one housing type proposed in the region since 2008.

**TABLE 2
PROPOSED LOTS BY DEVELOPMENT TYPE
2013**

	Lehigh County		Northampton County		Lehigh Valley	
	No.	%	No.	%	No.	%
Total Residential	1,606	93%	1,020	91%	2,626	92%
Single Family	270	16%	81	7%	351	12%
Twins	52	3%	4	0%	56	2%
Townhouses	51	3%	58	5%	109	4%
Apartments	932	54%	561	50%	1,493	52%
Condominiums	0	0%	0	0%	0	0%
Mobile Home Parks	0	0%	198	18%	198	7%
Assisted Living	301	17%	118	11%	419	15%
Planned Residential Development	0	0%	0	0%	0	0%
Total Non-Residential	127	7%	99	9%	226	8%
Industrial/Warehousing	15	1%	22	2%	37	1%
Commercial	22	1%	6	1%	28	1%
Other	24	1%	11	1%	35	1%
Non-Development	66	4%	60	5%	126	4%
Total	1,733	100%	1,119	100%	2,852	100%

Note: Percentages will not add up to 100 due to rounding.

Map 3 on page 6 shows the distribution of the proposed lots across the Lehigh Valley in 2013. The majority of the proposed lots in Allentown and Lower Nazareth Township are for apartments.

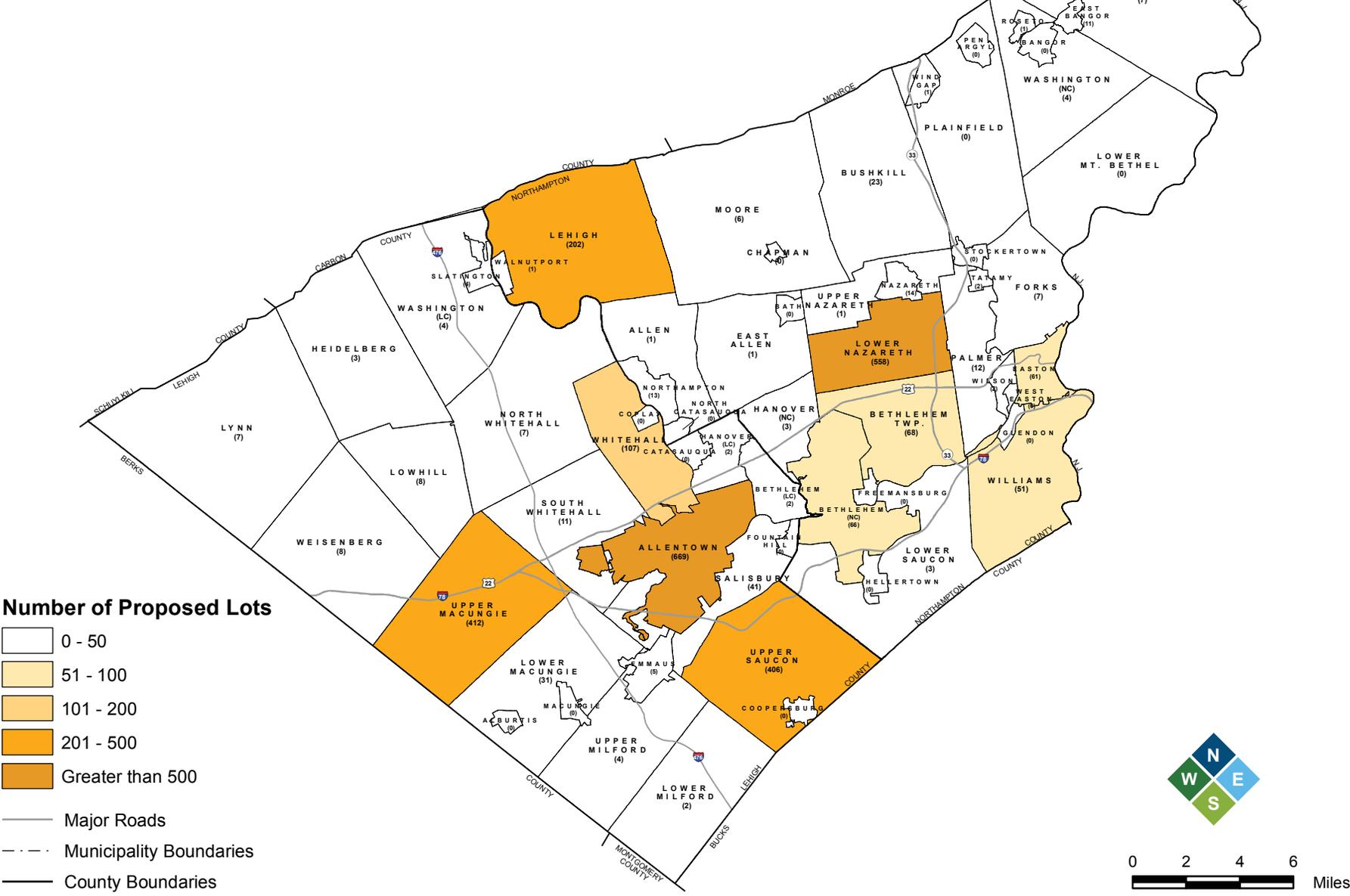
Table 3 illustrates a “top ten” ranking of proposed lots by municipality.

**TABLE 3
MUNICIPAL RANKING — PROPOSED LOTS
2013**

Lehigh County			Northampton County		
	Lots	% of total		Lots	% of total
Allentown City	669	38.6%	Lower Nazareth Township	558	49.9%
Upper Macungie Township	412	23.8%	Lehigh Township	202	18.1%
Upper Saucon Township	406	23.4%	Bethlehem Township	68	6.1%
Whitehall Township	107	6.2%	Bethlehem City (NC)	66	5.9%
Salisbury Township	41	2.4%	Easton City	61	4.6%
Lower Macungie Township	31	1.8%	Williams Township	51	2.1%
South Whitehall Township	11	0.6%	Bushkill Township	23	1.3%
Lowhill/Weisenberg Townships	8	0.5%	Nazareth Borough	14	1.3%
Lynn/North Whitehall Townships	7	0.4%	Northampton Borough	13	1.2%
Emmaus Borough	5	0.3%	Palmer Township	12	1.1%

Note: Municipalities that share a line in the table each had the number of lots displayed.

MAP 3 PROPOSED LOTS BY MUNICIPALITY LEHIGH AND NORTHAMPTON COUNTIES 2013



V. APPROVED LOTS

In 2013, 981 approved lots, or 26% of the Lehigh Valley's total lots, received final approval from the municipalities (Table 4). This represents a 135.9% increase from the previous year's 416 approved lots (Graph 5). The majority of the approved lots in the Lehigh Valley (86%) are for residential uses. Of the approved lots, 37% are for single family houses and 35% are for apartments.

**TABLE 4
APPROVED LOTS BY DEVELOPMENT TYPE
2013**

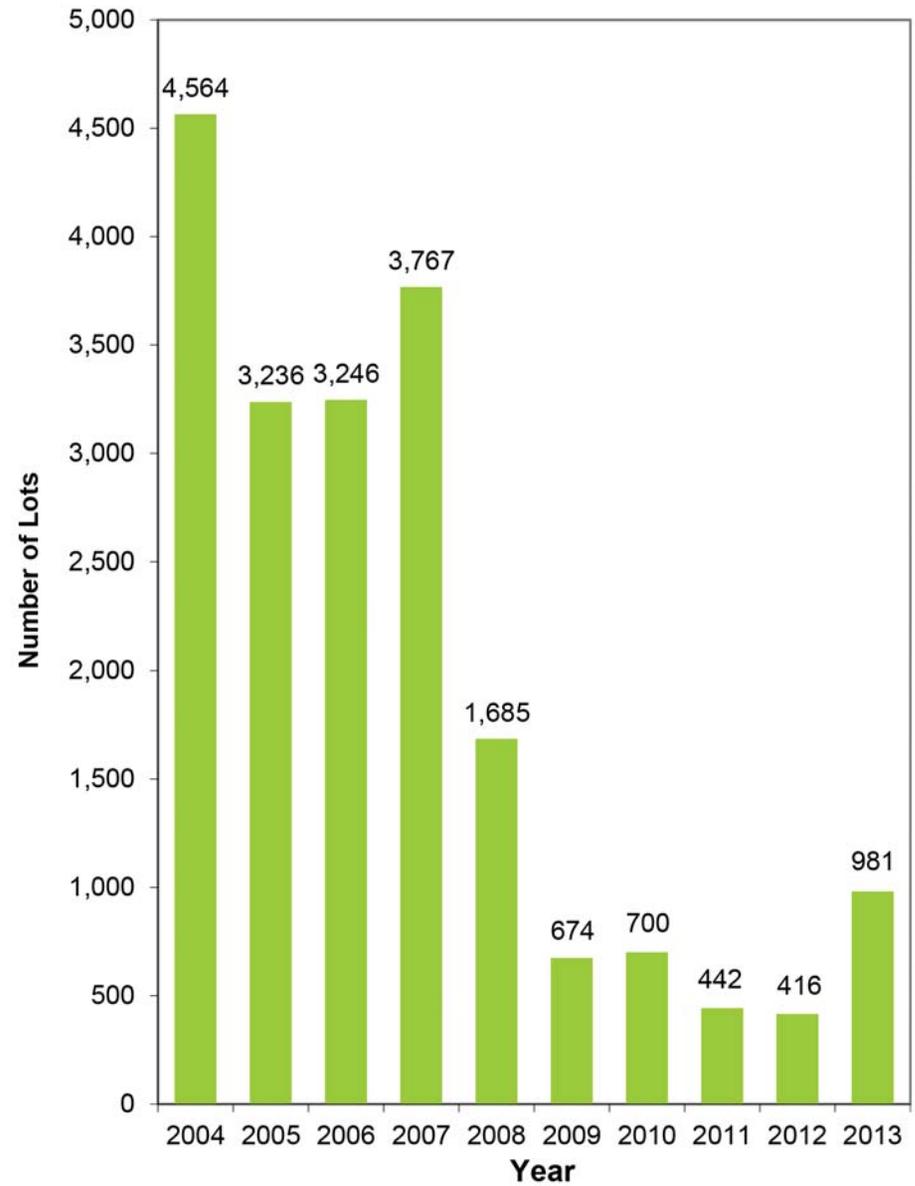
	Lehigh County		Northampton County		Lehigh Valley	
	No.	%	No.	%	No.	%
Total Residential	197	71%	647	92%	844	86%
Single Family	48	17%	312	44%	360	37%
Twins	70	25%	4	1%	74	8%
Townhouses	0	0%	24	3%	24	2%
Apartments	34	12%	307	44%	341	35%
Condominiums	0	0%	0	0%	0	0%
Mobile Home Parks	0	0%	0	0%	0	0%
Assisted Living	45	16%	0	0%	45	5%
Planned Residential Development	0	0%	0	0%	0	0%
Total Non-Residential	81	29%	56	8%	137	14%
Industrial/Warehousing	17	6%	13	2%	30	3%
Commercial	10	4%	1	0%	11	1%
Other	13	5%	11	2%	24	2%
Non-Development	41	15%	31	4%	72	7%
Total	278	100%	703	100%	981	100%

Note: Percentages will not add to 100 due to rounding.

