

2011



*Subdivision and
Building Activity Report*

Lehigh Valley Planning Commission

March 2012



Lehigh Valley Planning Commission

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Cover photo: Coldwater Crossings, Upper Macungie Township, Lehigh County. Photo courtesy of David P. Berryman.

Approved for release by the Lehigh Valley Planning Commission on March 29, 2012.

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*. The subdivision activity report is updated annually to provide a general overview of development activity during the year. Subdivision activity in the Lehigh Valley remained flat in 2011, which reflects both the current real estate market and economic climate, and housing remains a weak spot in the local economy. Locally, the number of plans and building lots continue to be at historic lows. Graph 1 on page 2 and Graph 11 on page 23 illustrate the significant decline in subdivision activity. Fewer lots and plans are making it through the local municipal planning process. In 2011, there was a 37% decrease in lots approved by Lehigh Valley municipalities from 2010 levels.

The continued poor economic climate nationally and locally has caused continued weak demand for new houses, which traditionally have been the backbone of local land development and subdivision activity. Lehigh Valley unemployment remains high at 8.4%. Coupled with overall slow economic growth and the market filled with foreclosed properties or properties near foreclosure, these factors to date have easily offset the small improvements in unemployment and economic growth. New and existing home sales remain weak, and prices continue to fall. Current government proposals to improve the situation, even if approved, will take time to develop, implement and affect the housing market. Nationwide, home "starts" have dropped more than 70 percent since the peak of the market in 2005. The National Homebuilders Association is predicting that home starts in 2012 will be at their highest level since 2008. However, the forecast of 706,000 nationwide starts will be one third of what was built in 2005.

There is some good news in the analysis of 2011 subdivision activity in the Lehigh Valley. There is considerably less land being developed during the economic downturn. In 2011, only 411 acres or 0.6 square miles was proposed for development, a substantial 74% decrease from 2010 figures. During the building boom of the last decade, yearly amounts of land proposed for development would range between four and five square miles. Secondly, the diversity of the housing stock will continue. The downturn in the economy has greatly diminished demand for new single family homes while demand for apartments and higher density housing continues to grow.

II. PLAN ACTIVITY

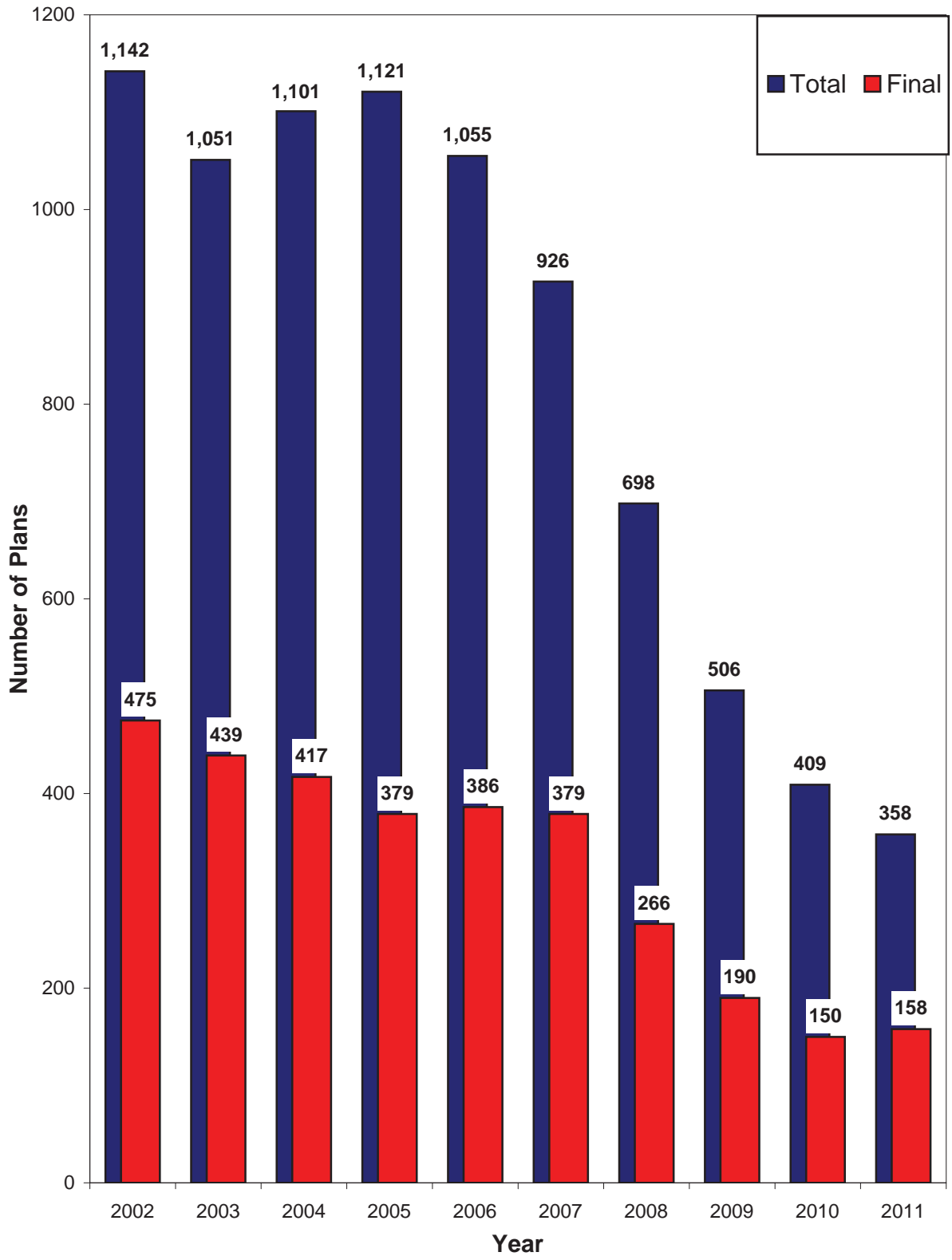
Table 1 shows 358 subdivision/land development plans were submitted to the LVPC during 2011, a decrease of 12.5% from 409 plans in 2010. Approximately 44% of the plans submitted in 2011 (158 plans) were final plans. In comparison, this percentage is higher than final plans submitted in 2010. Graph 1 shows the decline in total and final plans from their peak in 2002 to their low point in 2010 and 2011.

TABLE 1
2011 PLAN SUBMISSIONS

Stage	Lehigh County	Northampton County	Lehigh Valley
Sketch	5	1	6
Preliminary	97	97	194
Final	62	71	133
Resubdivision	16	9	25
Total	180	178	358

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 4 shows the distribution of plans across the Lehigh Valley in 2011. As demonstrated in Graph 2, even in a slow economy, plans submitted in the townships continue to significantly outnumber those submitted in the boroughs and three cities.

**GRAPH 1
NUMBER OF PLANS: 2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**

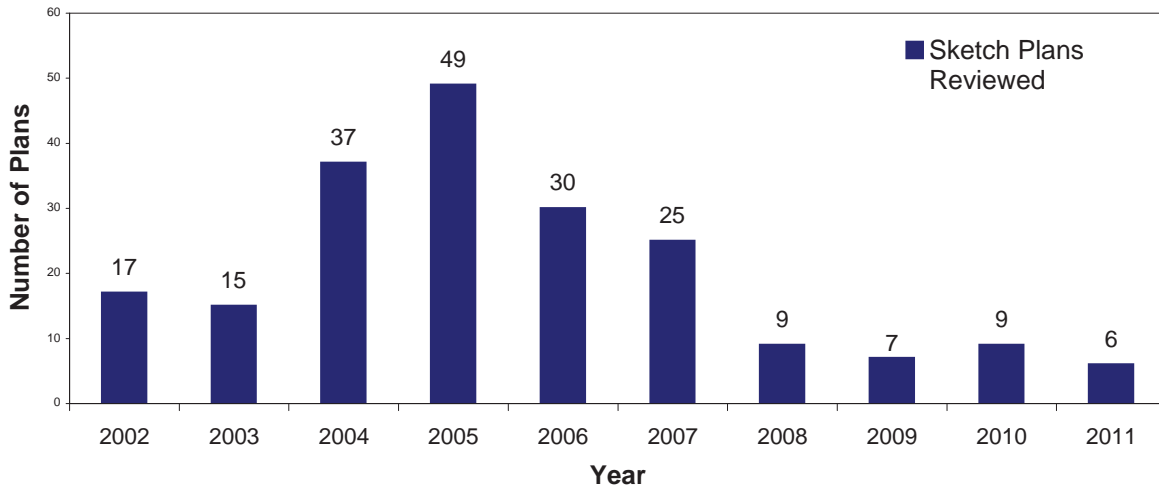


**GRAPH 2
TOTAL PLANS BY MUNICIPALITY TYPE: 2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**



Sketch plan activity declined slightly from 2010 figures. The LVPC reviewed six sketch plans during 2011, a 33% decrease from the 9 reviewed in 2010 (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.

