

Revisioning Freight Development and Mobility in Eastern Pennsylvania



Lehigh Valley Planning Commission



Lehigh Valley Transportation Study

Becky A. Bradley, AICP

Executive Director, Lehigh Valley Planning Commission

Secretary, Lehigh Valley Transportation Study



Lehigh Valley Planning Commission



Lehigh Valley Transportation Study

BI-COUNTY PLANNING

Pennsylvania Municipalities
Planning Code

Pennsylvania Stormwater
Management Act

Pennsylvania Sewage Facilities Act

Pennsylvania Solid Waste
Management Act

Pennsylvania Public Utilities Code

US Delaware River Basin Compact

FEDERAL METROPOLITAN PLANNING

US Title 23 – Metropolitan Planning
Organizations

US Infrastructure Investment and
Jobs Act

US Inflation Reduction Act

planning for the new normal.

One of the
Fastest-growing
Corridors in
Nation for
Warehousing +
Logistics

Over
\$5
Billion
Gross Domestic
Product

Over 290 Year-Old
Manufacturing
Economy



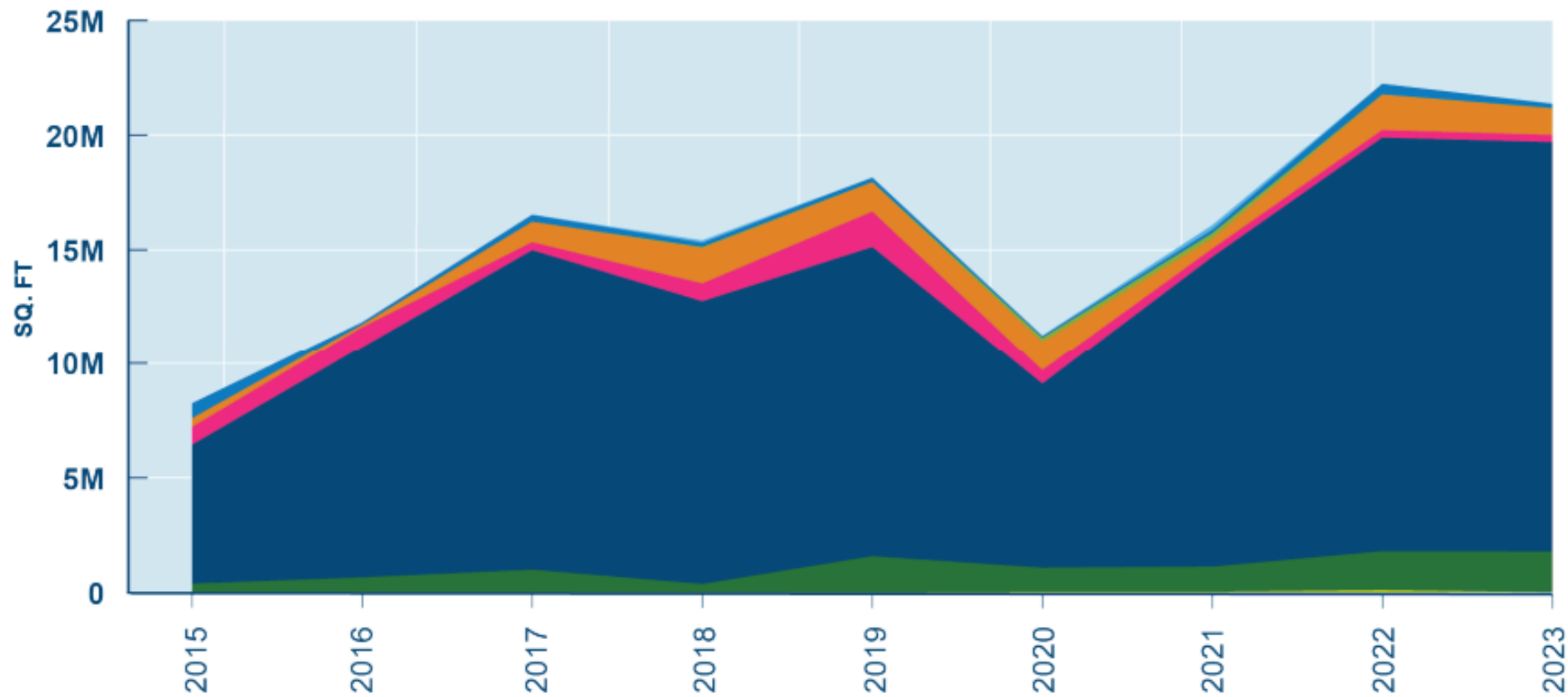
Freight Centric Land Development

policy, regulatory and
investment strategy



BUILDLV | NON-RESIDENTIAL

PROPOSED NON-RESIDENTIAL DEVELOPMENT BY TYPE



Total:
21.4
million SF

Industrial:
17.9
million SF

Public/
Quasi
Public:
1.1
million SF

Commercial:
1.8
million SF

Agriculture

Commercial

Industrial

Office

Public/Quasi-Public

Recreation

Retail

Transportation

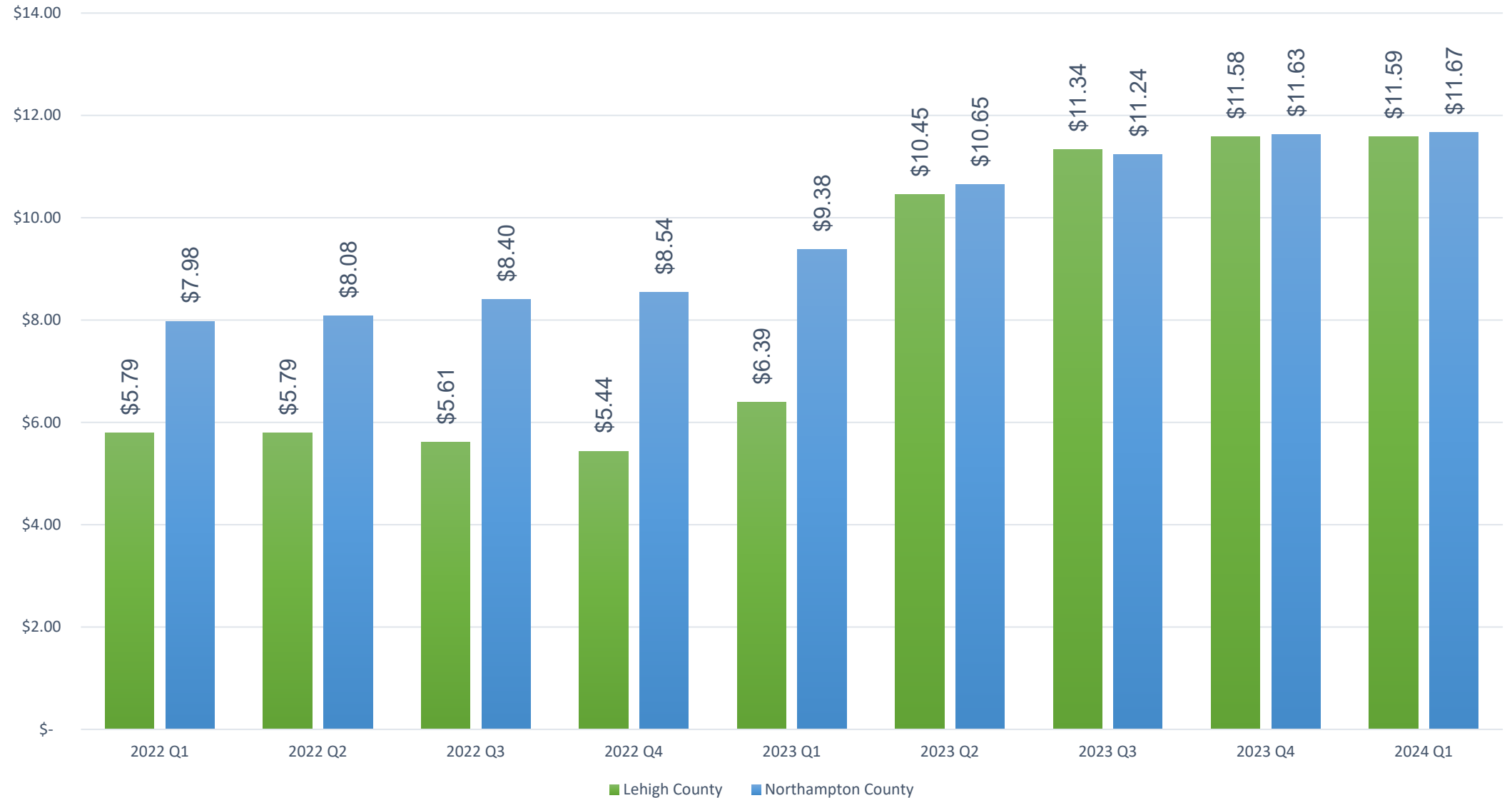
Industrial Market Monitoring Report





1st Quarter 2024

Average Asking Lease Rate (\$/sq ft)



Lehigh Valley Industrial Market

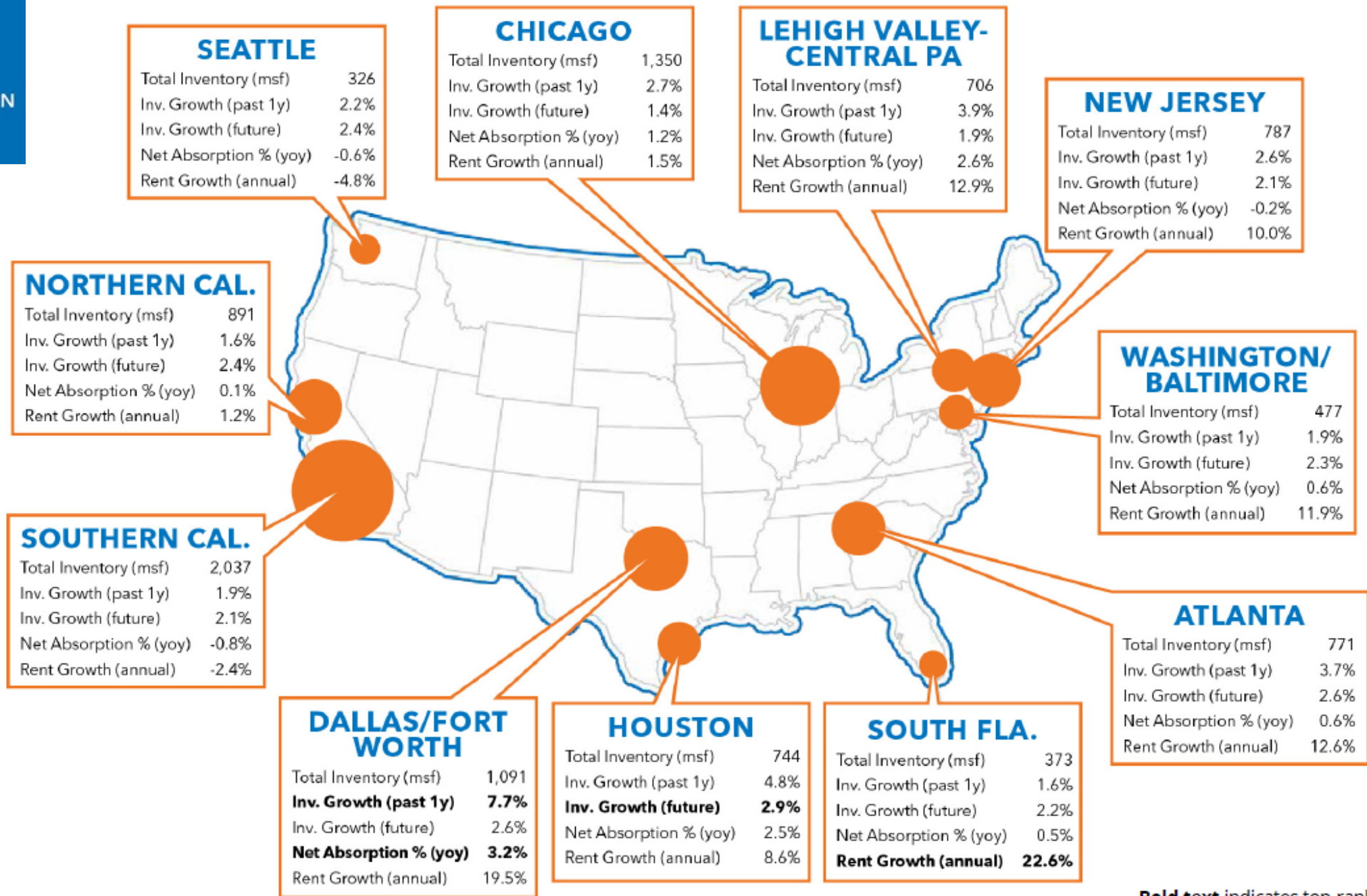
Inventory:
116.5 million
sq. ft.