Map 4 on page 8 shows the distribution of approved lots across the Lehigh Valley in 2013. A small sample size and the significant time between preliminary and final plans prohibit an analysis of whether housing types are diversifying across the region because a single subdivision can skew the numbers. For example, 204 of the 360 approved lots for single family houses were in one Hanover Township subdivision first proposed in 2007 (*Traditions of America at Bridle Path*) and 208 of the 341 apartments were in one Bethlehem Township subdivision initially proposed in 2011 (*Madison Farms*).

Table 5 provides a "top ten" ranking of approved lots by municipality. Graph 13 on page 22 illustrates the breakdown of approved lots by housing type since the start of the decade. For nearly three decades, development within the Lehigh Valley has focused on the rural and suburban townships where development is relatively dispersed. The predominant character of this development is low density single family dwellings. However, recent trends show less demand for that type of development.

**GRAPH 5
NUMBER OF LOTS APPROVED: 2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**



**TABLE 5
MUNICIPAL RANKING — APPROVED LOTS
2013**

Lehigh County			Northampton County		
	Lots	% of total		Lots	% of total
Alburtis Borough	83	29.9%	Bethlehem Township	284	40.4%
Whitehall Township	73	26.3%	Hanover Township (NC)	219	31.2%
Lower Macungie Township	21	7.6%	Palmer Township	48	6.8%
South Whitehall Township	19	6.8%	Upper Nazareth Township	37	5.3%
Salisbury Township	14	5.0%	Bethlehem City (NC)	36	5.1%
Allentown City	12	4.3%	Easton City	23	3.3%
Weisenberg Township	11	4.0%	East Bangor Borough	9	1.3%
Multiple municipalities	8	2.9%	Multiple municipalities	8	1.1%
Multiple municipalities	7	2.5%	Multiple municipalities	7	1.0%
Multiple municipalities	6	2.2%	Multiple municipalities	6	0.9%

Note: Municipalities that share a line in the table each had the number of lots displayed.

A note about the municipal ranking tables: a single development plan can impact the rankings significantly from one year to the next.

Map 5 on page 10 shows all approved lots by municipality from 2003 to 2013. This map is a good general indicator of where development pressure occurred in that time frame.

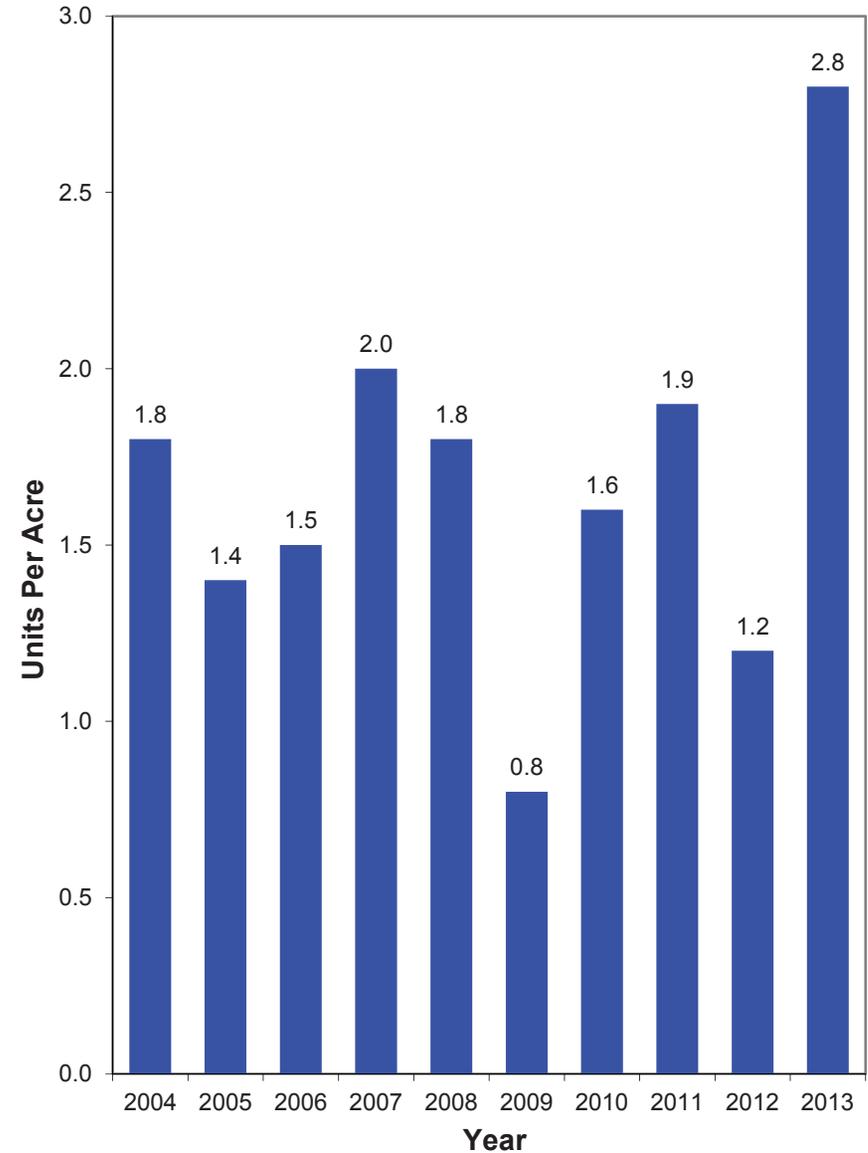
VI. DENSITY

Graph 6 provides a historical perspective on the average density of approved residential development in the Lehigh Valley. In 2013, the average density of approved residential development substantially increased to 2.8 units per acre, an increase from the 2012 figure of 1.2 units per acre largely due to the number of apartments approved in Northampton County. Table 6 on page 11 provides county-level densities by residential housing types. During 2013, the average density of approved residential development was 1.8 units per acre in Lehigh County and 3.4 units per acre in Northampton County. For comparison purposes, the County Comprehensive Plan classifies four units per acre as “urban development”.

VII. DEVELOPED ACREAGE

Development approved by Lehigh Valley municipalities during 2013 could consume 1,577 acres or 2.5 square miles (Graph 7). The land subdivided for non-residential development is a mixture of “brownfield” and “greenfield” development with brownfield redevelopment in the City of Bethlehem on former Bethlehem Steel property and greenfield development in Lower Macungie Township (Spring Creek Industrial Subdivision) and Upper Macungie Township (Ocean Spray and Bimbo Bakeries). This represents a 241%

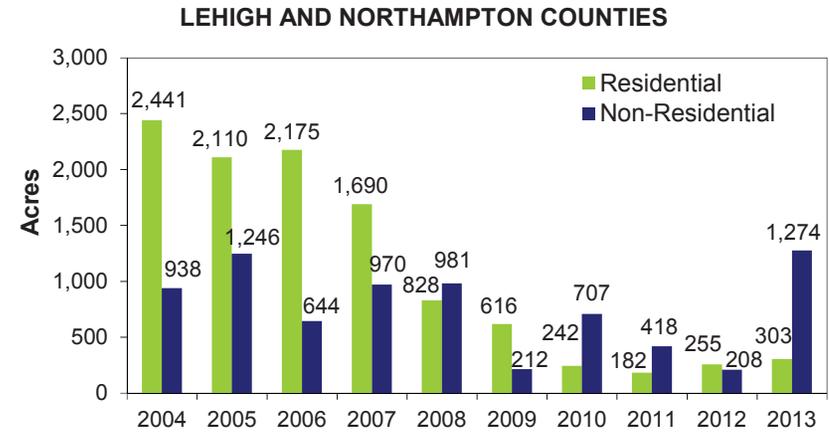
**GRAPH 6
AVERAGE DENSITY OF APPROVED
RESIDENTIAL LOTS: 2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**



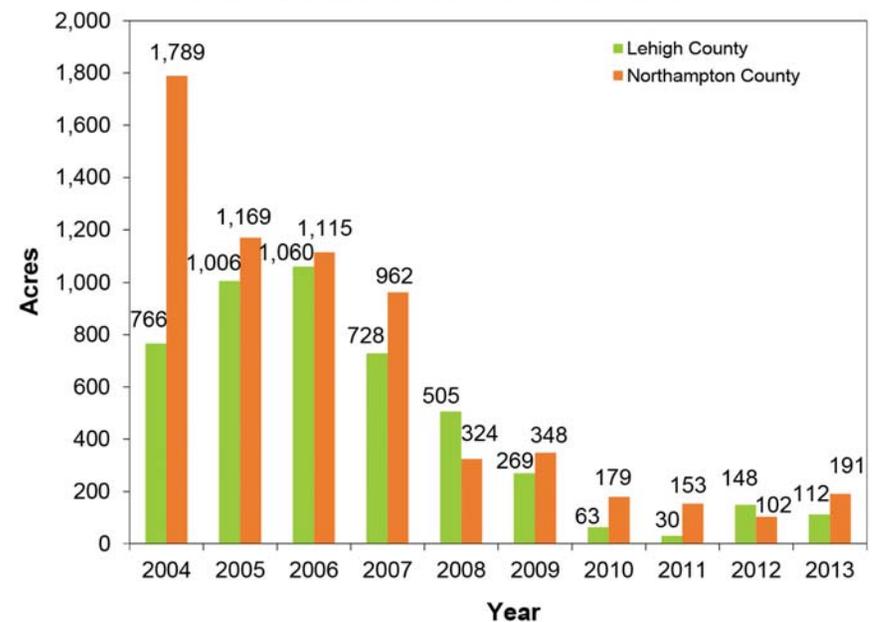
**TABLE 6
DENSITIES BY RESIDENTIAL HOUSING TYPES
2013**

Lehigh County			
	Units	Acres	Density (units per acre)
Apartment	34	1.0	34.0
Assisted Living	45	1.2	37.5
Condominium	0	0.0	0.0
Mobile Home Park	0	0.0	0.0
Planned Residential Development	0	0.0	0.0
Single Family Dwelling	48	95.9	0.5
Townhouse	0	0.2	0.0
Twin	70	14.1	0.0
Total	197	112.4	1.8
Northampton County			
	Units	Acres	Density (units per acre)
Apartment	307	13.8	22.2
Assisted Living	0	0.0	0.0
Condominium	0	0.0	0.0
Mobile Home Park	0	0.0	0.0
Planned Residential Development	0	0.0	0.0
Single Family Dwelling	312	171.8	1.8
Townhouse	24	4.9	4.9
Twin	4	0.2	20.0
Total	647	190.7	3.4
Total Residential Units	844		
Total Acres	303.1		
Average Density (Both Counties)	2.8		

**GRAPH 7
SUBDIVIDED ACREAGE FOR APPROVED PLANS ONLY
2004-2013**



**GRAPH 8
SUBDIVIDED RESIDENTIAL ACREAGE
FOR APPROVED PLANS ONLY
2004-2013**



increase from 2012 levels. The comparison of Graphs 7 and 8 show the continued substantial decrease in the demand for new residential development from earlier in the decade.