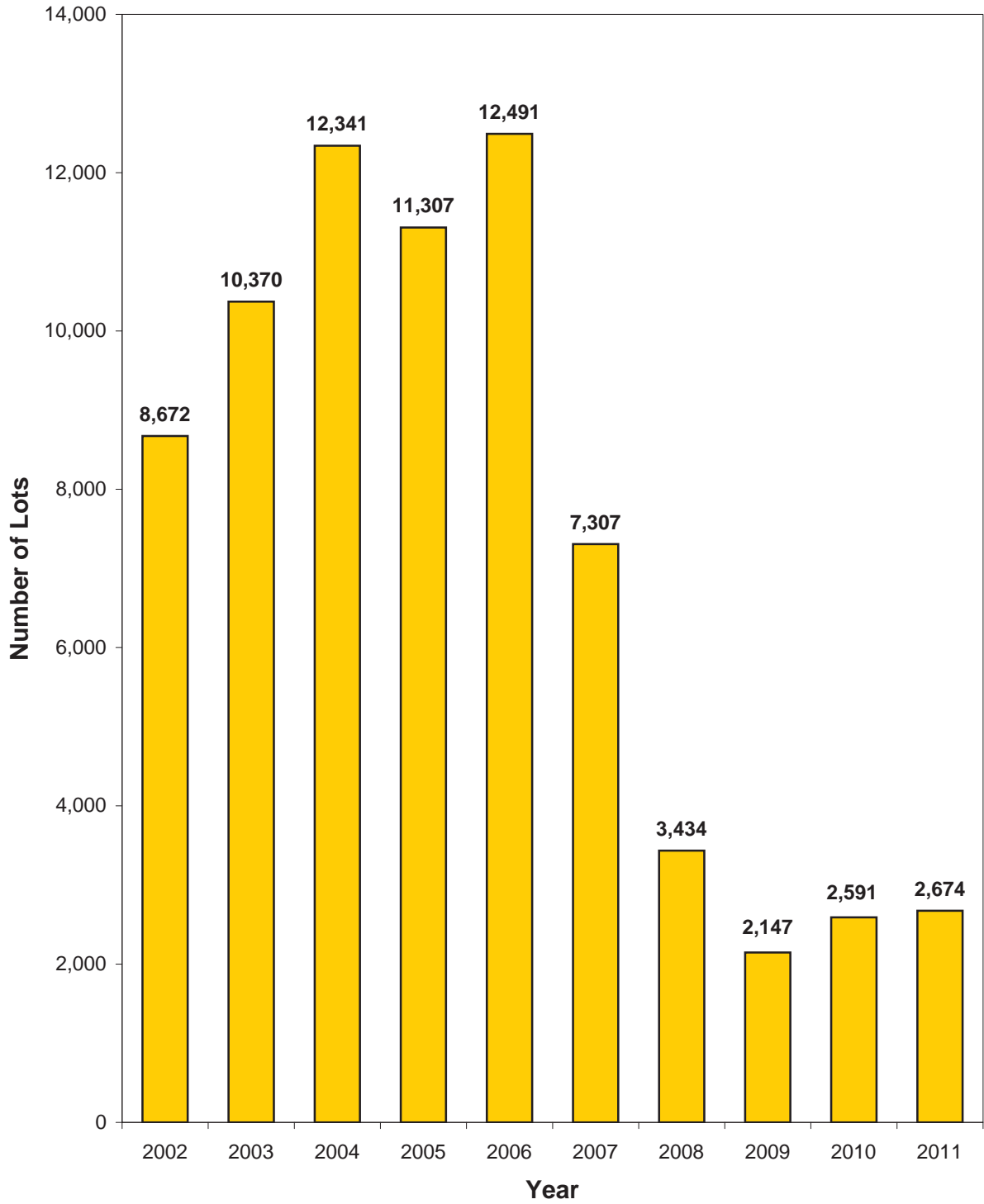
**GRAPH 3
SKETCH PLANS REVIEWED: 2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**



III. TOTAL LOTS

Total lots represent the sum of proposed and approved lots. As shown in Graph 4, 2,674 total lots were reviewed by the LVPC during 2011, an increase of 3.2% from 2010 totals. Map 2 on page 6 shows the distribution of total lots across the Lehigh Valley in 2011. 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 11 on page 23.

**GRAPH 4
NUMBER OF TOTAL LOTS: 2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**



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 2,674 total lots, 2, 232 (83.5%) were proposed in sketch and preliminary plans. In keeping with past trends, the majority (89%) of the proposed lots are for residential uses. Table 2 illustrates the diversity of proposed housing types. Of the proposed lots, 40% are for apartments. Traditional favorite development types such as single family dwellings and duplex "twin" houses continue to be less desirable development options, accounting for fewer shares of the units proposed between 2009 and 2011.

**TABLE 2
PROPOSED LOTS BY DEVELOPMENT TYPE
2011**

	Lehigh County		Northampton County		Lehigh Valley	
	No.	%	No.	%	No.	%
Total Residential	788	93%	1,197	87%	1,985	89%
Single Family	355	42%	197	14%	552	25%
Twins	16	2%	4	0%	20	1%
Townhouses	36	4%	153	11%	189	8%
Apartments	252	30%	647	47%	899	40%
Condominiums	0	0%	0	0%	0	0%
Mobile Home Parks	29	3%	0	0%	29	1%
Assisted Living	100	12%	53	4%	153	7%
Planned Residential Development	0	0%	143	10%	143	6%
Total Non-Residential	61	7%	186	13%	247	11%
Industrial/Warehousing	4	0%	18	1%	22	1%
Commercial	7	1%	6	0%	13	1%
Other	14	2%	123	9%	137	6%
Non-Development	36	4%	39	3%	75	3%
Total	849	100%	1,383	100%	2,232	100%

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

Map 3 on page 9 shows the distribution of the proposed lots across the Lehigh Valley in 2011. The majority of the proposed lots in Upper Macungie and Bethlehem townships are for apartments.

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

V. APPROVED LOTS

In 2011, 442 approved lots, or 16.5% of the Lehigh Valley's total lots, received final approval from the municipalities (Table 4). This represents a 37% decrease from the previous year's 700 approved lots (Graph 5). The majority of the approved lots in the Lehigh Valley (75%) are for residential uses.

Map 4 on page 11 shows the distribution of approved lots across the Lehigh Valley in 2011. While a small sample size as not many lots received final approval during the year, there appears to be continued diversity of housing types in plans that make it through the municipal planning process. Much like single family dwellings in proposed lot totals, single family dwellings accounted for only 21% of the Lehigh Valley's total approved lots. In previous years, their share of the approved lots would be greater than 50%.

**TABLE 3
MUNICIPAL RANKING — PROPOSED LOTS
2011**

Lehigh County			Northampton County		
	Lots	% of total		Lots	% of total
Upper Macungie Township	629	74.1%	Bethlehem Township	856	61.9%
Upper Saucon Township	100	11.8%	West Easton Borough	207	15.0%
Lower Macungie Township	35	4.1%	Upper Nazareth Township	144	10.4%
Allentown City	23	2.7%	Easton City	37	2.7%
Bethlehem City (LC)	14	1.6%	Bushkill/Plainfield Townships	25	1.8%
Lynn Township	11	1.3%	Bethlehem City (NC)	15	1.1%
South Whitehall Township	8	0.9%	Lehigh Township	12	0.9%
Whitehall Township	5	0.6%	Moore/Upper Mt. Bethel/Williams Twp.	9	0.7%
Coplay Borough/N. Whitehall/Weisenberg	4	0.5%	Northampton Borough	7	0.5%
Upper Milford Township	3	0.4%	Nazareth Borough	5	0.4%

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

**TABLE 4
APPROVED LOTS BY DEVELOPMENT TYPE
2011**

	Lehigh County		Northampton County		Lehigh Valley	
	No.	%	No.	%	No.	%
Total Residential	27	33%	304	84%	331	75%
Single Family	22	27%	69	19%	91	21%
Twins	2	2%	44	12%	46	10%
Townhouses	3	4%	27	8%	30	7%
Apartments	0	0%	32	9%	32	7%
Condominiums	0	0%	0	0%	0	0%
Mobile Home Parks	0	0%	0	0%	0	0%
Assisted Living	0	0%	132	37%	132	30%
Planned Residential Development	0	0%	0	0%	0	0%
Total Non-Residential	55	67%	56	16%	111	25%
Industrial/Warehousing	0	0%	5	1%	5	1%
Commercial	2	2%	5	1%	7	2%
Other	8	10%	21	6%	29	7%
Non-Development	45	55%	25	7%	70	16%
Total	82	100%	360	100%	442	100%