Vacancy
Rate:
7%

Completions:
853,798
Sq. Ft.

Under
Construction:
1.65 million
Sq. Ft.

Year to Date
(YTD) Net
Absorption:
- 979,435
Sq. Ft.



Bold text indicates top-ranked indicator among Elite 11.



Lehigh Valley-Central PA Industrial Market

**8th Largest
Industrial
Market in the
US**

**Larger than
Seattle,
Washington
/Baltimore +
South
Florida**

**Almost Equal
to New
Jersey,
Atlanta and
Houston
Markets**



Northampton County
**Freight-Based
Land Use
Management Guide**

Specialized Tools in the Planners Toolbox

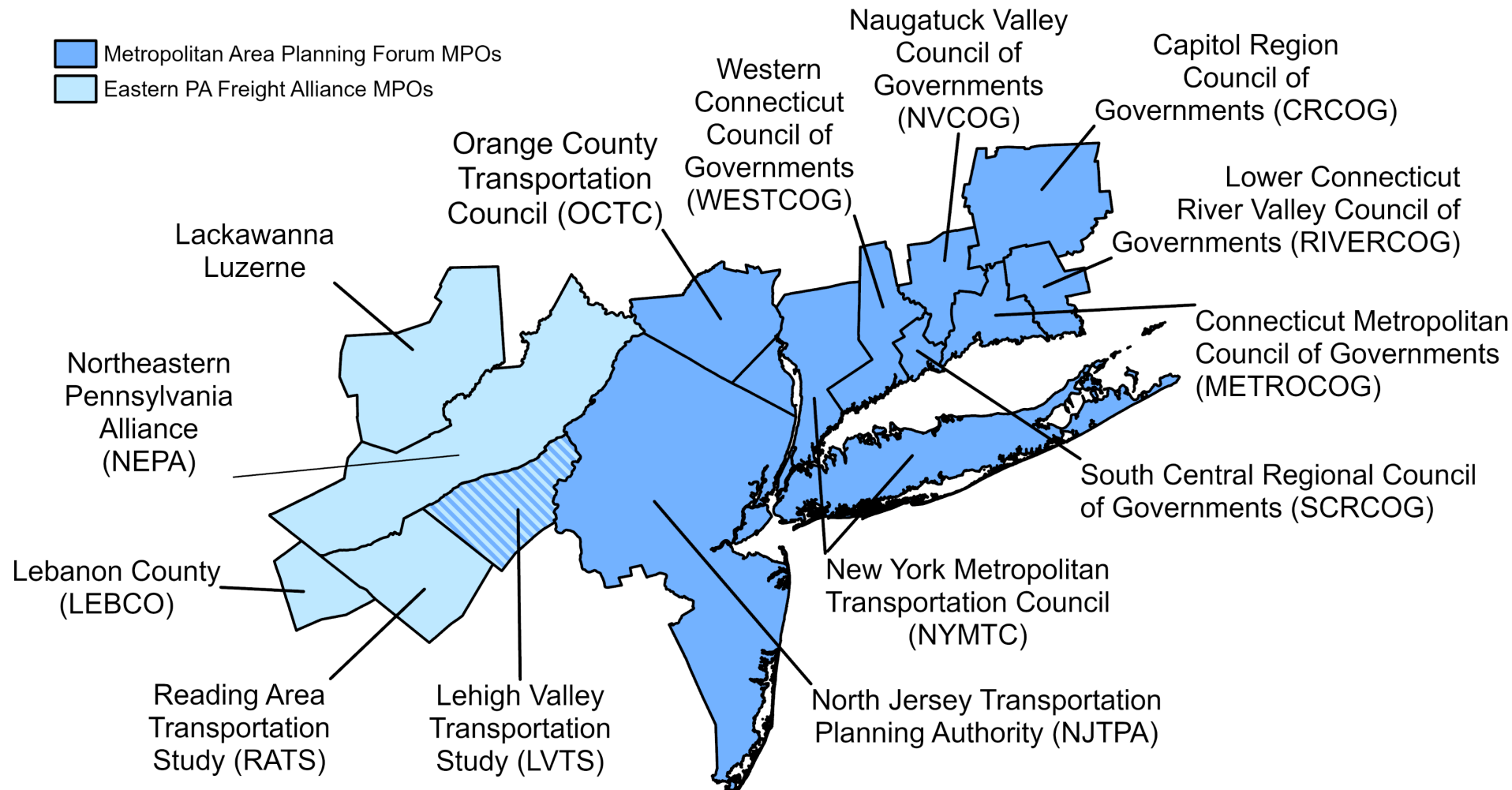
COMMUNITY GUIDE

High Cube and Automated Warehousing

Updated January 2021

[CLICK HERE TO READ THE GUIDE](#)

thinking outside the box + into to the mega region.



Specialized Tools & Initiatives Underway

Regionwide

- FutureLV: The Regional Plan Implementation
- Revised Freight Land Use Guidance
 - matched to transportation safety
 - Workforce destinations
 - Revised zoning and land use analysis that includes Lehigh County
- Land Use of Regional Significance Coordination Meetings on land development proposals

Sub-Regional

- Multi-Municipal Planning and Regulatory Efforts
- Lehigh Valley General Assembly
 - All 62 local governments
 - 16 school districts
 - 17 sewer and water authorities
 - State and federal elected officials
 - County elected officials
- Targeted Local Technical Assistance Training and Projects