VIII. SEWER AND WATER SYSTEMS

Tables 7 and 8 provide information on the type of water supply and sewage disposal for the lots approved in 2013. Graphs 9 and 10 illustrate the trends in the various types of water supply/sewage disposal for the last 10 years. The data from Tables 7 and 8 are positive indicators. Most approved lots in the Lehigh Valley are served by public utilities and are in areas recommended for urban development by the County Comprehensive Plan, where existing infrastructure can support it. The County Comprehensive Plan recommends new growth to locate in these areas as opposed to the rural and farmland areas of the Lehigh Valley.

**TABLE 7
TYPE OF WATER SUPPLY — APPROVED LOTS
2013**

	Community		Central		On-Lot		Total
	No.	%	No.	%	No.	%	
Lehigh	212	91.4%	0	0.0%	20	8.6%	232
Northampton	656	97.8%	0	0.0%	15	2.2%	671
Lehigh Valley	868	96.1%	0	0.0%	35	3.9%	903

**TABLE 8
TYPE OF SEWAGE DISPOSAL — APPROVED LOTS
2013**

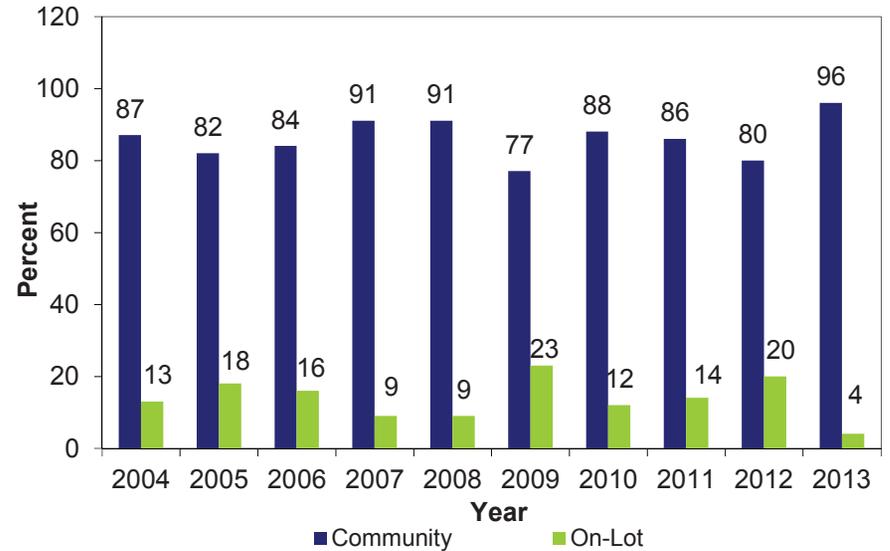
	Public		Central		On-Lot		Total
	No.	%	No.	%	No.	%	
Lehigh	212	91.4%	0	0.0%	20	8.6%	232
Northampton	655	97.6%	0	0.0%	16	2.4%	671
Lehigh Valley	867	96.0%	0	0.0%	36	4.0%	903

IX. NON-RESIDENTIAL DEVELOPMENT

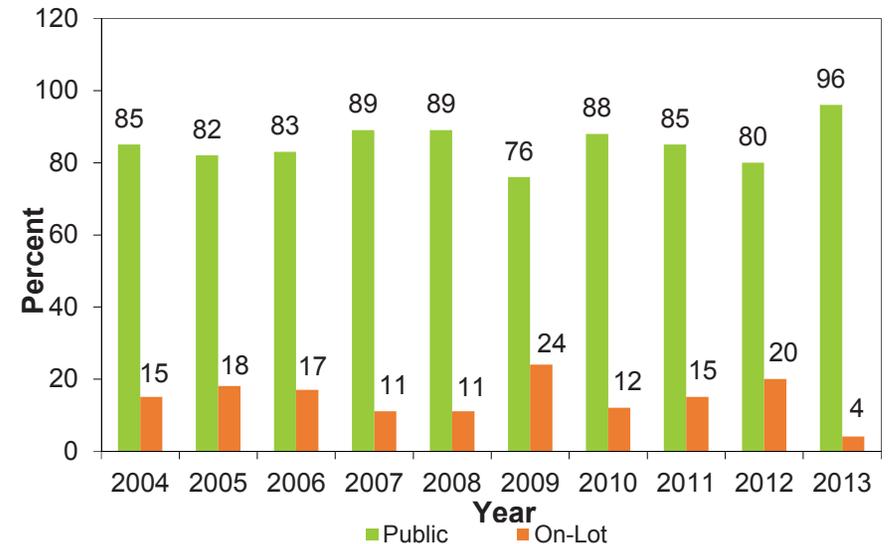
During 2013, 7,418,048 square feet of non-residential development was approved. This is an increase of 288% from 2012 totals. Table 9 provides information on the amount of non-residential square footage approved by type of use. The ten largest approved projects are listed in Table 10, a ten year historical perspective in Graph 11 and a complete list of non-residential projects can be found in Table 14 on page 20.

The increase is due largely to the approval of three warehouses in LVIP 7 in Bethlehem and the arena in downtown Allentown.

**GRAPH 9
WATER SUPPLY TYPE FOR APPROVED LOTS
2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**



**GRAPH 10
SEWAGE DISPOSAL TYPE FOR APPROVED LOTS
2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**



**TABLE 9
SQUARE FOOTAGE OF APPROVED
NON-RESIDENTIAL BUILDINGS
2013**

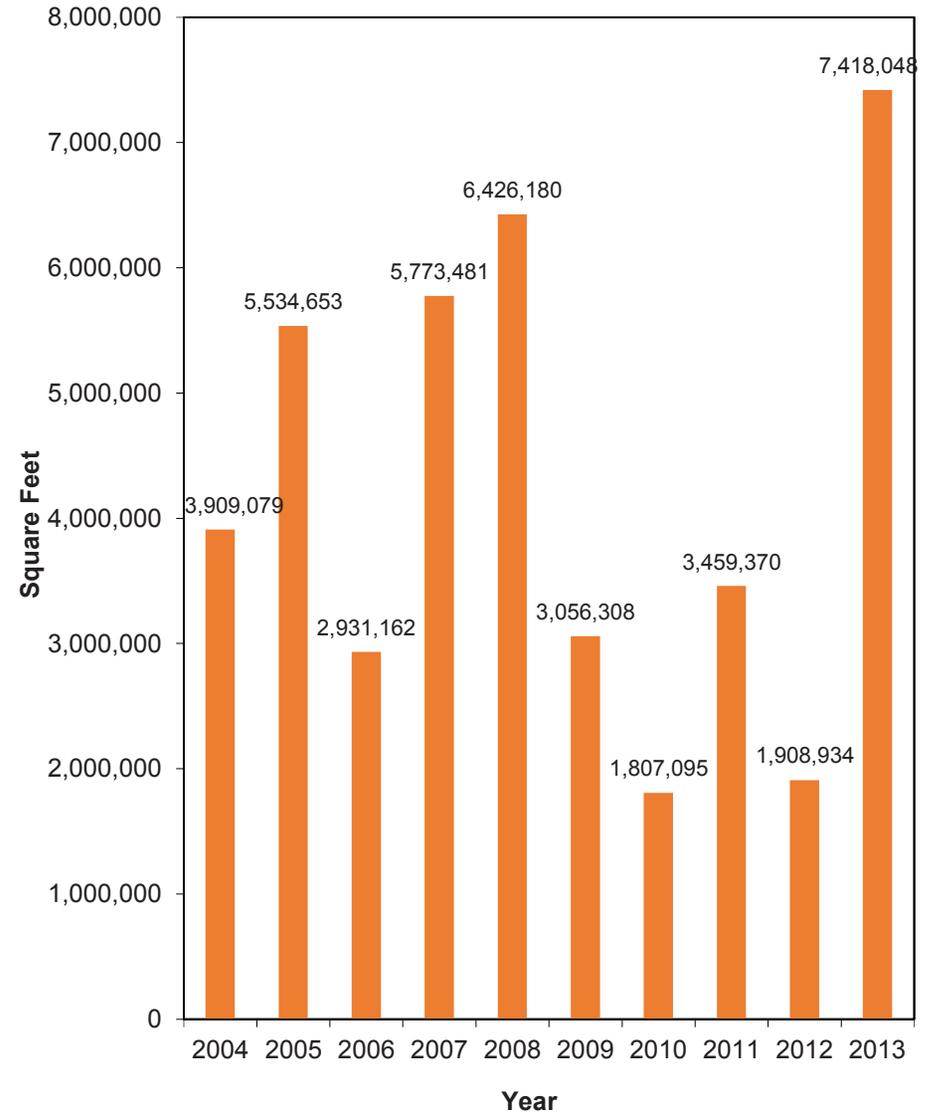
	Square Footage	% of Total
Industrial	5,103,197	68.8%
Public/Quasi Public	1,408,673	19.0%
Commercial	495,640	6.7%
Retail	237,226	3.2%
Office	170,997	2.3%
Recreation	2,315	0.0%
Transportation	0	0.0%
TOTAL	7,418,048	100.0%

Note: Percentages will not add to 100 due to rounding.