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

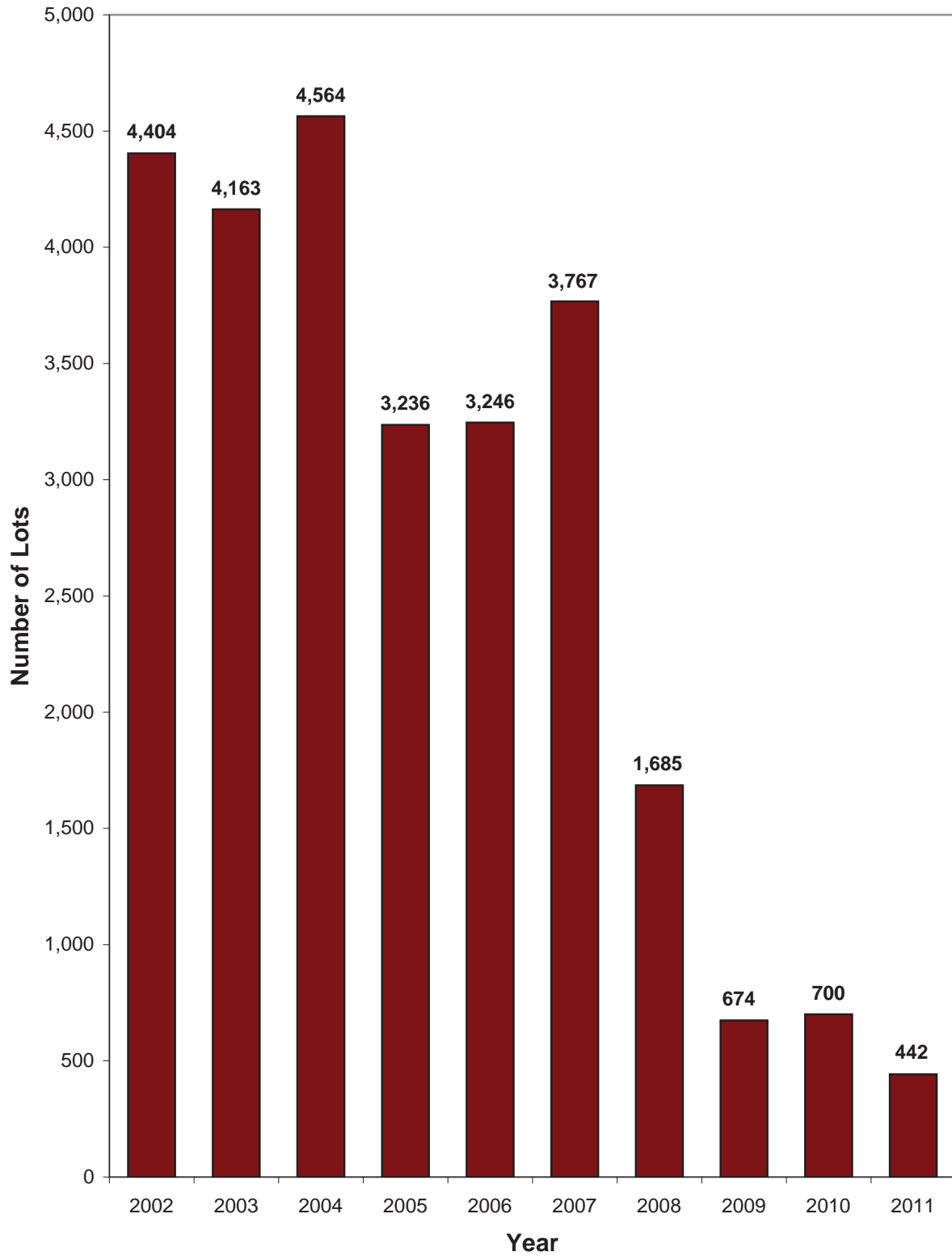
Table 5 provides a “top ten” ranking of approved lots by municipality. Graph 12 on page 24 illustrates the breakdown of approved lots by housing type since the start of the decade. For nearly three decades, development within the Lehigh Valley has focused on the rural and suburban townships where development is relatively dispersed. The predominant character of this development is low density single family dwellings.

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

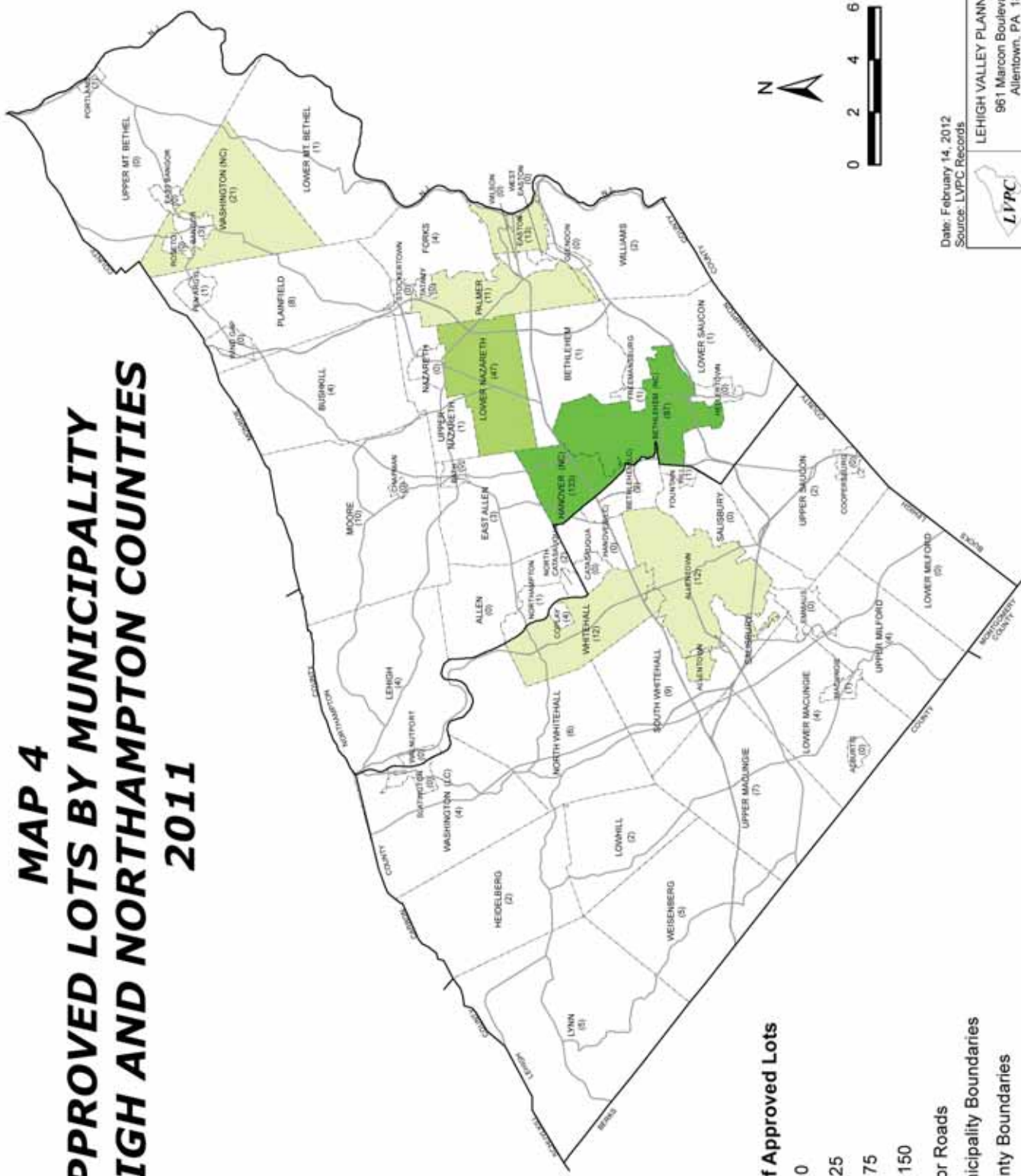
VI. DENSITY

Graph 6 on page 13 and Table 6 provide a historical perspective on the average density of approved residential development in the Lehigh Valley. In 2011, the average density of approved residential development was 1.9 units per acre, an increase from the 2010 figure of 1.6 units per acre. During 2011,

**GRAPH 5
NUMBER OF LOTS APPROVED: 2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**



MAP 4 APPROVED LOTS BY MUNICIPALITY LEHIGH AND NORTHAMPTON COUNTIES 2011



Number of Approved Lots

- 0 - 10
- 11 - 25
- 26 - 75
- 76 - 150

Major Roads

Municipality Boundaries

County Boundaries

N

0 2 4 6 Miles

Date: February 14, 2012
 Source: LVPC Records

LEHIGH VALLEY PLANNING COMMISSION
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**TABLE 5
MUNICIPAL RANKING — APPROVED LOTS
2011**