Impact of Review on New Proposals





Addressing Limited Truck Amenities



ITE TRIP GENERATION EXAMPLE

Land Use 156: High-Cube Parcel Warehouse

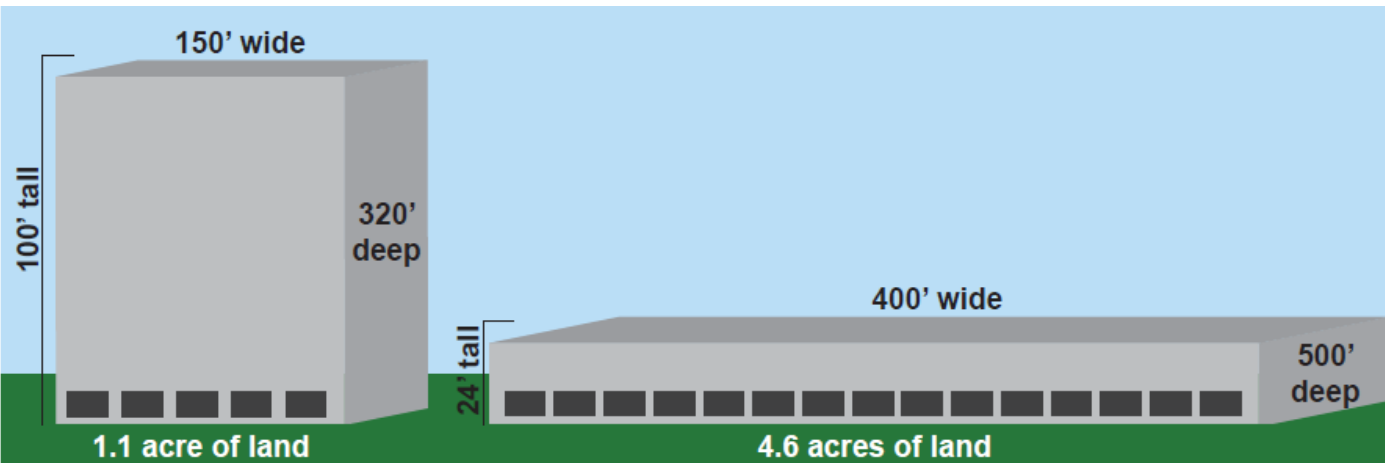
Warehouses that typically serve as regional and local freight forwarder facilities for time sensitive shipments via airfreight and ground carriers. These sites also often include truck maintenance, wash or fueling facilities

Average Daily Rate of Trips: 7,750

Land Use 155: High-Cube Fulfillment Warehouse

A facility characterized by a significant storage function and direct distribution of e-commerce product to end users. These facilities typically handle smaller packages and quantities than other types of HCWs and often contain multiple mezzanine levels

Average Daily Rate of Trips: 8,180



Land Use 150: Warehousing

A warehouse is primarily devoted to the storage of materials

Average Daily Rate of Trips: 1,740

Land Use 154: High-Cube Transload and Short-Term Storage Warehouse

Buildings that have a primary function of consolidation and distribution of pallet loads (or larger) for manufacturers, wholesalers, or retailers. They typically have little storage duration, high throughput, and are high-efficient facilities

Average Daily Rate of Trips: 1,400

Land Use 157: High-Cube Cold Storage Warehouse

Facilities typified by temperature-controlled environments for frozen food or other perishable products

Average Daily Rate of Trips: 2,120



PLANNING FOR ALL

Increasing Equitable Access
to Planning in the Lehigh Valley

PUBLIC PARTICIPATION PLAN



PLANNING FOR ALL

Increasing Equitable Access
to Planning in the Lehigh Valley

LIMITED ENGLISH PROFICIENCY PLAN



42.8%

Increase in linguistically
isolated households in
the Lehigh Valley

3,662

The number of Spanish-
speaking linguistically
isolated households in
the Lehigh Valley



WALK/ROLL LV IMPLEMENTATION



MULTI-MUNICIPAL PLANNING, ZONING CODES AND OFFICIAL MAPS COORDINATION



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





OFFICE OF TRANSFORMATION & OPPORTUNITY

May 14, 2024

Lehigh Valley General Assembly

Michelle Tarquino

Transportation Coordinator

Economic Development Strategy

Goals

**PENNSYLVANIA
GETS IT DONE.**



**Invest in Our Economic
Growth to Compete**



**Make Government Work
at the Speed of Business**



**Open Doors of Opportunity
for all Pennsylvanians**



Innovate to Win



**Build Vibrant and
Resilient Regions**

Economic Development Strategy

Priority Sectors

**PENNSYLVANIA
GETS IT DONE.**

Pennsylvania has identified five priority sectors through analysis of existing competitive advantages, growth potential, size of existing employment base, and average wages.

These sectors represent opportunities for the commonwealth to accelerate its leadership in growth industries and sustain competitive advantages in key industries that support large job bases.