**TABLE 10
TOP TEN LARGEST APPROVED NON-RESIDENTIAL PROJECTS
2013**

Municipality	Project	Square Footage
Bethlehem City (NC)	Majestic Bethlehem Center (Phase #2 Bldg.)	1,750,000
Bethlehem City (NC)	Liberty Property Ptnshp. (LVIP 7, Lot #1)	1,200,000
Allentown City	Allentown Arena and Events Center	1,000,100
Bethlehem City (NC)	LVIP 7 (Lots #3,#4 and #5)	800,000
Weisenberg Township	West Hills Business Center (Lot #2)	435,100
Allentown City	Two City Center	323,072
Upper Macungie Township	Ocean Spray Bottling Plant	275,313
Upper Macungie Township	Orograin Bakeries (Lehigh Valley West 2, Lot 10)	230,000
Northampton Borough	Northampton Area SD (New Middle School)	137,738
Upper Saucon Township	DeSales University (Upperclassmen Village)	125,000

**GRAPH 11
SQUARE FEET OF APPROVED
NON-RESIDENTIAL DEVELOPMENT
2004-2013
LEHIGH AND NORTHAMPTON COUNTIES**



X. DETAILED ACTIVITY TABLES AND HISTORICAL DATA

The following tables and graphs provide more detailed information on the subdivision and land development activity that took place in the Lehigh Val-

ley during 2013. Tables 11 through 14 provide information on 2013 activity at the municipal and project levels. Graphs 12 and 13 provide information on historical subdivision and land development activity within the region.

**TABLE 11
2013 ACTIVITY TOTALS
LEHIGH COUNTY**

Municipality	Sketch	Preliminary	Final	Resubdivision	Total	Total Different	Lots Proposed	Lots Approved	Total Lots
Alburtis Borough	0	0	1	0	1	1	0	83	83
Allentown City	0	29	15	2	46	39	669	12	681
Bethlehem City (LC)	0	2	3	0	5	4	2	1	3
Catasauqua Borough	0	1	1	0	2	1	0	0	0
Coopersburg Borough	0	0	0	0	0	0	0	0	0
Coplay Borough	0	0	0	0	0	0	0	0	0
Emmaus Borough	0	2	2	0	4	2	5	0	5
Fountain Hill Borough	0	0	0	0	0	0	0	0	0
Hanover Township (LC)	0	2	2	0	4	3	2	1	3
Heidelberg Township	1	1	2	1	5	3	3	5	8
Lower Macungie Township	1	15	8	0	24	18	31	21	52
Lower Milford Township	0	2	1	1	4	3	2	2	4
Lowhill Township	0	6	4	2	12	7	8	8	16
Lynn Township	0	6	3	1	10	7	7	6	13
Macungie Borough	0	0	1	0	1	1	0	1	1
North Whitehall Township	0	5	1	1	7	6	7	2	9
Salisbury Township	0	6	2	3	11	7	41	14	55
Slatington Borough	0	2	2	0	4	2	4	0	4
South Whitehall Township	0	8	6	0	14	12	11	19	30
Upper Macungie Township	2	11	8	0	21	18	412	8	420
Upper Milford Township	0	4	3	1	8	6	4	4	8
Upper Saucon Township	0	8	3	0	11	9	406	0	406
Washington Township (LC)	0	4	2	4	10	8	4	7	11
Weisenberg Township	0	9	5	1	15	10	8	11	19
Whitehall Township	1	5	4	1	11	9	107	73	180
TOTAL	5	128	79	18	230	176	1,733	278	2,011

LEGEND					
AG	Agriculture	MHP	Mobile Home Park	RET	Retail
AL	Assisted Living	NONE	No construction	SFD	Single Family Dwelling
APT	Apartment	OFF	Office	TOWN	Townhouse
COM	Commercial	PRD	Planned Residential Development	TRAN	Transportation
COND	Condominium	PUB	Public/Quasi Public	TWIN	Twin/Duplex
IND	Industrial/Warehousing	REC	Recreation		

**TABLE 11 (cont.)
2013 ACTIVITY TOTALS
NORTHAMPTON COUNTY**

Municipality	Sketch	Preliminary	Final	Resubdivision	Total	Total Different	Lots Proposed	Lots Approved	Total Lots
Allen Township	0	1	1	0	2	1	1	1	2
Bangor Borough	0	0	0	0	0	0	0	0	0
Bath Borough	0	0	0	0	0	0	0	0	0
Bethlehem City (NC)	0	16	12	2	30	21	66	36	102
Bethlehem Township	0	9	6	0	15	12	68	284	352
Bushkill Township	0	8	2	2	12	9	23	4	27
Chapman Borough	0	0	0	0	0	0	0	0	0
East Allen Township	0	1	1	0	2	1	1	1	2
East Bangor Borough	0	2	2	0	4	2	11	9	20
Easton City	0	8	2	0	10	10	61	23	84
Forks Township	0	6	2	1	9	7	7	2	9
Freemansburg Borough	0	0	0	0	0	0	0	0	0
Glendon Borough	0	0	1	0	1	1	0	0	0
Hanover Township (NC)	0	5	5	0	10	10	3	219	222
Hellertown Borough	0	0	1	0	1	1	0	3	3
Lehigh Township	0	3	3	0	6	5	202	2	204
Lower Mt. Bethel Township	0	0	2	0	2	2	0	3	3
Lower Nazareth Township	1	14	3	0	18	16	558	2	560
Lower Saucon Township	0	4	3	0	7	5	3	5	8
Moore Township	0	5	4	0	9	7	6	4	10
Nazareth Borough	0	4	1	0	5	4	14	2	16
North Catasauqua Borough	0	0	0	0	0	0	0	0	0
Northampton Borough	0	1	2	0	3	3	13	2	15
Palmer Township	0	8	5	1	14	9	12	48	60
Pen Argyl Borough	0	0	0	0	0	0	0	0	0
Plainfield Township	0	1	0	0	1	1	0	0	0
Portland Borough	0	0	0	0	0	0	0	0	0
Roseto Borough	0	1	1	1	3	2	1	2	3
Stockertown Borough	0	1	0	0	1	1	0	0	0
Tatamy Borough	0	2	1	0	3	2	2	2	4
Upper Mt. Bethel Township	0	2	3	0	5	5	7	3	10
Upper Nazareth Township	0	2	1	0	3	3	1	37	38
Walnutport Borough	0	1	0	0	1	1	1	0	1
Washington Township (NC)	0	5	1	0	6	5	4	1	5
West Easton Borough	0	0	0	0	0	0	0	0	0
Williams Township	1	4	3	0	8	5	51	4	55
Wilson Borough	0	2	3	0	5	3	2	3	5
Wind Gap Borough	0	1	1	0	2	1	1	1	2
TOTAL	2	117	72	7	198	155	1,119	703	1,822
LEHIGH VALLEY TOTAL	7	245	151	25	428	331	2,852	981	3,833

**TABLE 12
PROPOSED LOTS/UNITS BY TYPE OF USE — 2013
LEHIGH COUNTY**

	AG	AL	APT	COM	COND	IND	MHP	NONE	OFF	PRD	PUB	REC	RET	SFD	TOWN	TRAN	TWIN	TOTAL
Alburtis Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allentown City	0	0	640	4	0	2	0	17	2	0	0	1	3	0	0	0	0	669
Bethlehem City (LC)	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2
Catasauqua Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coopersburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coplay Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emmaus Borough	0	0	4	0	0	0	0	1	0	0	0	0	0	0	0	0	0	5
Fountain Hill Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hanover Township (LC)	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	2
Heidelberg Township	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
Lower Macungie Township	0	0	0	4	0	8	0	9	1	0	0	4	5	0	0	0	0	31
Lower Milford Township	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
Lowhill Township	0	0	0	0	0	0	0	7	0	0	0	0	0	1	0	0	0	8
Lynn Township	0	0	0	0	0	0	0	2	0	0	0	0	0	5	0	0	0	7
Macungie Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Whitehall Township	0	0	0	0	0	0	0	4	0	0	0	0	0	3	0	0	0	7
Salisbury Township	0	36	0	0	0	0	0	4	0	0	0	0	0	1	0	0	0	41
Slatington Borough	0	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4
South Whitehall Township	0	0	0	0	0	0	0	1	0	0	1	0	0	9	0	0	0	11
Upper Macungie Township	0	110	288	10	0	1	0	2	0	0	0	0	1	0	0	0	0	412
Upper Milford Township	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	4
Upper Saucon Township	0	155	0	0	0	0	0	3	0	0	1	4	0	191	0	0	52	406
Washington Township (LC)	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4
Weisenberg Township	0	0	0	0	0	2	0	2	0	0	0	0	0	4	0	0	0	8
Whitehall Township	0	0	0	1	0	0	0	3	0	0	0	0	0	52	51	0	0	107
Total	0	301	932	22	0	15	0	66	3	0	2	9	10	270	51	0	52	1,733
Percent of Total	0.0%	17.4%	53.8%	1.3%	0.0%	0.9%	0.0%	3.8%	0.2%	0.0%	0.1%	0.5%	0.6%	15.6%	2.9%	0.0%	3.0%	

LEGEND					
AG	Agriculture	MHP	Mobile Home Park	RET	Retail
AL	Assisted Living	NONE	No construction	SFD	Single Family Dwelling
APT	Apartment	OFF	Office	TOWN	Townhouse
COM	Commercial	PRD	Planned Residential Development	TRAN	Transportation
COND	Condominium	PUB	Public/Quasi Public	TWIN	Twin/Duplex
IND	Industrial/Warehousing	REC	Recreation		

**TABLE 12 (cont.)
PROPOSED LOTS/UNITS BY TYPE OF USE — 2013
NORTHAMPTON COUNTY**

	AG	AL	APT	COM	COND	IND	MHP	NONE	OFF	PRD	PUB	REC	RET	SFD	TOWN	TRAN	TWIN	TOTAL
Allen Township	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Bangor Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bath Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bethlehem City (NC)	0	0	46	0	0	9	0	7	0	0	2	0	0	0	0	0	2	66
Bethlehem Township	0	64	0	0	0	2	0	0	1	0	1	0	0	0	0	0	0	68
Bushkill Township	0	0	0	0	0	0	0	7	0	0	0	0	0	16	0	0	0	23
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Allen Township	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
East Bangor Borough	0	0	0	0	0	0	0	3	0	0	0	0	0	0	8	0	0	11
Easton City	0	52	4	0	0	0	0	3	0	0	0	0	0	0	0	0	2	61
Forks Township	0	0	0	3	0	2	0	1	1	0	0	0	0	0	0	0	0	7
Freemansburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glendon Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hanover Township (NC)	0	0	0	0	0	2	0	0	1	0	0	0	0	0	0	0	0	3
Hellertown Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lehigh Township	0	0	0	0	0	0	198	3	0	0	0	0	0	1	0	0	0	202
Lower Mt. Bethel Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Nazareth Township	0	0	498	2	0	3	0	7	2	0	1	0	0	4	41	0	0	558
Lower Saucon Township	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	3
Moore Township	0	0	0	0	0	0	0	5	0	0	0	0	0	1	0	0	0	6
Nazareth Borough	0	2	0	1	0	0	0	2	0	0	0	0	0	0	9	0	0	14
North Catasauqua Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northampton Borough	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Palmer Township	0	0	0	0	0	2	0	8	1	0	0	0	0	1	0	0	0	12
Pen Argyl Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plainfield Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Portland Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roseto Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Stockertown Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tatamy Borough	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
Upper Mt. Bethel Township	0	0	0	0	0	1	0	0	0	0	0	0	0	6	0	0	0	7
Upper Nazareth Township	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Walnutport Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Washington Township (NC)	0	0	0	0	0	0	0	3	0	0	0	0	0	1	0	0	0	4
West Easton Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Williams Township	0	0	0	0	0	0	0	0	0	0	0	1	0	50	0	0	0	51
Wilson Borough	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Wind Gap Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Total	0	118	561	6	0	22	198	60	6	0	4	1	0	81	58	0	4	1,119
Percent of Total	0.0%	10.5%	50.1%	0.5%	0.0%	2.0%	17.7%	5.4%	0.5%	0.0%	0.4%	0.1%	0.0%	7.2%	5.2%	0.0%	0.4%	
Lehigh Valley Totals	0	419	1,493	28	0	37	198	126	9	0	6	10	10	351	109	0	56	2,852
Percent of Total	0.0%	14.7%	52.3%	1.0%	0.0%	1.3%	6.9%	4.4%	0.3%	0.0%	0.2%	0.4%	0.4%	12.3%	3.8%	0.0%	2.0%	