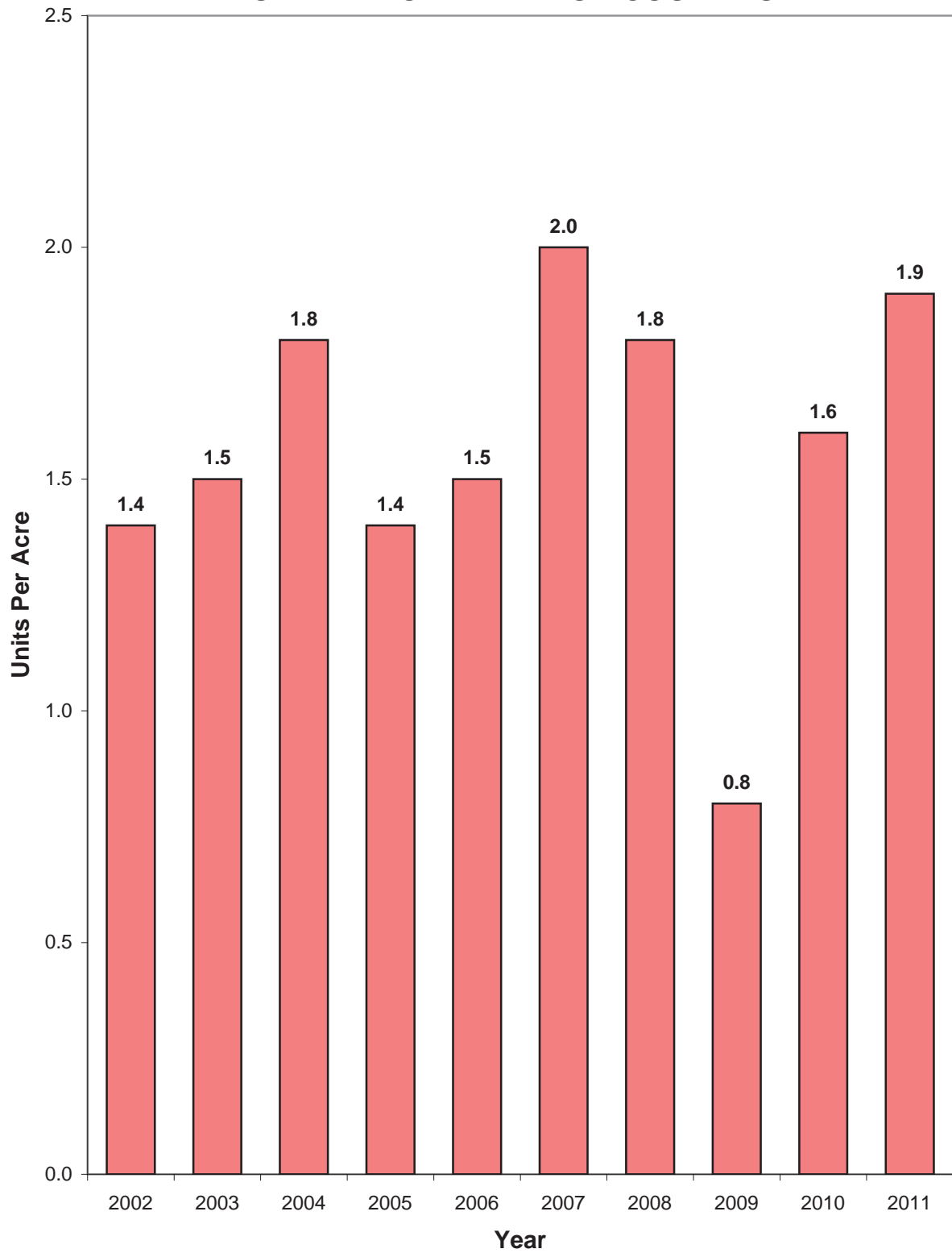
Lehigh County			Northampton County		
	Lots	% of total		Lots	% of total
Allentown City/Whitehall Township	12	14.6%	Hanover Township (NC)	133	36.9%
South Whitehall Township	9	11.0%	Bethlehem City (NC)	87	24.2%
Upper Macungie Township	7	8.5%	Lower Nazareth Township	47	13.1%
North Whitehall Township	6	7.3%	Washington Township (NC)	21	5.8%
Lynn/Weisenberg Townships	5	6.1%	Easton City	13	3.6%
Coplay Borough/Lower Macungie Township	4	4.9%	Palmer Township	11	3.1%
Upper Milford/Washington Township	4	2.4%	Moore Township	10	2.8%
Bethlehem City (LC)/Heidelberg Township	2	1.2%	Plainfield Township	8	2.2%
Lowhill/Upper Saucon Townships	2	0.0%	Bushkill/Forks/Lehigh Townships	4	1.1%
Fountain Hill/Macungie Boroughs	1	0.0%	Bangor Borough/East Allen Township	3	0.8%

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

**TABLE 6
DENSITIES BY RESIDENTIAL HOUSING TYPES
2011**

Lehigh County			
	Units	Acres	Density (units per acre)
Apartment	0	0.0	0.0
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	22	29.4	0.7
Townhouse	3	0.2	15.0
Twin	2	0.1	20.0
Total	27	29.7	0.9
Northampton County			
	Units	Acres	Density (units per acre)
Apartment	32	1.0	32.0
Assisted Living	132	6.1	21.6
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	69	128.2	0.5
Townhouse	27	1.5	18.0
Twin	44	10.3	4.3
Total	304	147.1	2.1
Total Residential Units	331		
Total Acres	176.8		
Average Density	1.9		

**GRAPH 6
AVERAGE DENSITY OF APPROVED RESIDENTIAL LOTS: 2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**

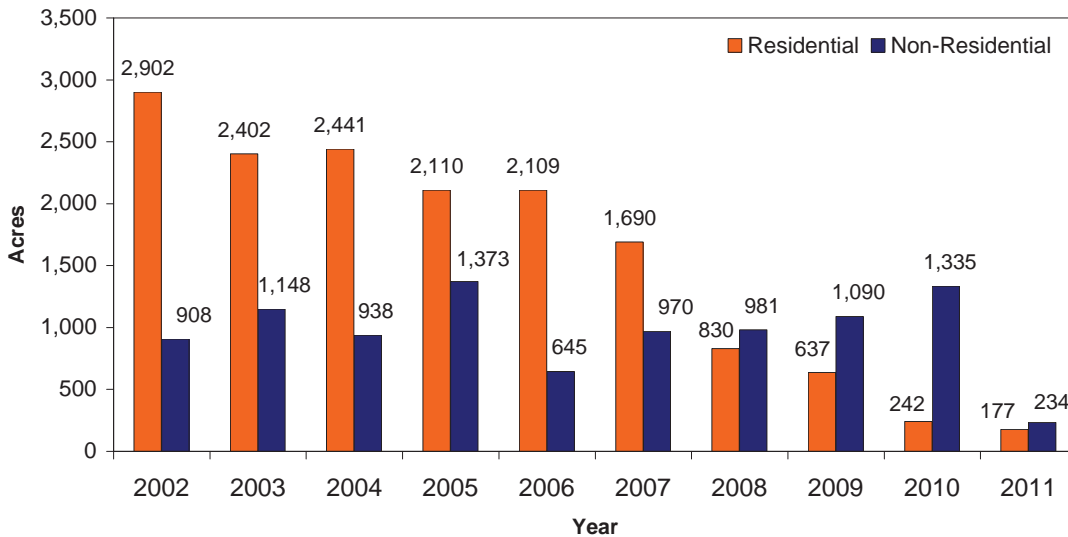


the average density of approved residential development was 0.9 units per acre in Lehigh County and 2.1 units per acre in Northampton County. Table 6 provides county-level densities by residential housing types. Please note that with such a low amount of approved development, a single project can affect the density calculations.

VII. DEVELOPED ACREAGE

Development approved by Lehigh Valley municipalities during 2011 could consume 411 acres or 0.6 square miles (Graph 7). This represents a substantial 74% decrease from 2010 in which the subdivided acreage for approved plans totaled 1,577. For the fourth time during this decade, acreage subdivided for non-residential uses was greater than that subdivided for residential uses. The comparison of Graphs 7 and 8 show the continued substantial decrease in the demand for new residential development from earlier in the decade.