Agriculture



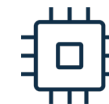
Energy



Life Sciences



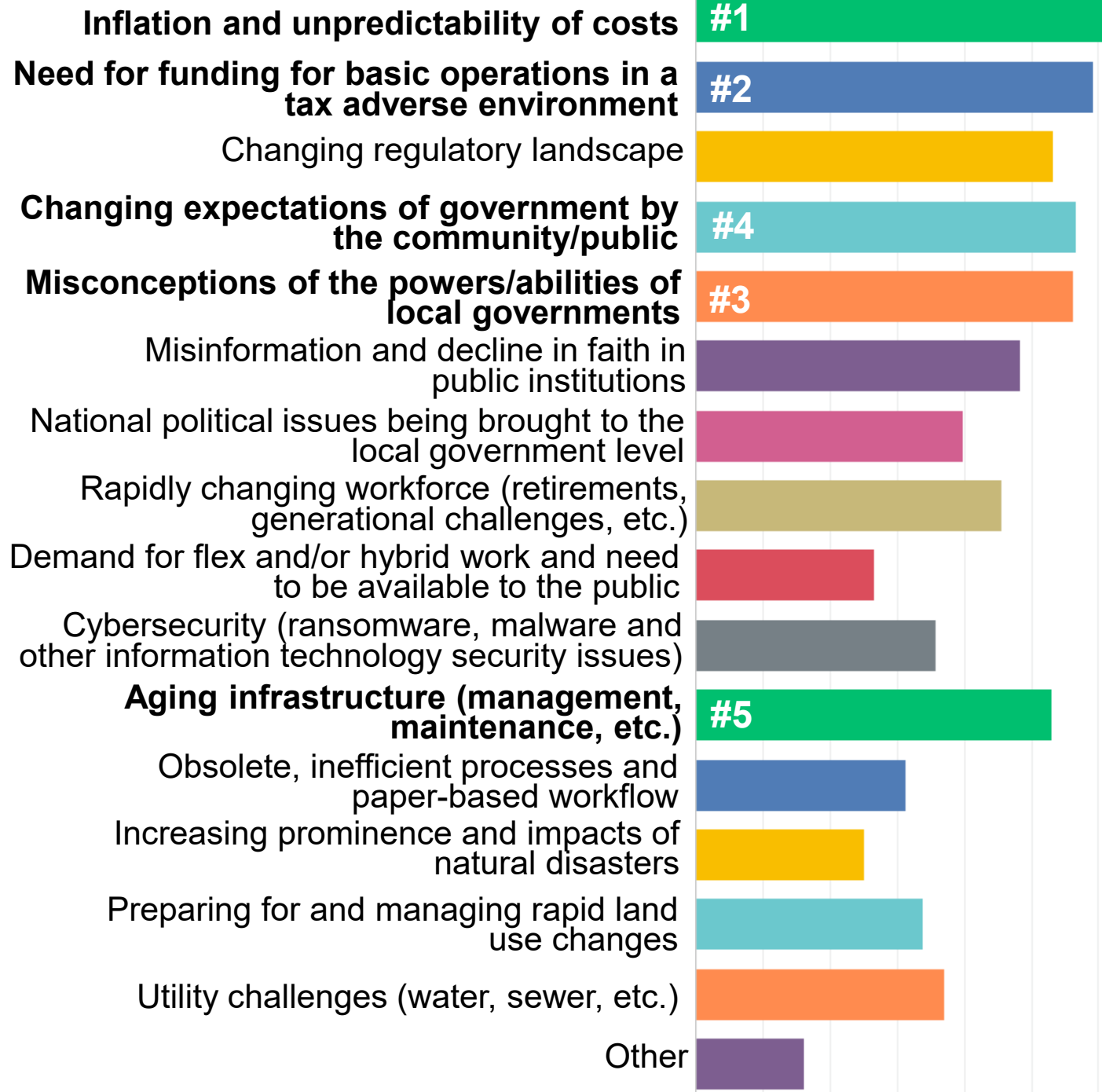
Manufacturing



Robotics and Technology



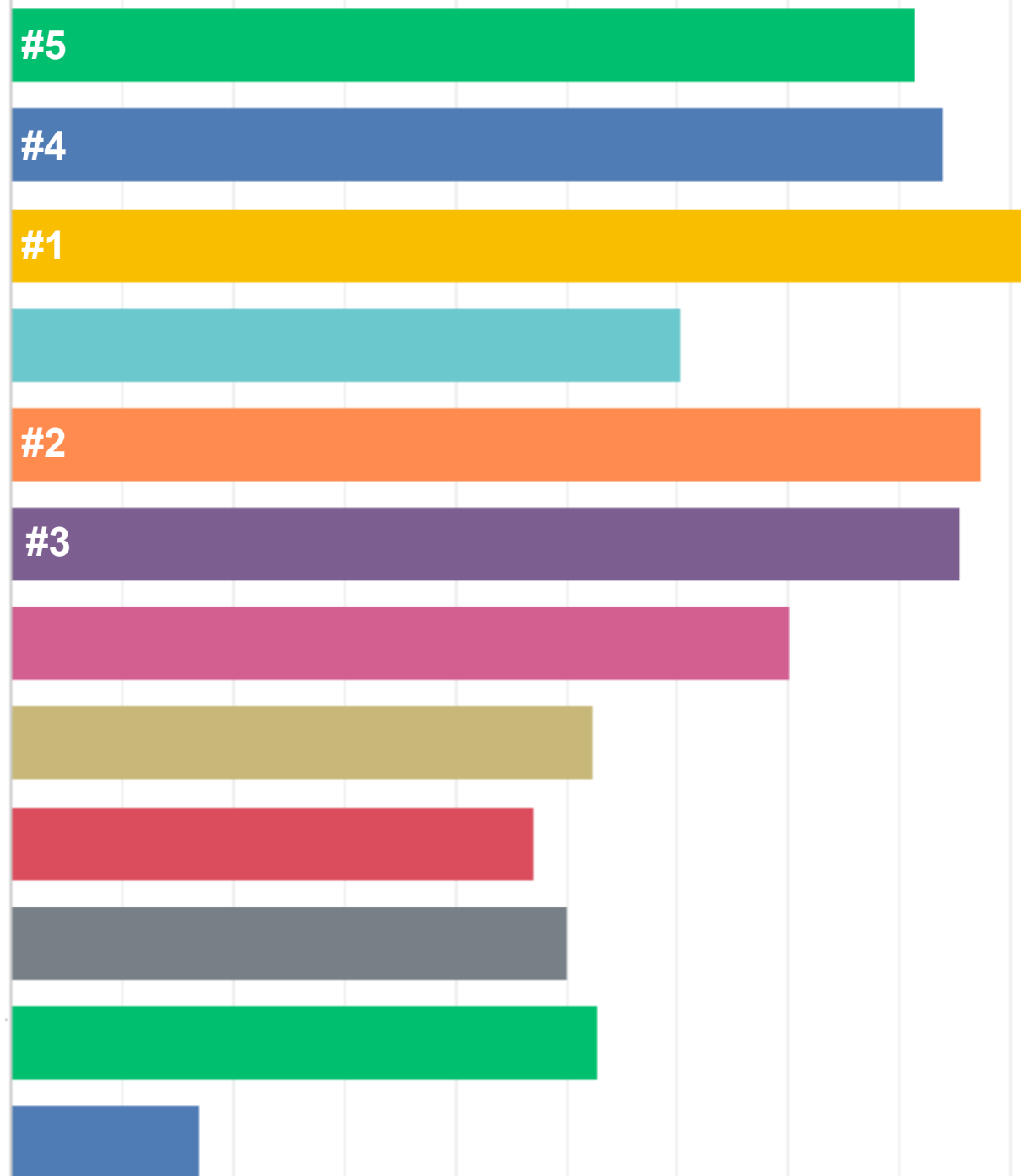
What are your greatest challenges right now? Please rank the following in order of importance, with your most pressing challenge at the top of the list.