**TABLE 13
APPROVED LOTS/UNITS BY TYPE OF USE — 2013
LEHIGH COUNTY**

	AG	AL	APT	COM	COND	IND	MHP	NONE	OFF	PRD	PUB	REC	RET	SFD	TOWN	TRAN	TWIN	TOTAL
Alburtis Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	0	56	83
Allentown City	0	0	0	2	0	1	0	5	0	0	0	0	3	1	0	0	0	12
Bethlehem City (LC)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Catasauqua Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coopersburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coplay Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emmaus Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fountain Hill Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hanover Township (LC)	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Heidelberg Township	0	0	0	0	0	0	0	2	0	0	0	0	0	3	0	0	0	5
Lower Macungie Township	0	0	0	4	0	9	0	3	1	0	0	4	0	0	0	0	0	21
Lower Milford Township	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Lowhill Township	0	0	0	0	0	0	0	5	0	0	0	0	0	3	0	0	0	8
Lynn Township	0	0	0	0	0	0	0	2	0	0	0	0	0	4	0	0	0	6
Macungie Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
North Whitehall Township	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
Salisbury Township	0	10	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	14
Slatington Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Whitehall Township	0	0	0	0	0	0	0	2	0	0	1	0	0	2	0	0	14	19
Upper Macungie Township	0	0	0	2	0	3	0	1	0	0	0	0	2	0	0	0	0	8
Upper Milford Township	0	0	0	1	0	1	0	2	0	0	0	0	0	0	0	0	0	0
Upper Saucon Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Washington Township (LC)	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	7
Weisenberg Township	0	0	0	0	0	2	0	2	0	0	0	0	0	7	0	0	0	11
Whitehall Township	0	35	34	0	0	1	0	2	0	0	0	0	1	0	0	0	0	73
Total	0	45	34	10	0	17	0	41	1	0	1	4	7	48	0	0	70	278
Percent of Total	0.0%	16.2%	12.2%	3.6%	0.0%	6.1%	0.0%	14.7%	0.4%	0.0%	0.4%	1.4%	2.5%	17.3%	0.0%	0.0%	25.2%	

LEGEND					
AG	Agriculture	MHP	Mobile Home Park	RET	Retail
AL	Assisted Living	NONE	No construction	SFD	Single Family Dwelling
APT	Apartment	OFF	Office	TOWN	Townhouse
COM	Commercial	PRD	Planned Residential Development	TRAN	Transportation
COND	Condominium	PUB	Public/Quasi Public	TWIN	Twin/Duplex
IND	Industrial/Warehousing	REC	Recreation		

**TABLE 13 (cont.)
APPROVED LOTS/UNITS BY TYPE OF USE — 2013
NORTHAMPTON COUNTY**

	AG	AL	APT	COM	COND	IND	MHP	NONE	OFF	PRD	PUB	REC	RET	SFD	TOWN	TRAN	TWIN	TOTAL
Allen Township	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Bangor Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bath Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bethlehem City (NC)	0	0	0	0	0	10	0	6	0	0	2	0	0	0	16	0	2	36
Bethlehem Township	0	0	280	0	0	0	0	0	3	0	0	0	1	0	0	0	0	284
Bushkill Township	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Allen Township	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
East Bangor Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	8	0	0	9
Easton City	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
Forks Township	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
Freemansburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glendon Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hanover Township (NC)	0	0	0	0	0	0	0	0	2	0	0	0	0	217	0	0	0	219
Hellertown Borough	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	3
Lehigh Township	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2
Lower Mt. Bethel Township	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
Lower Nazareth Township	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	2
Lower Saucon Township	0	0	4	0	0	0	0	1	0	0	0	0	0	0	0	0	0	5
Moore Township	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	0	0	4
Nazareth Borough	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
North Catasauqua Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northampton Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Palmer Township	0	0	0	0	0	0	0	1	0	0	0	0	0	47	0	0	0	48
Pen Argyl Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plainfield Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Portland Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roseto Borough	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Stockertown Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tatamy Borough	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
Upper Mt. Bethel Township	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	3
Upper Nazareth Township	0	0	0	0	0	0	0	0	0	0	0	0	0	37	0	0	0	37
Walnutport Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Washington Township (NC)	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
West Easton Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Williams Township	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
Wilson Borough	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
Wind Gap Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Total	0	0	307	1	0	13	0	31	7	0	2	0	1	312	24	1	4	703
Percent of Total	0.0%	0.0%	43.7%	0.1%	0.0%	1.8%	0.0%	4.4%	1.0%	0.0%	0.3%	0.0%	0.1%	44.4%	3.4%	0.1%	0.6%	
Lehigh Valley Totals	0	45	341	11	0	30	0	72	8	0	3	4	8	360	24	1	74	981
Percent of Total	0.0%	4.6%	34.8%	1.1%	0.0%	3.1%	0.0%	7.3%	0.8%	0.0%	0.3%	0.4%	0.8%	36.7%	2.4%	0.1%	7.5%	

TABLE 14
APPROVED NON-RESIDENTIAL PROJECTS
2013

Municipality	Development Name	Square Feet
Commercial		
Allentown City	Two City Center	323,072
Bethlehem City	Restaurant Depot	62,102
Lehigh Township	Walnutport Self Storage, Inc.	32,200
Allentown City	Bennett Infiniti (New Dealership)	23,150
Upper Macungie Township	Motel 6 (Blue Barn Road)	19,395
South Whitehall Township	Rothrock Motor Sales (Collision Repair Ctr.)	18,720
Forks Township	D'Arenberg, Pierre	10,546
Allentown City	Filippos Holdings (2249 W. Walnut St.)	4,130
Upper Milford Township	Buss Construction Company (New Garage)	1,995
Lower Macungie Township	Panera Bread Drive-Thru (Trex. Marketplace)	330
		495,640

Industrial		
Bethlehem City	Majestic Bethlehem Center (Phase 2 Bldg)	1,750,000
Bethlehem City	Liberty Property Ptnshp. (LVIP 7, Lot #1)	1,200,000
Bethlehem City	LVIP 7 (Lots 3,4 and 5)	800,000
Weisenberg Township	West Hills Business Center (Lot #2)	435,100
Upper Macungie Township	Ocean Spray (Project Pilgrim)	275,313
Upper Macungie Township	Orograin Bakeries (Lehigh Valley West 2, Lot 10)	230,000
Tatamy Borough	Becknell Services, LLC	100,300
Weisenberg Township	Palram America	80,000
Lower Nazareth Township	Phillips & Phillips (Bldg Addition)	70,400
Upper Milford Township	Seedway	39,711
Upper Macungie Township	Compass Business Center	38,000
Lower Macungie Township	Polaris South Realty (Lehigh Valley South, Lots 19-20)	25,000
Whitehall Township	Scheuermann, David	20,000
Forks Township	Fort James II Lot 2F-1 (Bethlehem Sausage Works)	18,225
Bethlehem Township	Rotating Machinery Services (2012 Bldg. Exp.)	13,968
Allentown City	Troxell, John (650 E. Washington St.)	7,000
Lower Saucon Township	Bethlehem Renewable Energy (Waste Tanks)	180
		5,103,197

Office		
Bethlehem Township	North Star Const. Mgmt. (LVIP 6, Lot #17A)	66,375
Bethlehem Township	LVIP 6 (Lot 25A - 3100 Emrick, LP)	49,068
Bethlehem Township	Madison Farms (Phase 1)	18,000
Lower Macungie Township	Progressive Vision Institute	12,000
Hanover Township (NC)	Patient First	7,033
Wilson Borough	Patient First - Wilson	7,033
Hanover Township (NC)	Bethlehem Orthodontics (New office)	6,475
Lower Nazareth Township	Qayyum, Adnan (Dental office)	3,000
Palmer Township	Valla, Suneel (New Medical Office)	1,696
Palmer Township	Inge, Andrew	317
		170,997