**GRAPH 7
SUBDIVIDED ACREAGE FOR APPROVED PLANS ONLY
2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**



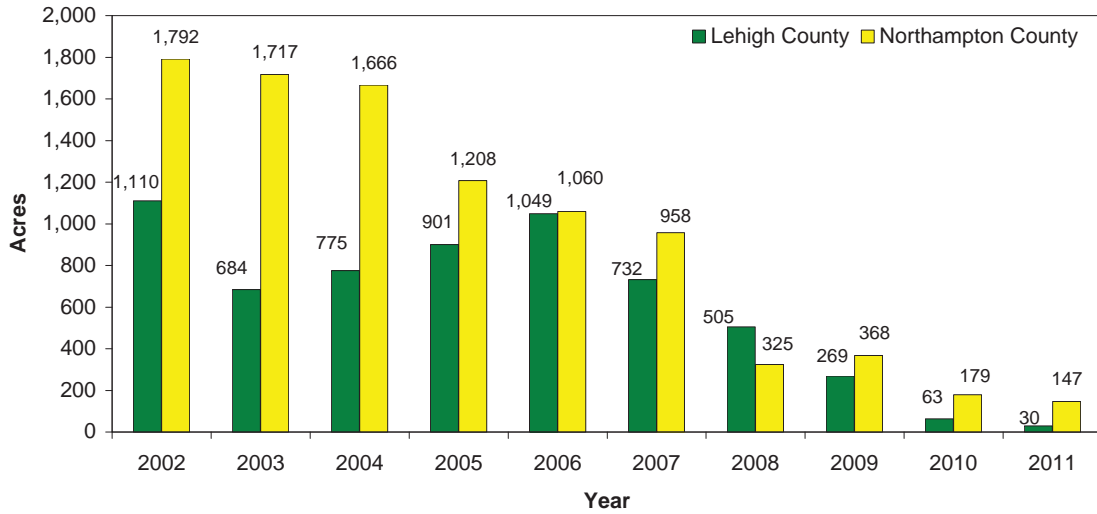
VIII. SEWER AND WATER SYSTEMS

Tables 7 and 8 provide information on the type of water supply and sewage disposal for the lots approved in 2011. Graphs 9 and 10 illustrate the trends in the various types of water supply/sewage disposal for

**TABLE 7
TYPE OF WATER SUPPLY — APPROVED LOTS
2011**

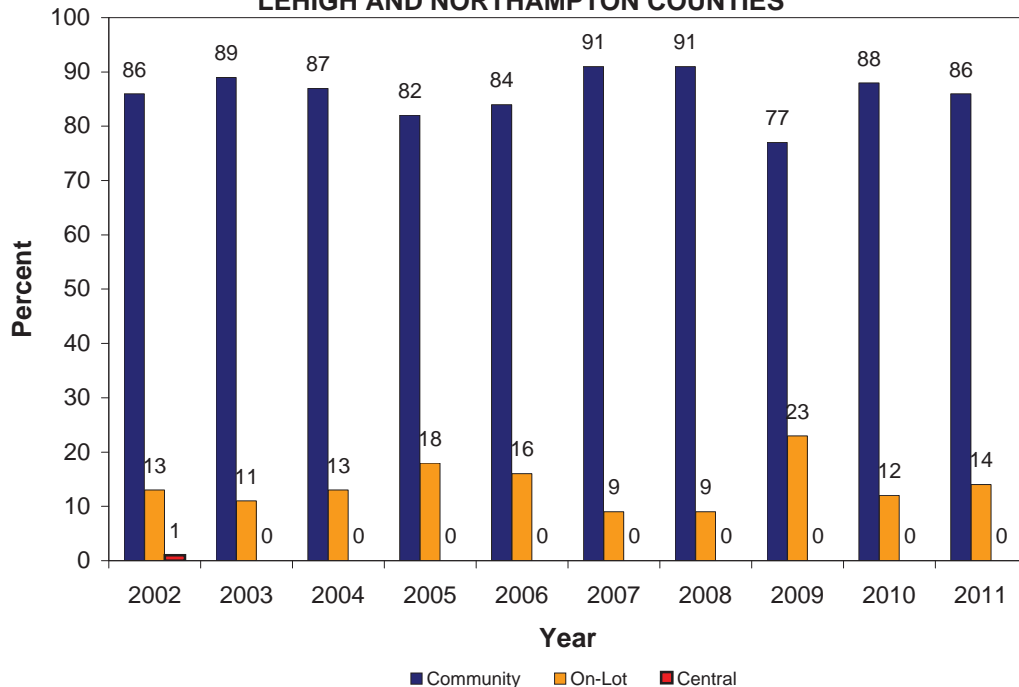
	Community		Central		On-Lot		Total
	No.	%	No.	%	No.	%	
Lehigh	25	67.6%	0	0.0%	12	32.4%	37
Northampton	291	87.9%	0	0.0%	40	12.1%	331
Lehigh Valley	316	85.9%	0	0.0%	52	14.1%	368

**GRAPH 8
SUBDIVIDED RESIDENTIAL ACREAGE FOR APPROVED PLANS ONLY
2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**



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.

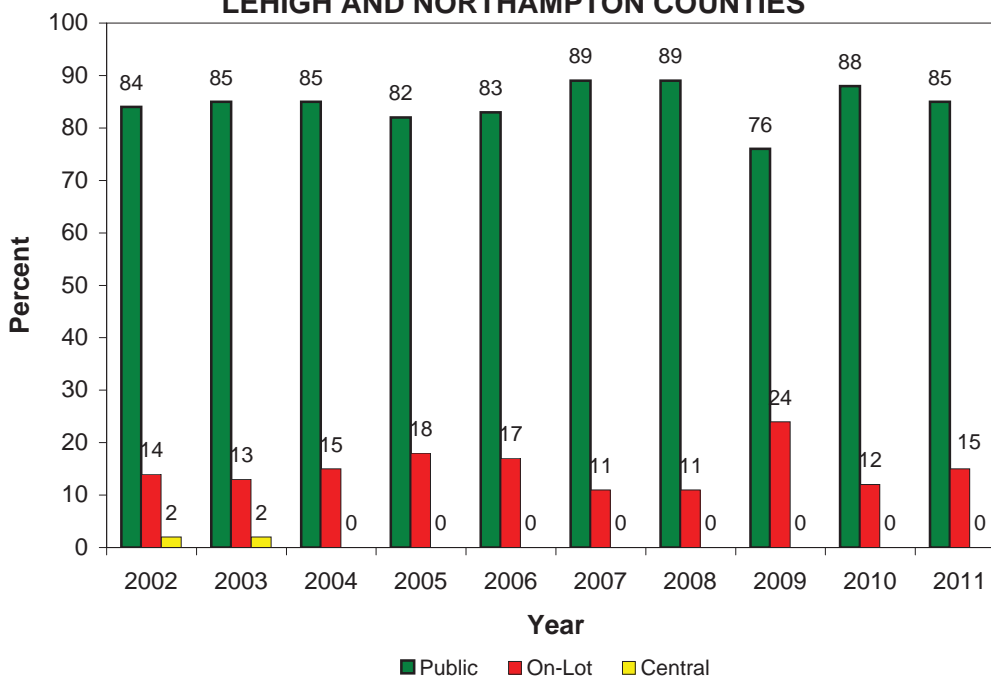
**GRAPH 9
WATER SUPPLY TYPE FOR APPROVED LOTS
2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**



**TABLE 8
TYPE OF SEWAGE DISPOSAL — APPROVED LOTS
2011**

	Public		Central		On-Lot		Total
	No.	%	No.	%	No.	%	
Lehigh	26	70.3%	0	0.0%	11	29.7%	37
Northampton	288	87.0%	0	0.0%	43	13.0%	331
Lehigh Valley	314	85.3%	0	0.0%	54	14.7%	368

**GRAPH 10
SEWAGE DISPOSAL TYPE FOR APPROVED LOTS
2002-2011
LEHIGH AND NORTHAMPTON COUNTIES**



IX. NON-RESIDENTIAL DEVELOPMENT

During 2011, 3,459,370 square feet of non-residential development was approved. This is an increase of 91% from 2010 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, and a complete list of non-residential projects can be found in Table 14 on page 22.

In a down economy, construction of public projects such as schools, churches and government buildings usually outpaces the market driven sectors of retail and commercial development as it did in 2009 and 2010. In 2011, the industrial and retail sectors rebounded significantly due to projects proposed years ago during the height of the last decade’s building boom that finally made their way through the municipal planning process. As such, the considerable increase in square footage approved during 2011 should not be considered a prime indicator of an improved economy unless 2012 data would again show sustained growth in both those sectors.