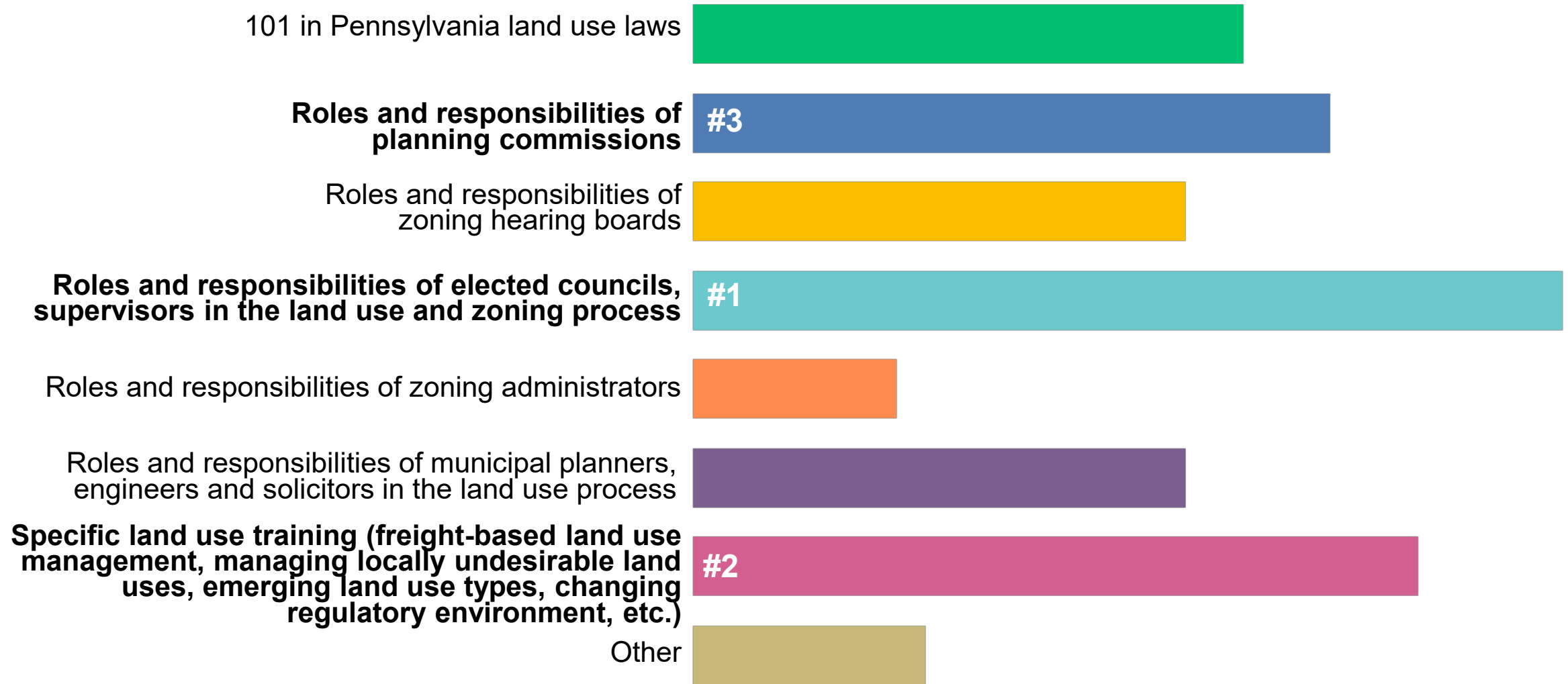


What are your greatest land use challenges? Please rank the following in order of importance, with your most pressing challenge at the top of the list.

- Lack of market-rate housing**
- Lack of affordable housing (start homes, homes for fixed- and lower-income families)**
- Outdated land use regulations (zoning, subdivision and land development)**
- So many challenges it makes prioritization of work difficult
- Changed and changing traffic patterns and impacts**
- Specific freight, industrial and warehouse impacts**
- Loss of farmlands, woodlands and open spaces
- Competition between land uses
- So many new and newly interpreted land uses to keep updated
- Difficulty recruiting and/or retaining zoning hearing board members and/or planning commission members
- Lack of understanding of role/rules by zoning hearing board, planning commission or elected officials
- Other



What types of planning, zoning, public works or general training do you need?



**Community
Planning
10/9, 16, 23**

**Subdivision and
Land
Development
9/9, 16, 23**

**Zoning
Coming in
2025!**

**Zoning
Administration
5/2, 9, 16**



PENNSYLVANIA MUNICIPAL PLANNING
EDUCATION INSTITUTE

Learn more @ lvpc.org/lvga



Brian Hite, Transportation Planner
bhite@lvpc.org 610-264-4544

Non-Residential: **2,483,942** Total Square Feet

Commercial
368,592



Retail
45,543



Public/
Quasi-Public
66,602



Industrial
(Warehouse)*
I: 1,944,742
(W: 1,827,314)



Office
54,520



Transportation
0



Agriculture
0



Recreational
4,943



** Warehouse number is a subset of industrial total square footage.*

Residential Community

8th Ave



Sensitive User Group
(School)