TABLE 14 (cont.)
APPROVED NON-RESIDENTIAL PROJECTS
2013

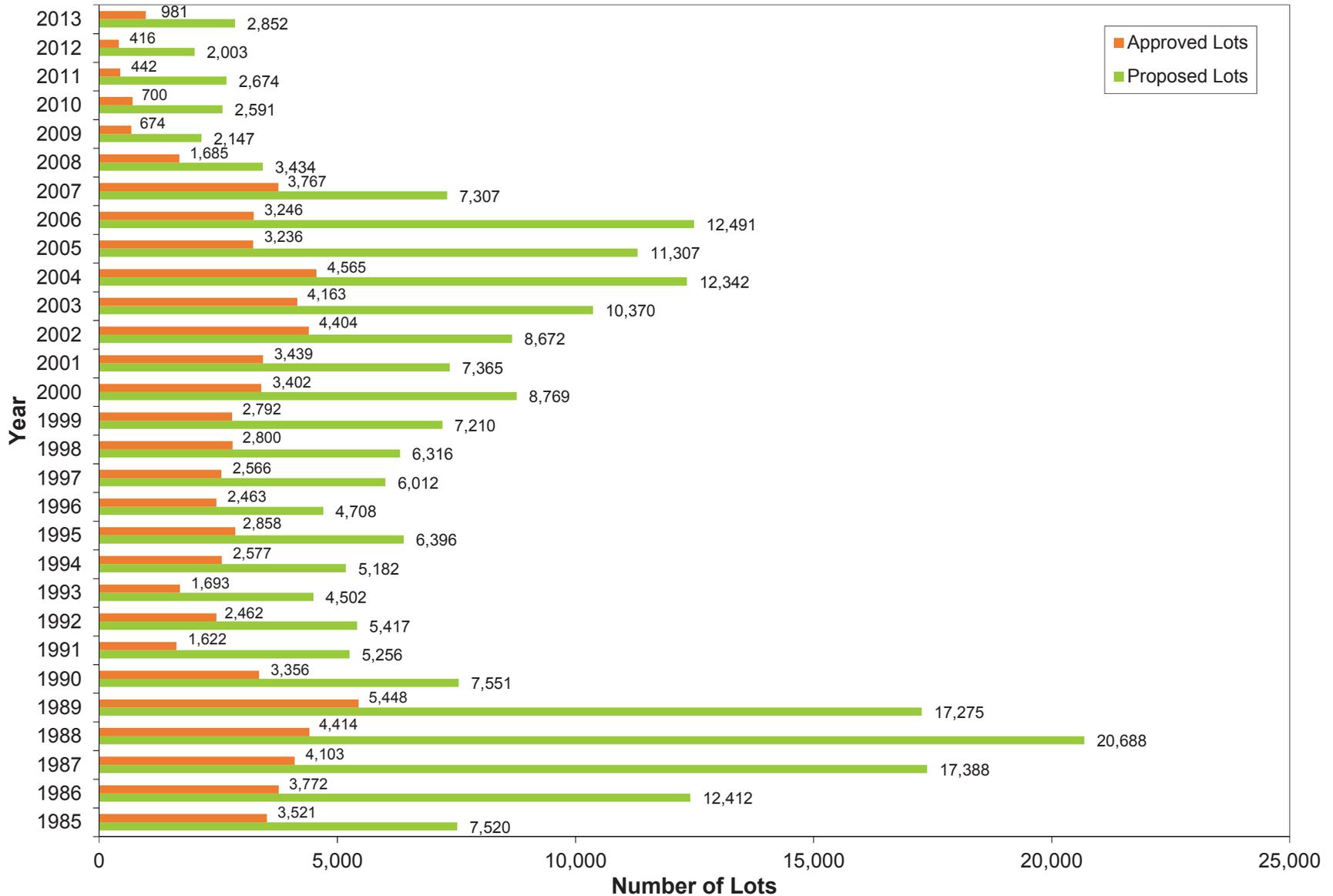
Municipality	Development Name	Square Feet
Public and Quasi-Public		
Allentown City	Allentown Arena and Events Center	1,000,100
Northampton Borough	Northampton Area SD (New Middle School)	137,738
Upper Saucon Township	DeSales University (Upperclassmen Village)	125,000
Bethlehem City	Bethlehem Hospital	29,452
Allentown City	East Side Fire Station (Replacement)	8,836
Bethlehem Township	Nancy Run Fire Company (Bldg Addition)	4,826
South Whitehall Township	Grandview Cemetery (Eternity Mausoleum Add.)	2,281
Bethlehem City	Lehigh Valley Charter High School for the Arts	85,428
Easton City	Easton Intermodal Transit Center	15,012
		1,408,673

Recreational/Open Space		
Lower Macungie Township	Lehigh Country Club (Building Exp.)	2,315
		2,315

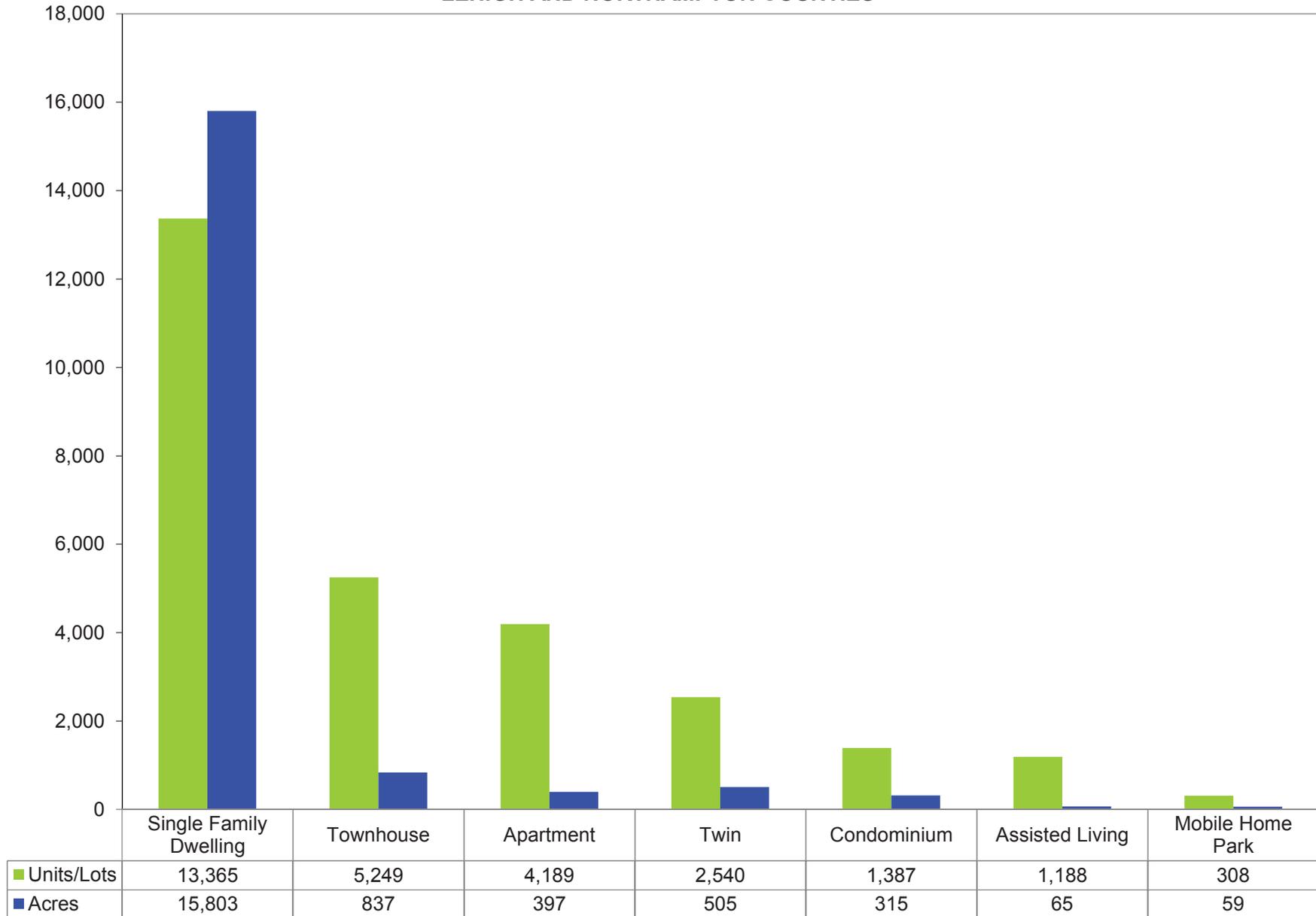
Retail		
Allentown City	Malke, Elias (918-926 Union Blvd)	1,500
Bethlehem Township	Madison Farms (Phase 1)	123,276
Upper Macungie Township	Krause Toyota (Rt. 100 Dealership)	26,928
Upper Macungie Township	Lehigh Hills, Lot #3 (Pad Sites)	17,775
Allentown City	CVS/Checkers (Emaus Ave./4th St.)	14,587
Upper Saucon Township	CVS #1093 (Fairmont Shopping Center)	12,900
Bethlehem City	Petsmart (Lehigh Shopping Center)	12,211
Hanover Township (LC)	Airport Point Realty Partners	10,248
Allentown City	Dollar General (Emaus Ave.)	9,100
Whitehall Township	Buffalo Wild Wings (Whitehall Mall)	6,097
Allentown City	Taco Bell (Airport Road Investors)	2,604
		237,226

TOTAL		7,418,048
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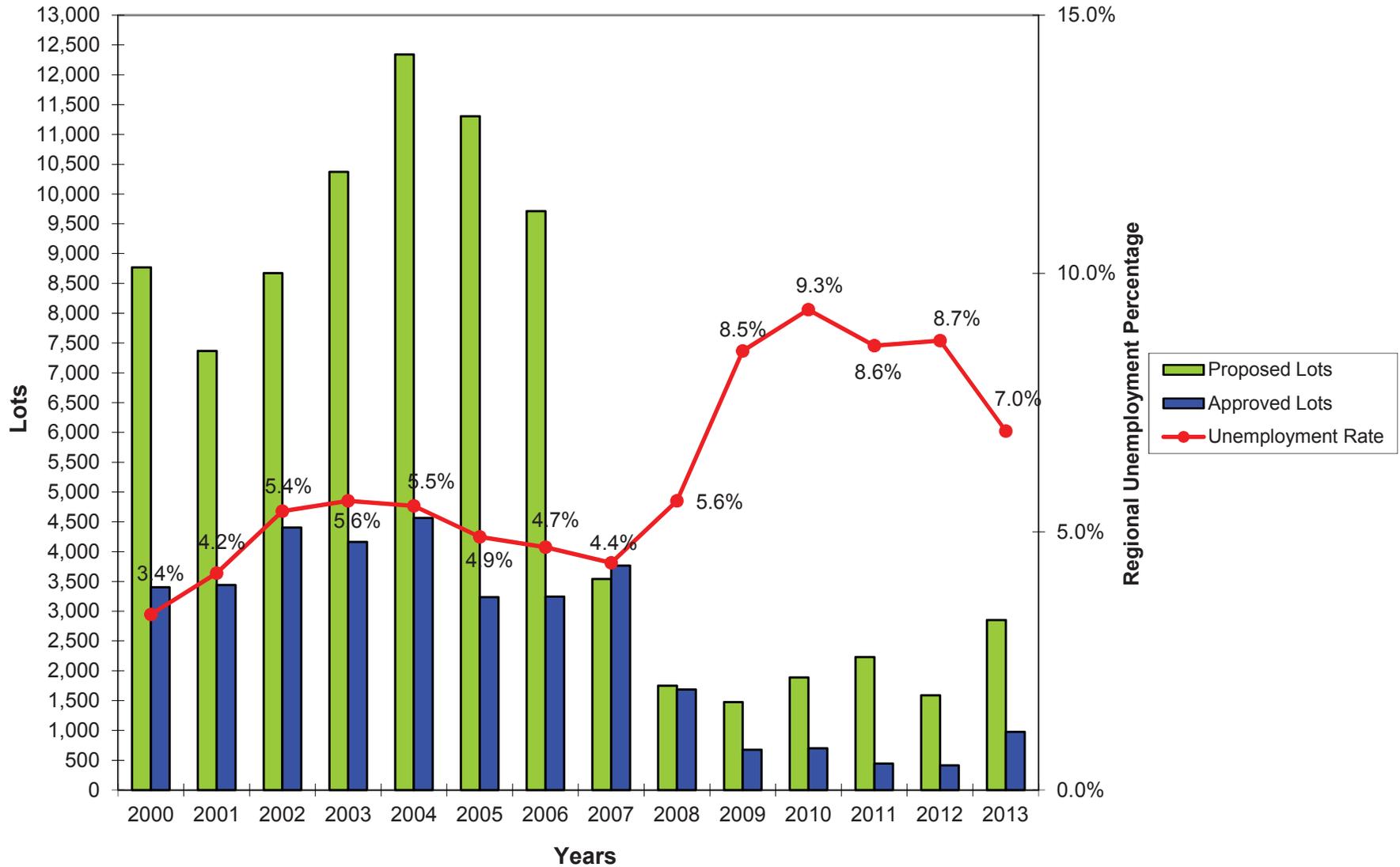
**GRAPH 12
HISTORICAL SUBDIVISION ACTIVITY
PROPOSED AND APPROVED LOTS BY YEAR
LEHIGH AND NORTHAMPTON COUNTIES
1985-2013**