TABLE 9
SQUARE FOOTAGE OF APPROVED NON-RESIDENTIAL BUILDINGS
2011

	Square Footage	% of Total
Industrial/Warehousing	2,604,126	75.3%
Retail	638,912	18.5%
Commercial	74,388	2.2%
Office	66,868	1.9%
Public/Quasi Public	43,010	1.2%
Transportation	32,066	0.9%
Recreation	0	0.0%
TOTAL	3,459,370	100%

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

TABLE 10
TOP TEN LARGEST APPROVED NON-RESIDENTIAL PROJECTS
2011

Municipality	Project	Square Footage
Weisenberg Township	West Hills Business Center (Lot #5)	1,017,679
Lower Nazareth Township	Griffin Land (Opus Lot #3 [Phase 2])	531,600
East Allen Township	Arcadia East IP (Lot #3)	427,000
Weisenberg Township	West Hills Business Center (Lot #4A)	246,071
Weisenberg Township	West Hills Business Center (Lot #3)	239,071
Lower Macungie Township	Trexlerstown Shopping Center (Phase 1)	208,977
Whitehall Township	Wal-Mart (New Whitehall Store)	181,437
Upper Macungie Township	Trexlerstown Shopping Center (Phase 1 UMT)	105,820
Forks Township	Ecopax (Building Exp.)	75,000
Plainfield Township	Kitchen Magic	43,680

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 Valley during 2011. Tables 11 through 14 provide information on 2011 activity at the municipal and project levels. Graphs 11 and 12 provide information on historical subdivision and land development activity within the region.

XI. RESIDENTIAL BUILDING PERMITS

This report has historically published building permit data that is collected by the United States Census Bureau. As with the 2010 report, the data is not available at the time of the release of the 2011 report. We expect to have the data when it is released by the Census Bureau on May 1, 2012. We will accordingly update this report to reflect the new data and make the updated report available on our website in June.

**TABLE 11
2011 ACTIVITY TOTALS**

Municipality	Sketch	Preliminary	Final	Resubdivision	Total	Total Different	Lots Proposed	Lots Approved	Total Lots
Alburtis Borough	0	1	0	0	1	1	1	0	1
Allentown City	0	15	7	1	23	17	23	12	35
Bethlehem City (LC)	0	3	4	1	8	6	14	2	16
Catasauqua Borough	0	0	0	0	0	0	0	0	0
Coopersburg Borough	0	0	0	0	0	0	0	0	0
Coplay Borough	0	3	2	0	5	2	4	4	8
Emmaus Borough	0	1	1	0	2	2	1	0	1
Fountain Hill Borough	0	1	1	0	2	2	0	1	1
Hanover Township (LC)	0	2	1	0	3	3	1	0	1
Heidelberg Township	0	2	1	1	4	2	2	2	4
Lower Macungie Township	0	9	6	0	15	12	35	4	39
Lower Milford Township	0	0	0	0	0	0	0	0	0
Lowhill Township	2	1	1	1	5	3	2	2	4
Lynn Township	0	7	4	0	11	8	11	5	16
Macungie Borough	0	1	1	0	2	1	1	1	2
North Whitehall Township	0	4	1	3	8	7	4	6	10
Salisbury Township	0	0	2	0	2	2	0	0	0
Slatington Borough	0	0	0	0	0	0	0	0	0
South Whitehall Township	1	7	7	1	16	14	8	9	17
Upper Macungie Township	2	18	7	0	27	20	629	7	636
Upper Milford Township	0	3	3	1	7	5	3	4	7
Upper Saucon Township	0	6	1	1	8	6	100	2	102
Washington Township (LC)	0	2	1	1	4	4	1	4	5
Weisenberg Township	0	4	4	3	11	9	4	5	9
Whitehall Township	0	7	7	2	16	14	5	12	17
TOTAL	5	97	62	16	180	140	849	82	931

Municipality	Sketch	Preliminary	Final	Resubdivision	Total	Total Different	Lots Proposed	Lots Approved	Total Lots
Allen Township	0	2	0	0	2	2	1	0	1
Bangor Borough	0	3	2	1	6	3	3	3	6
Bath Borough	0	0	0	0	0	0	0	0	0
Bethlehem City (NC)	0	8	13	1	22	18	15	87	102
Bethlehem Township	0	7	4	0	11	10	856	1	857
Bushkill Township	0	10	2	2	14	11	25	4	29
Chapman Borough	0	0	0	0	0	0	0	0	0
East Allen Township	0	2	3	0	5	4	2	3	5
East Bangor Borough	0	0	0	0	0	0	0	0	0
Easton City	0	9	6	0	15	12	37	13	50
Forks Township	0	2	3	0	5	4	0	4	4
Freemansburg Borough	0	0	1	0	1	1	0	1	1
Glendon Borough	0	0	0	0	0	0	0	0	0
Hanover Township (NC)	0	3	1	1	5	4	2	133	135
Hellertown Borough	0	1	0	0	1	1	1	0	1
Lehigh Township	0	8	3	1	12	10	12	4	16
Lower Mt. Bethel Township	0	2	0	1	3	3	3	1	4
Lower Nazareth Township	0	7	5	0	12	11	3	47	50
Lower Saucon Township	0	0	1	0	1	1	0	1	1
Moore Township	0	4	5	0	9	8	9	10	19
Nazareth Borough	0	1	0	0	1	1	5	0	5
North Catasauqua Borough	0	1	1	0	2	1	2	2	4
Northampton Borough	0	2	1	0	3	2	7	1	8
Palmer Township	0	3	5	0	8	7	2	11	13
Pen Argyl Borough	0	1	1	0	2	1	1	1	2
Plainfield Township	1	6	6	1	14	9	25	8	33
Portland Borough	0	1	1	0	2	1	1	1	2
Roseto Borough	0	0	0	0	0	0	0	0	0
Stockertown Borough	0	0	0	0	0	0	0	0	0
Tatamy Borough	0	0	0	0	0	0	0	0	0
Upper Mt. Bethel Township	0	5	0	0	5	5	9	0	9
Upper Nazareth Township	0	2	2	0	4	3	144	1	145
Walnutport Borough	0	1	0	0	1	1	1	0	1
Washington Township (NC)	0	2	4	0	6	5	1	21	22
West Easton Borough	0	1	0	0	1	1	207	0	207
Williams Township	0	3	1	1	5	5	9	2	11
Wilson Borough	0	0	0	0	0	0	0	0	0
Wind Gap Borough	0	0	0	0	0	0	0	0	0
TOTAL	1	97	71	9	178	145	1,383	360	1,743
LEHIGH VALLEY TOTAL	6	194	133	25	358	285	2,232	442	2,674

**TABLE 12
PROPOSED LOTS/UNITS BY TYPE OF USE — 2011**

<i>Lehigh County</i>																		
	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	1	0	0	0	0	0	0	0	0	0	1
Allentown City	0	0	0	2	0	0	0	4	0	0	0	0	5	0	12	0	0	23
Bethlehem City (LC)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
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	1	0	0	0	0	0	1	0	0	2	4
Emmaus Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
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	0	0	0	0	0	1
Heidelberg Township	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Lower Macungie Township	0	0	0	1	0	0	29	3	0	0	0	0	1	1	0	0	0	35
Lower Milford Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lowhill Township	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
Lynn Township	0	0	0	0	0	0	0	2	0	0	0	0	0	9	0	0	0	11
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	1	0	1	0	0	0	0	0	2	0	0	0	4
Salisbury Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	1	0	0	0	0	0	7	0	0	0	8
Upper Macungie Township	0	100	252	3	0	3	6	2	0	0	0	1	2	236	24	0	0	629
Upper Milford Township	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	3
Upper Saucon Township	0	0	0	0	0	0	0	4	0	0	0	0	1	95	0	0	0	100
Washington Township (LC)	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Weisenberg Township	0	0	0	0	0	0	0	3	0	0	0	0	0	1	0	0	0	4
Whitehall Township	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	0	5
Total	0	100	252	7	0	4	29	36	2	0	0	1	11	355	36	0	16	849
Percent of Total	0.0%	11.8%	29.7%	0.8%	0.0%	0.5%	3.4%	4.2%	0.2%	0.0%	0.0%	0.1%	1.3%	41.8%	4.2%	0.0%	1.9%	
<i>Northampton County</i>																		
	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	3	0	0	0	0	0	0	0	0	0	3
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	1	0	11	0	1	0	0	0	0	1	1	0	0	0	15
Bethlehem Township	0	0	565	2	0	0	0	1	1	0	0	0	0	137	150	0	0	856
Bushkill Township	0	0	0	0	0	0	0	4	0	0	0	0	1	1	19	0	0	25
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	1	0	0	0	2
East Bangor Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easton City	0	0	23	1	0	0	0	1	0	0	12	0	0	0	0	0	0	37
Forks Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	1	1	0	0	0	0	0	0	0	0	2
Hellertown Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Lehigh Township	0	0	0	1	0	0	0	4	0	0	0	0	1	0	4	0	0	12
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	1	0	0	0	1	0	0	0	0	0	0	0	1	0	3
Lower Saucon Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moore Township	0	0	4	0	0	0	0	4	0	0	0	0	0	1	0	0	0	9
Nazareth Borough	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5
North Catasauqua Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Northampton Borough	0	0	2	0	0	1	0	0	0	0	0	0	0	1	3	0	0	7
Palmer Township	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2
Pen Argyl Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Plainfield Township	0	0	0	0	0	0	0	3	0	0	0	0	0	22	0	0	0	25
Portland Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Roseto Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Mt. Bethel Township	1	0	0	0	0	5	0	1	0	0	1	0	0	1	0	0	0	9
Upper Nazareth Township	0	0	0	0	0	0	0	0	0	143	0	0	0	1	0	0	0	144
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	0	0	0	0	0	0	1	0	0	0	1
West Easton Borough	0	53	53	0	0	0	0	0	1	0	100	0	0	0	0	0	0	207
Williams Township	0	0	0	0	0	1	0	3	0	0	0	0	0	5	0	0	0	9
Wilson Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wind Gap Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1	53	647	6	0	18	0	39	3	143	113	2	3	197	153	1	4	1,383
Percent of Total	0.1%	3.8%	46.8%	0.4%	0.0%	1.3%	0.0%	2.8%	0.2%	10.3%	8.2%	0.1%	0.2%	14.2%	11.1%	0.1%	0.3%	
Lehigh Valley Totals																		
	AG	AL	APT	COM	COND	IND	MHP	NONE	OFF	PRD	PUB	REC	RET	SFD	TOWN	TRAN	TWIN	TOTAL
Total	1	153	899	13	0	22	29	75	5	143	113	3	14	552	189	1	20	2,232
Percent of Total	0.0%	6.9%	40.3%	0.6%	0.0%	1.0%	1.3%	3.4%	0.2%	6.4%	5.1%	0.1%	0.6%	24.7%	8.5%	0.0%	0.9%	