Priority Climate Action Plan



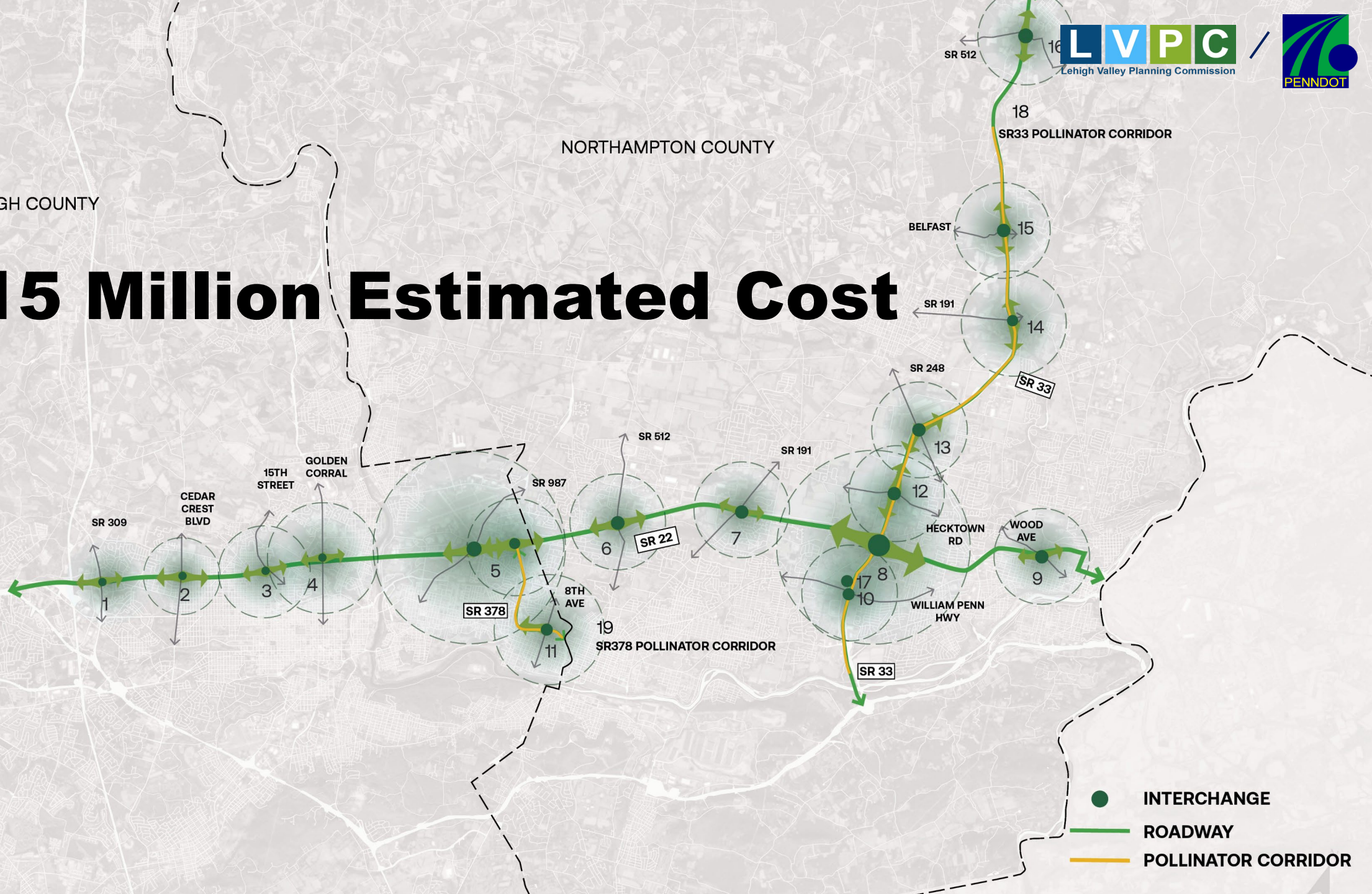
Lehigh Valley Green Transportation Infrastructure Project