**GRAPH 13
APPROVED RESIDENTIAL DEVELOPMENT
2000-2013
LEHIGH AND NORTHAMPTON COUNTIES**



**GRAPH 14
COMPARISON OF REGIONAL UNEMPLOYMENT RATE TO SUBDIVISION ACTIVITY
2000-2013
LEHIGH VALLEY**



XI. RESIDENTIAL BUILDING PERMITS

In addition to subdivision activity data, which provides a “macro” overview of development, residential building permits can provide a “micro” overview.

The number of building permits and where those permits are being approved are good companion indicators showing where development is occurring in the Lehigh Valley. An approved subdivision shows that the developer has satisfied the zoning and subdivision requirements. A building permit shows that the developer has satisfied the necessary paperwork to build a house or apartment building on the micro level. Both sets of data can demonstrate, generally, the perceived health of the housing market.

According to the U.S. Census Bureau building permit figures, building activity increased 29.7% in the Lehigh Valley in 2013. (Graph 15, page 30). Permits increased 66% in Lehigh County and increased 3.7% in Northampton County (Graph 16, page 31) from 2012 totals.

Similar to subdivision activity, permits for construction are generally in the townships, although with the rise in proposed apartments, urban areas, namely the cities, will see increases in the coming years in building permits in their municipalities. Table 15 (page 32) shows the number of permits issued by municipality and year.

Building permit data is collected monthly and annually by the U.S. Census Bureau. Monthly data is available for those municipalities that have been asked by the U.S. Census Bureau to voluntarily report on a monthly basis. Due to the voluntary nature of this reporting, some municipalities do not always report on time or at all in a given year. When this occurs, the Census Bureau “imputes” data based on trends from the previous years. When using monthly building permit data, be aware that zeroes may only indicate that the municipality may not report monthly. The annual data is the most comprehensive set of data.

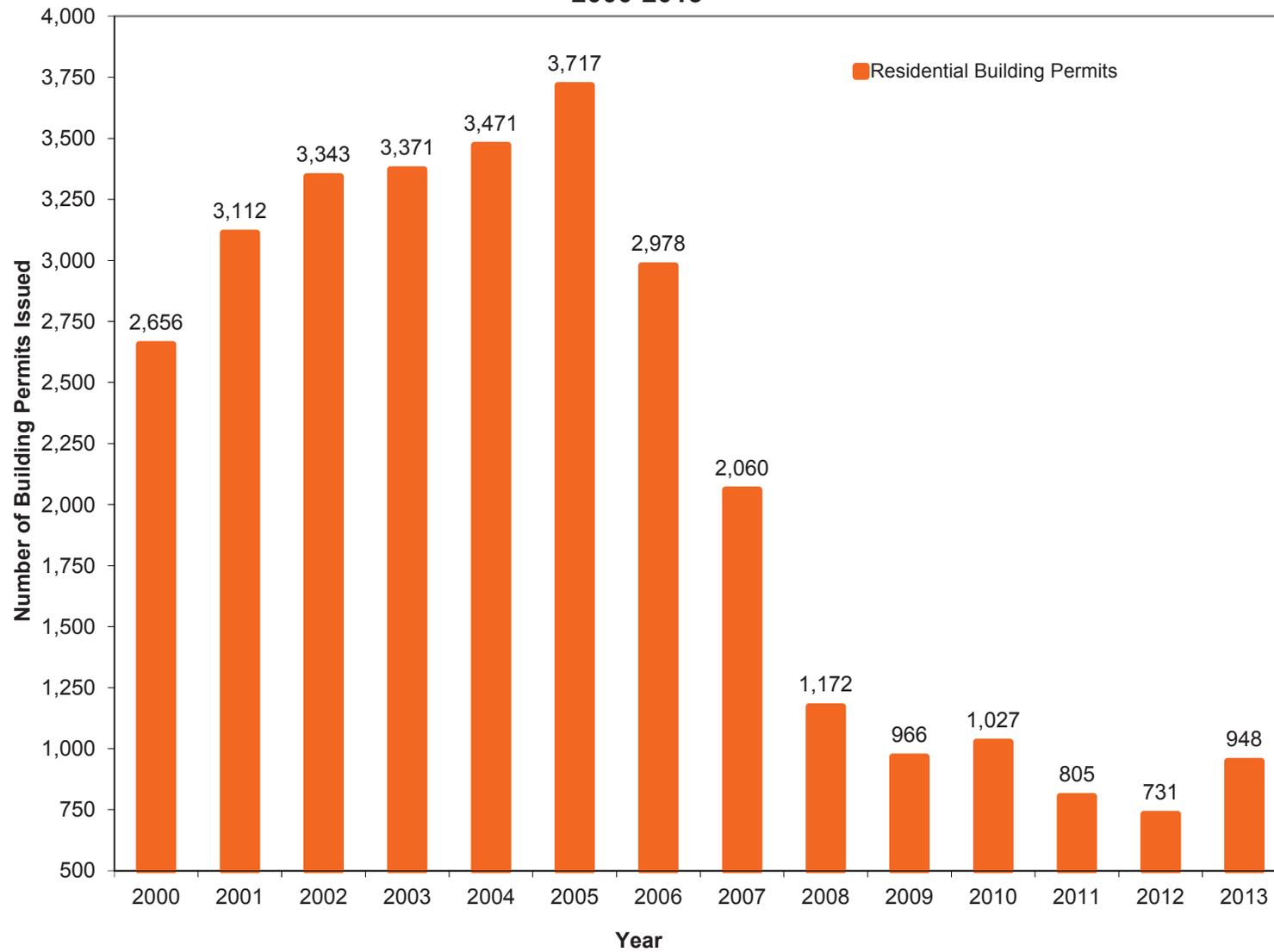
**TABLE 15
RESIDENTIAL BUILDING PERMITS
2000-2013**

Municipality	Year														Total
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Alburtis Borough	1	0	3	0	30	56	12	2	2	0	0	0	0	7	113
Allentown City	76	74	68	51	97	57	53	106	17	34	59	31	3	13	739
Catasauqua Borough	1	0	0	0	0	0	12	0	0	0	0	4	0	8	25
Coopersburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coplay Borough	1	0	0	1	0	2	2	0	0	0	0	1	3	0	10
Emmaus Borough	11	7	8	6	7	12	1	2	6	2	4	0	3	0	69
Fountain Hill Borough	1	1	0	5	1	1	0	0	0	0	0	0	0	0	9
Hanover Township (LC)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heidelberg Township	8	15	10	9	9	14	10	5	6	2	2	2	1	3	96
Lower Macungie Township	283	639	539	569	677	704	446	233	140	139	53	52	46	68	4,588
Lower Milford Township	18	23	16	15	11	12	6	2	7	5	0	2	4	3	124
Lowhill Township	16	23	16	21	18	13	11	4	6	0	2	3	4	5	142
Lynn Township	43	23	37	25	27	17	13	8	6	6	3	6	0	1	215
Macungie Borough	24	0	3	0	2	1	3	2	1	0	1	0	0	1	38
North Whitehall Township	107	87	81	75	78	69	55	36	23	9	6	22	20	20	688
Salisbury Township	32	29	30	26	33	34	35	18	5	3	2	1	3	7	258
Slatington Borough	1	0	0	2	1	0	0	1	0	0	0	0	0	2	7
South Whitehall Township	65	67	93	76	103	135	107	84	54	0	31	18	12	18	863
Upper Macungie Township	322	217	195	129	137	85	248	331	331	302	303	104	139	164	3,007
Upper Milford Township	34	31	35	51	42	20	24	34	18	4	20	10	9	20	352
Upper Saucon Township	127	101	115	208	177	108	106	97	45	77	52	114	47	123	1,497
Washington Township (LC)	28	16	24	28	41	41	28	15	11	6	10	6	1	8	263
Weisenberg Township	39	38	43	44	37	66	28	30	23	3	10	8	3	7	379
Whitehall Township	106	61	118	83	122	284	91	32	30	21	24	25	4	25	1,026
LEHIGH COUNTY	1,344	1,452	1,434	1,424	1,650	1,731	1,291	1,042	731	613	582	409	302	503	14,508