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
APPROVED LOTS/UNITS BY TYPE OF USE — 2011**

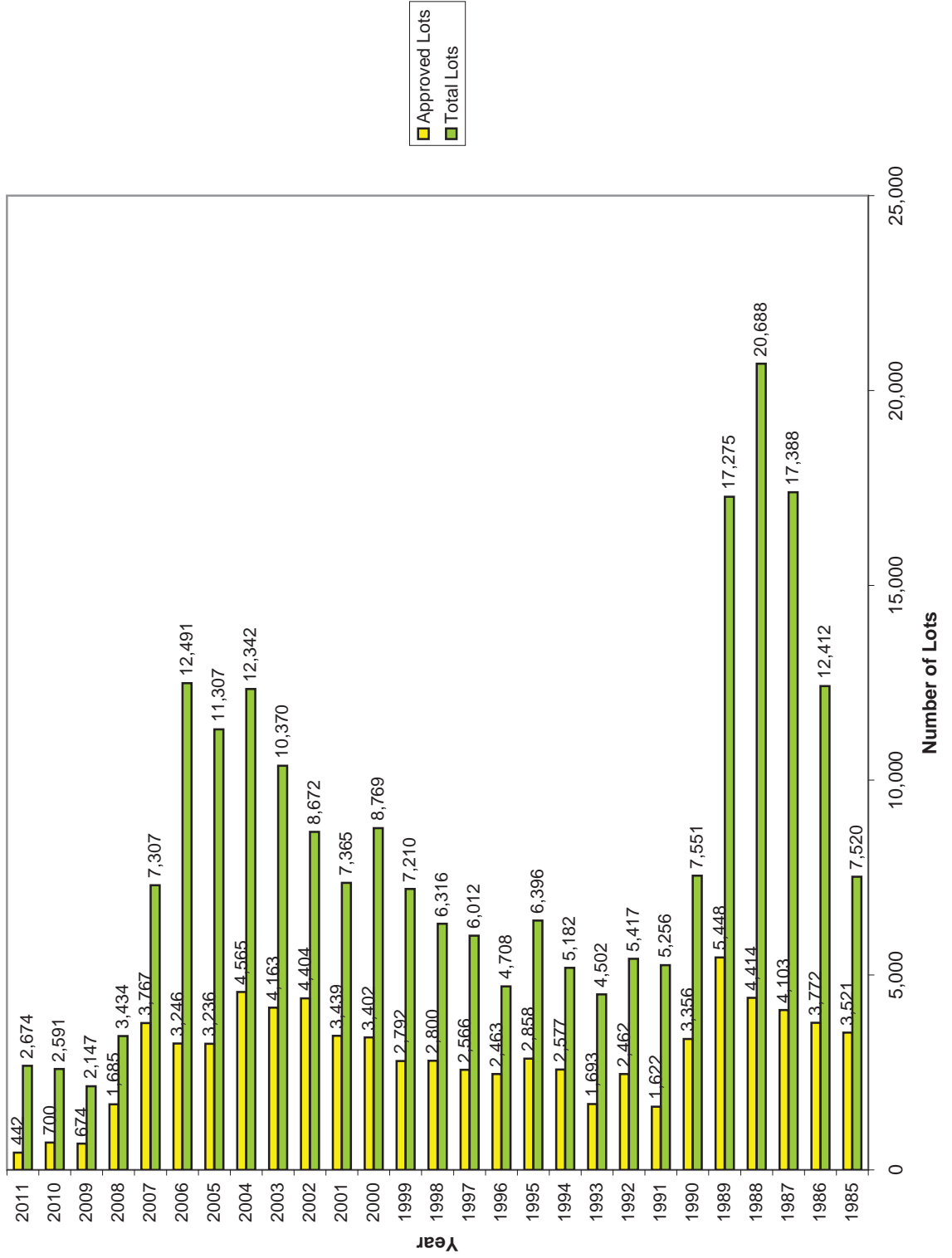
<i>Lehigh County</i>																		
	AG	AL	APT	COM	COND	IND	MHP	NONE	OFF	PRD	PUB	REC	RET	SFD	TOWN	TRAN	TWIN	TOTAL
Alburtis Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allentown City	0	0	0	1	0	0	0	5	0	0	0	0	3	0	3	0	0	12
Bethlehem City (LC)	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
Catasauqua Borough	0	0	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	1	0	0	0	0	0	1	0	0	2	4
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	1	0	0	0	0	1
Hanover Township (LC)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heidelberg Township	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Lower Macungie Township	0	0	0	0	0	0	0	1	0	0	0	0	2	1	0	0	0	4
Lower Milford Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lowhill Township	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
Lynn Township	0	0	0	0	0	0	0	3	0	0	0	0	0	2	0	0	0	5
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	4	0	0	0	0	0	2	0	0	0	6
Salisbury Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	4	0	0	0	0	0	5	0	0	0	9
Upper Macungie Township	0	0	0	1	0	0	0	6	0	0	0	0	0	0	0	0	0	7
Upper Milford Township	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	0	0	4
Upper Saucon Township	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
Washington Township (LC)	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	0	0	4
Weisenberg Township	0	0	0	0	0	0	0	4	0	0	0	0	0	1	0	0	0	5
Whitehall Township	0	0	0	0	0	0	0	7	0	0	0	0	1	4	0	0	0	12
Total	0	0	0	2	0	0	0	45	1	0	0	0	7	22	3	0	2	82
Percent of Total	0.0%	0.0%	0.0%	2.4%	0.0%	0.0%	0.0%	54.9%	1.2%	0.0%	0.0%	0.0%	8.5%	26.8%	3.7%	0.0%	2.4%	
<i>Northampton County</i>																		
	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	0	0	0	0	0	0	0	0	0	0	0
Bangor Borough	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
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	32	1	0	0	0	5	0	0	0	0	0	7	0	0	0	42
Bethlehem Township	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Bushkill Township	0	0	0	0	0	0	0	2	0	0	0	1	0	1	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	1	0	1	0	1	0	0	0	0	0	0	0	0	0	3
East Bangor Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easton City	0	0	0	1	0	0	0	0	0	0	12	0	0	0	0	0	0	13
Forks Township	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Freemansburg Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Glendon Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hanover Township (NC)	0	132	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	133
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	1	0	0	0	2	0	0	0	0	0	1	0	0	0	4
Lower Mt. Bethel Township	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Lower Nazareth Township	0	0	0	0	0	2	0	0	1	0	0	0	1	24	19	0	0	47
Lower Saucon Township	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Moore Township	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10
Nazareth Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Catasauqua Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Northampton Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Palmer Township	0	0	0	1	0	1	0	0	0	0	0	0	1	0	8	0	0	11
Pen Argyl Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Plainfield Township	0	0	0	0	0	1	0	3	1	0	0	0	0	3	0	0	0	8
Portland Borough	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Roseto Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Mt. Bethel Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Nazareth Township	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
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	1	0	0	0	0	0	20	0	0	0	21
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	1	0	0	0	0	0	1	0	0	0	2
Wilson Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wind Gap Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	132	32	5	0	5	0	25	2	0	12	1	2	69	27	0	44	360
Percent of Total	1.1%	36.7%	8.9%	1.4%	0.0%	1.4%	0.0%	6.9%	0.6%	0.0%	3.3%	0.3%	0.6%	19.2%	7.5%	0.0%	12.2%	
<i>Lehigh Valley Totals</i>																		
	AG	AL	APT	COM	COND	IND	MHP	NONE	OFF	PRD	PUB	REC	RET	SFD	TOWN	TRAN	TWIN	TOTAL
Total	4	132	32	7	0	5	0	70	3	0	12	1	9	91	30	0	46	442
Percent of Total	0.9%	29.9%	7.2%	1.6%	0.0%	1.1%	0.0%	15.8%	0.7%	0.0%	2.7%	0.2%	2.0%	20.6%	6.8%	0.0%	10.4%	