State Road 378

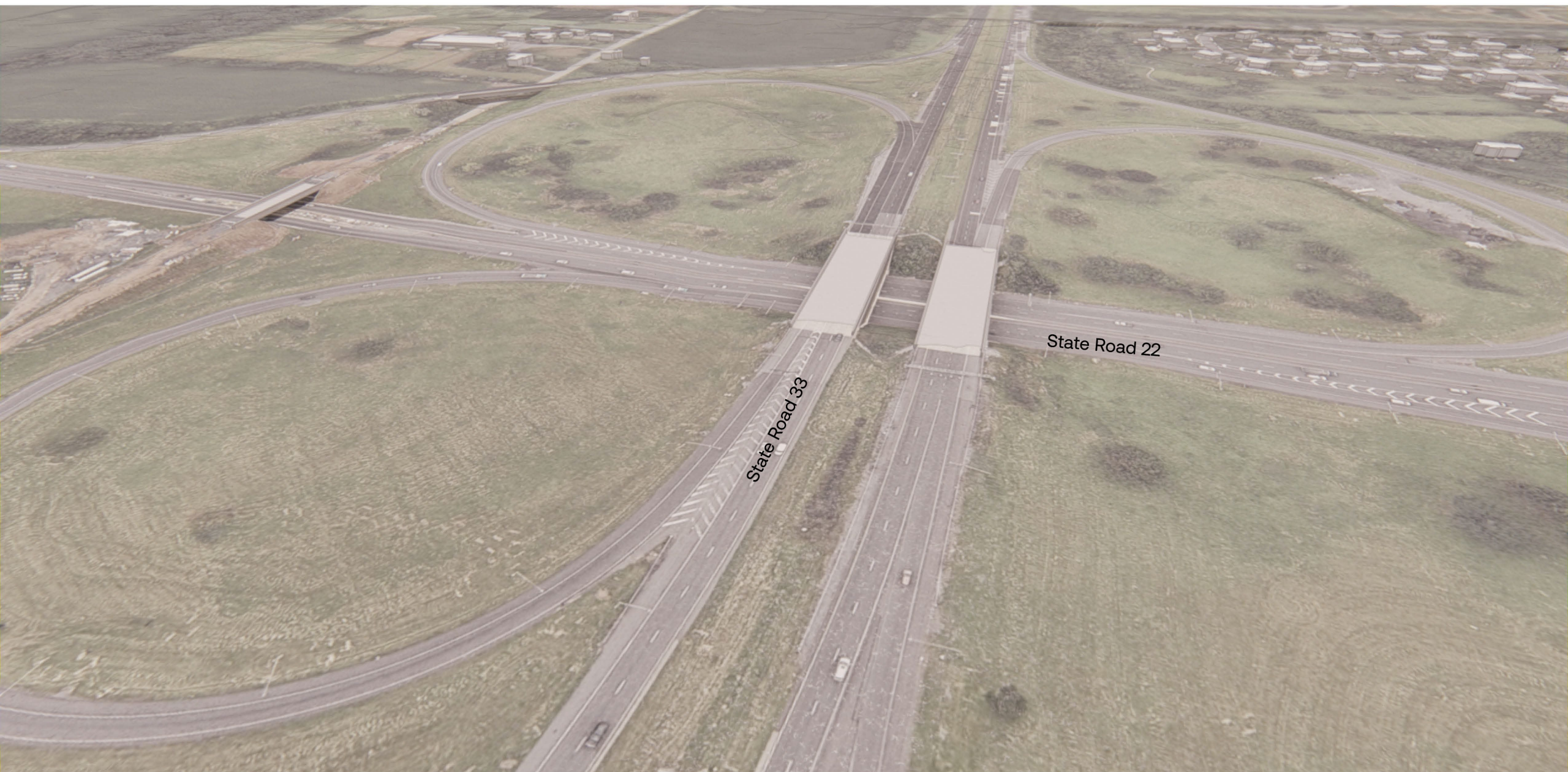
NORTHAMPTON COUNTY

LEHIGH COUNTY

\$115 Million Estimated Cost



- INTERCHANGE
- ROADWAY
- POLLINATOR CORRIDOR

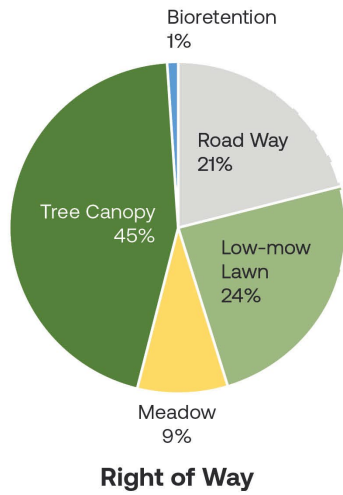






Pollinator Corridor

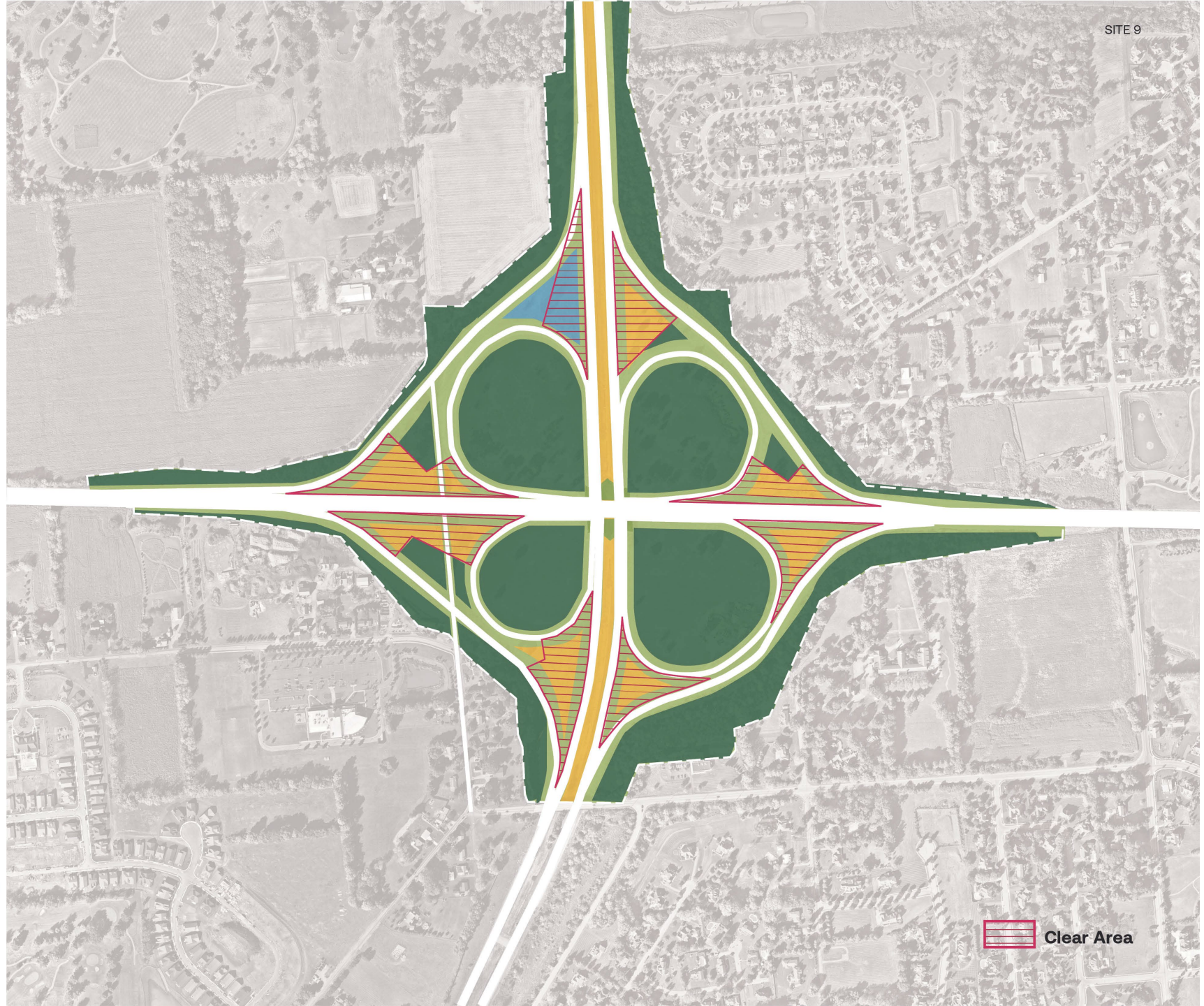
Route 33 at Route 22



99 acres replanted

↓ 550 tons of CO₂ emission reduced each year

↓ 13,750 tons of CO₂ emission reduced by 2050





Residential Community

William Penn Highway
Park and Ride

PennDOT Park and Ride

State Road 33

William Penn Hwy







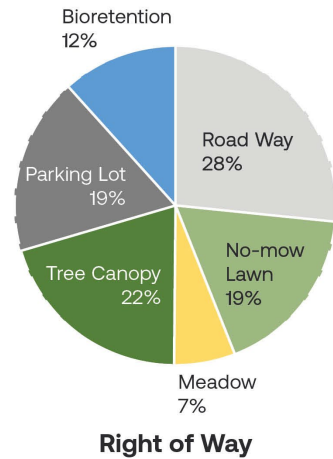
Trees in Paving

Transit Hub

William Penn Highway
Park and Ride

Pollinator Corridor

William Penn Hwy at Route 33



27 acres replanted

↓ 117 tons of CO₂ emission
reduced each year

↓ 2,937 tons of CO₂ emission
reduced by 2050



Take-Aways



- **Freight is big, complicated and evolving = Massive Change!**
- **Approach issues from every angle possible.**
 - Everything is interrelated --- own this.
 - Track, track, track! Data beats drama.
 - Listen, listen, listen!
 - Communicate, communicate, communicate!
 - Let yourself and your work programs evolve.
 - Build, maintain and grow your partnerships and collaborations wherever you can --- across every sector.
 - If you can't do it, find someone who can.
 - It's easy to quit. It's harder to make a difference --- respect yourself and your agency enough to invest in the future.
- **Reach out if you wish to discuss.**
 - LVPC T-Team Freight Lead: Brian Hite, bhiet@lvpc.org, (610) 264-4544



Questions?