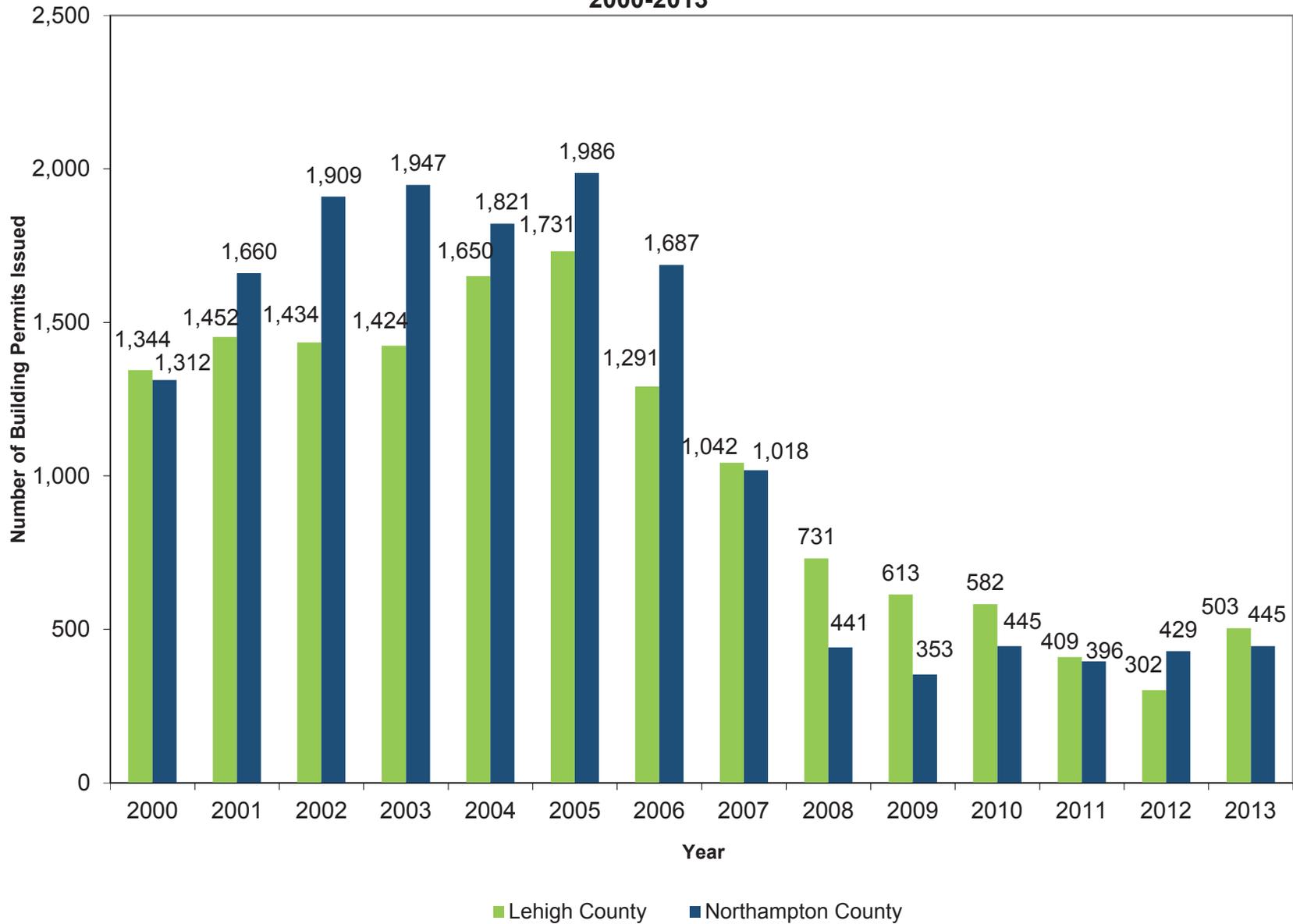
**TABLE 15 (cont.)
RESIDENTIAL BUILDING PERMITS
2000-2013**

Municipality	Year														Total
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Allen Township	23	58	67	107	152	178	141	55	18	14	15	40	69	0	937
Bangor Borough	1	0	3	5	9	5	6	4	1	0	1	2	2	2	41
Bath Borough	11	0	5	6	1	1	0	0	0	3	0	0	0	0	27
Bethlehem City (LC&NC)	103	325	293	21	35	28	36	10	5	21	34	20	46	78	1,055
Bethlehem Township	177	166	240	169	144	52	80	29	4	1	9	20	12	15	1,118
Bushkill Township	63	49	57	62	77	50	47	63	20	17	34	15	13	23	590
Chapman Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Allen Township	10	14	14	10	3	6	16	5	3	1	7	2	2	1	94
East Bangor Borough	0	3	2	2	3	19	19	7	10	0	0	0	0	2	67
Easton City	5	32	19	29	0	21	14	19	3	0	59	58	6	2	267
Forks Township	390	450	276	235	272	276	210	115	80	155	74	27	42	37	2,639
Freemansburg Borough	0	0	0	0	36	12	16	7	9	5	0	0	0	0	85
Glendon Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hanover Township (NC)	12	21	63	83	100	148	117	69	52	7	59	32	47	68	878
Hellertown Borough	0	5	3	8	11	15	31	4	3	1	0	0	0	4	85
Lehigh Township	61	65	74	62	72	66	56	42	24	21	2	0	0	0	545
Lower Mt. Bethel Township	13	4	8	8	6	5	3	3	8	10	1	1	0	0	70
Lower Nazareth Township	10	18	24	33	56	72	60	16	3	9	6	6	30	45	388
Lower Saucon Township	108	88	94	99	71	72	57	44	9	0	12	6	5	1	666
Moore Township	28	43	55	76	58	46	29	24	26	24	12	14	15	11	461
Nazareth Borough	5	1	13	4	1	30	15	0	0	0	0	1	2	8	80
Northampton Borough	17	52	47	22	19	51	62	20	8	6	3	16	4	5	332
North Catasauqua Borough	2	8	9	8	3	3	3	3	3	0	5	0	5	0	52
Palmer Township	59	60	148	249	217	366	274	223	20	0	30	49	42	30	1,767
Pen Argyl Borough	5	7	6	6	14	5	3	2	1	0	0	0	0	0	49
Plainfield Township	40	32	33	25	25	23	30	35	11	12	5	7	6	0	284
Portland Borough	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Roseto Borough	5	1	1	0	0	0	0	0	1	4	2	0	0	1	15
Stockertown Borough	6	7	8	9	1	4	0	0	0	0	0	1	0	0	36
Tatamy Borough	2	9	23	5	8	17	5	0	0	0	0	0	0	0	69
Upper Mt. Bethel Township	11	12	142	153	151	144	118	78	50	0	29	36	11	4	939
Upper Nazareth Township	50	46	70	97	70	80	95	58	35	25	22	23	41	60	772
Walnutport Borough	1	4	8	24	8	12	12	16	1	0	1	0	0	3	90
Washington Township (NC)	30	38	60	56	49	50	26	26	8	13	10	5	6	8	385
West Easton Borough	2	0	1	1	1	2	1	4	0	0	0	0	0	2	14
Williams Township	58	39	37	211	138	123	105	37	21	0	11	10	23	35	848
Wilson Borough	1	1	4	60	7	4	0	0	4	4	0	0	0	0	85
Wind Gap Borough	3	2	2	2	3	0	0	0	0	0	2	4	0	0	18
NORTHAMPTON COUNTY	1,312	1,660	1,909	1,947	1,821	1,986	1,687	1,018	441	353	445	396	429	445	15,849
LEHIGH VALLEY	2,656	3,112	3,343	3,371	3,471	3,717	2,978	2,060	1,172	966	1,027	805	731	948	30,357

GRAPH 15
RESIDENTIAL BUILDING PERMITS ISSUED IN THE LEHIGH VALLEY
2000-2013



GRAPH 16
TOTAL RESIDENTIAL BUILDING PERMITS ISSUED BY COUNTY
2000-2013



XII. DEFINITIONS

Approved Lots. Approved lots are those that are illustrated in a plan approved by the municipality and signed by the LVPC during the year.

Building Permits. Written governmental permission for the construction, alteration or demolition of an improvement, showing compliance with building codes and zoning ordinances.

Central Water System. A publicly or privately-owned system of piping, tanks, pumping facilities and treatment works for the treatment and distribution of drinking water serving two or more lots in a service area limited to specific lots, subdivisions or land developments, or domestic water use in excess of one equivalent dwelling unit (EDU) on a single lot.

Central Sewage System. A publicly or privately-owned system of piping, tanks, pumping facilities and treatment works which provides for collection, conveyance and treatment of sewage or process wastewater serving two or more lots in a service area limited to specific lots, subdivisions or land developments, or domestic sewage disposal in excess of one EDU on a single lot.

Community Water System. A system of piping, tanks, pumping facilities and treatment works which provides for treatment and distribution of drinking water serving a generalized service area and designed independently of specific land developments or subdivisions.

Density. The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights-of-way, utility rights-of-way, sewage and water, drainage, and existing man-made water bodies which are entirely contained within the residential development. Lands for commercial, office, industrial uses, parks, open space, navigable water bodies, and other non-residential uses are not included.

Final Plan. A complete and exact plan, with a professional seal affixed and prepared for official recording as required by a municipal SALDO to define property rights, streets and other proposed improvements.

Infrastructure. The basic facilities, equipment, services and installations needed to support the growth and functioning of an urban area or devel-

oping community. Infrastructure includes, but is not limited to, roads, sanitary sewers and water supply systems.

Land Development. Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (i) a group of two or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
 - (ii) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) Development in accordance with Section 503(1.1) of the Pennsylvania Municipalities Planning Code.

Lehigh Valley. An area composed of Lehigh and Northampton counties, Pennsylvania.

LVPC. Lehigh Valley Planning Commission. The official planning commission for Lehigh County and Northampton County and the regional planning commission for the Lehigh Valley.

On-lot Sewage System. A system of piping, tanks or other facilities serving a single lot and collecting and disposing of sewage in whole or in part into the soil or into any waters of the Commonwealth or by means of non-fixed pipe conveyance to another site for final disposal.

Preliminary Plan. In lesser detail than a Final Plan, a “proposal” showing proposed streets and lot layout and such other information as required by a municipal SALDO.

Proposed Lots. Proposed lots are those that are illustrated in a sketch or preliminary plan reviewed by the LVPC during the year.

Public Sewage System. A system of publicly-owned piping, tanks, pumping facilities and treatment works which provides for collection, conveyance and treatment of sewage and process wastewater serving a

generalized service area and designed independently of specific land developments or subdivisions.

Resubdivision. A plan limited to changes in lot lines on approved final plans or recorded plans.

Rural. A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low-density residential uses or open space uses.

Sketch Plan. An informal plan, indicating existing features of a tract and its surroundings and the general layout of the proposed subdivision. A sketch plan is not mandatory and is not a preliminary plan.

Sprawl. A haphazard and disorderly form of urban development with the following characteristics: residences far removed from stores, parks, and other activity centers; scattered or “leapfrog” development that leaves large tracts of undeveloped land between developments; commercial strip development along major streets; large expanses of low-density or single-use development; major form of transportation is the automobile.

Subdivision. The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development.

Total Different Plans. Represents the number of distinct and separate plans in a given municipality.

Total Lots. Total lots are the combination of proposed and approved lots. The total number of lots is an indicator of the perceived strength of the Lehigh Valley housing market, as they represent “inventory” for developers. A reduction in the number of total lots would represent a perceived “cooling” of the housing market, and an increase in the number of lots would represent a perceived “warming” of the housing market.

Urban Development. Residential, commercial, industrial, institutional or other development which produces process wastes or sewage in excess of one EDU per acre, or which, by its nature and size, does not require a rural location or is designed to mainly serve a widespread or urban area.

For more information,
go to <http://www.lvpc.org>.

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