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

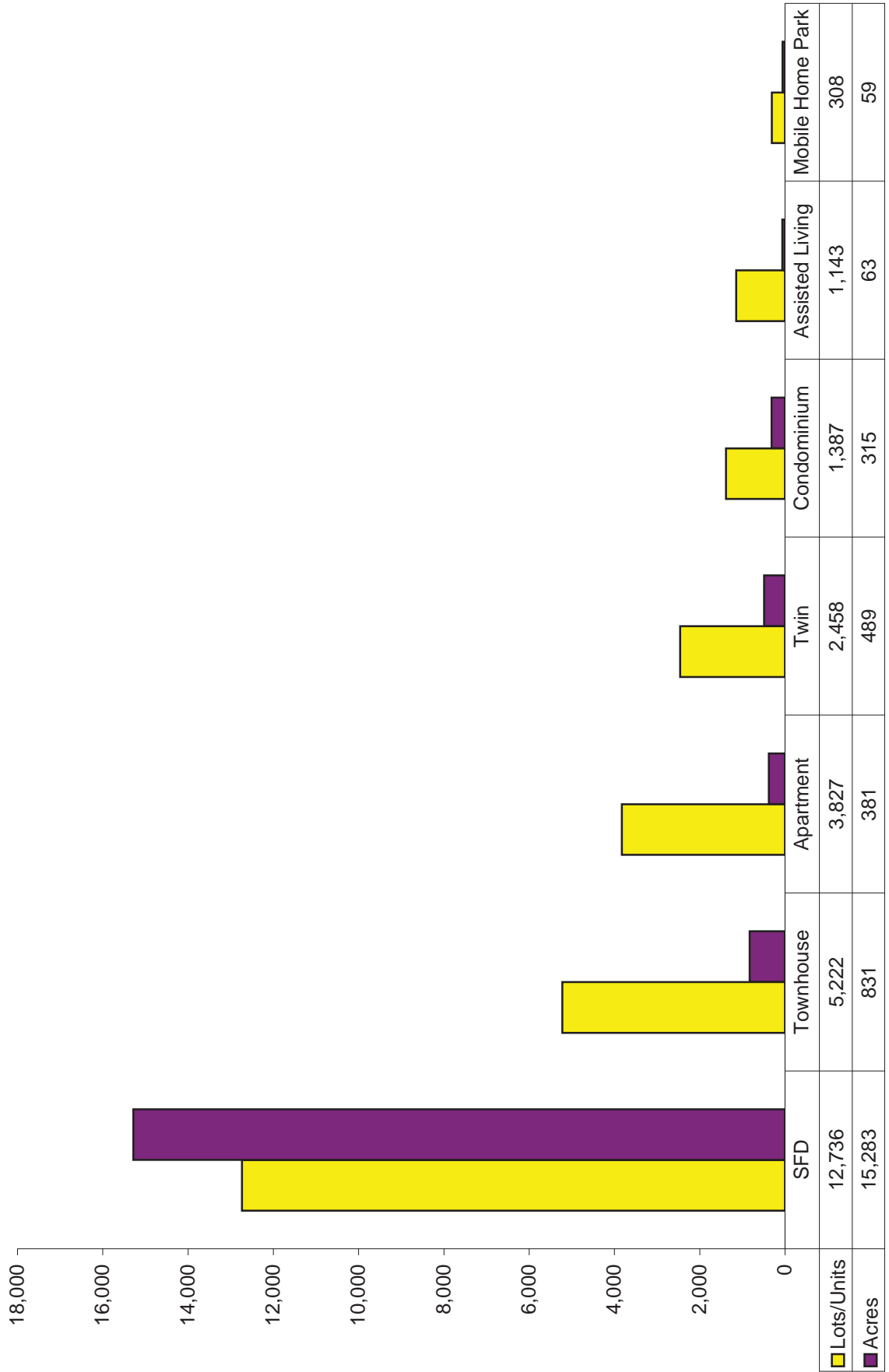
**TABLE 14
APPROVED NON-RESIDENTIAL PROJECTS
2011**

Municipality	Development Name	Square Feet
Commercial		
East Allen Township	Scudese, Gabe	5,000
Bethlehem City (NC)	Freedom Lawn Care and Landscaping	10,670
Bethlehem City (NC)	Farr Building (Adaptive Reuse)	6,203
Whitehall Township	Mazziotta Realty Holdings (Beauty Salon)	1,427
Upper Macungie Township	Monogram Funeral Home	15,448
South Whitehall Township	Dorney Park (Project 2012)	500
Allentown City	Premium Taxi, LLC	1,420
Salisbury Township	Scott Cars, Inc. (Chevy Service Bldg. Exp.)	3,600
Palmer Township	TPI Environmental	7,782
Lehigh Township	Archery Addictions	20,000
Easton City	College Hill Auto Sales	1,338
Upper Nazareth Township	Scipioni, Bruno (Restaurant/Apt. Exp.)	1,000
		74,388
Industrial		
East Allen Township	Arcadia East IP (Lot #3)	427,000
Weisenberg Township	West Hills Business Center (Lot #5)	1,017,679
Plainfield Township	Kitchen Magic	43,680
Forks Township	Ecopax (Building Exp.)	75,000
Weisenberg Township	West Hills Business Center (Lot #3)	239,071
South Whitehall Township	PPL Walbert Training Center (Exp. #2)	7,200
Plainfield Township	Gemini Machining Company (Bldg. Exp.)	6,825
Lower Nazareth Township	Griffin Land (Opus Lot #3 [Phase 2])	531,600
Emmaus Borough	CVIP Properties, Inc. (Bldg. Exp.)	10,000
Weisenberg Township	West Hills Business Center (Lot #4A)	246,071
		2,604,126
Office		
Lower Macungie Township	CSGM Developers, LLC (METRO Exp.)	4,220
Bethlehem City (LC)	Eaton Pointe Professional Building	20,480
Lower Nazareth Township	Brock-Ozman, Andrea (Bldg. Conv.)	1,700
Plainfield Township	Jacobsburg Medical Office	36,300
South Whitehall Township	Zator Law Offices (Bldg. Exp.)	4,168
		66,868
Public and Quasi Public		
Salisbury Township	Lehigh County Detoxification Facility	15,510
Forks Township	Braden Airpark (Terminal/Fuel Facility)	5,000
Bethlehem City (NC)	21st Century Town Square	6,500
Hanover Township (LC)	Hanover Township (Admin. & Pub. Works)	14,000
Bethlehem City (NC)	St. Luke's Hospital (Barn/Auditorium Redev.)	2,000
		43,010
Retail		
Lower Nazareth Township	DHD Ventures Retail Center (Jandy Blvd.)	25,300
Whitehall Township	White Castle (New Restaurant)	2,584
Palmer Township	Weis Markets Gas-N-Go #169	4,600
Lower Macungie Township	AT Trexlertown East PA, LLC	2,799
Whitehall Township	Wal-Mart (New Whitehall Store)	181,437
Lower Macungie Township	Trexlertown Shopping Center (Phase 1)	208,977
Upper Macungie Township	Trexlertown Shopping Center (Phase 1 UMT)	105,820
Fountain Hill Borough	DHD Ventures (New Supermarket)	19,246
Palmer Township	Northwood Center (Sheetz/CVS)	20,446
Lower Nazareth Township	Lower Nazareth Commons (Retail Sites B & C)	9,542
Allentown City	Enterprise Holdings (Lehigh Street Facility)	30,704
Lower Macungie Township	Firestone Auto Care Center (Millcreek Rd.)	8,577
Whitehall Township	DHD Allentown (New Supermarket)	18,880
		638,912
Transportation		
Bethlehem Township	Freedom High School (Solar Panel Array)	32,066
		32,066
TOTAL		3,459,370

GRAPH 11
HISTORICAL SUBDIVISION ACTIVITY
TOTAL AND APPROVED LOTS BY YEAR
1985-2011



GRAPH 12
APPROVED RESIDENTIAL DEVELOPMENT
2000-2011
LEHIGH AND NORTHAMPTON COUNTIES



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 developing 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.