LVPC
Lehigh Valley Planning Commission

LVTS
Lehigh Valley Transportation Study

Becky A. Bradley, AICP

Executive Director, Lehigh Valley Planning Commission/

Secretary, Lehigh Valley Transportation Study

March 7, 2017

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Lehigh Valley Transportation Study

PENNDOT

LANta

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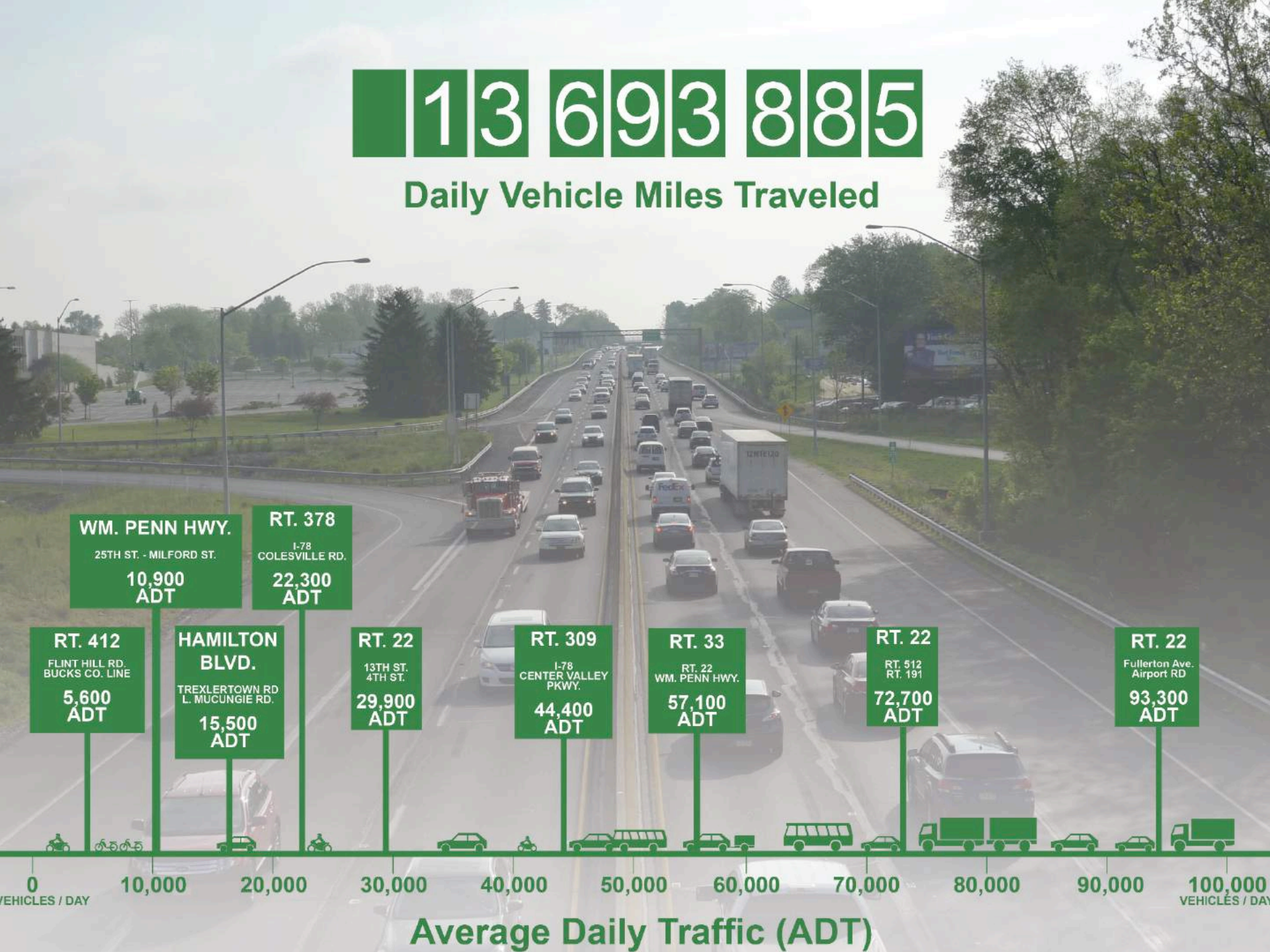
LNAA

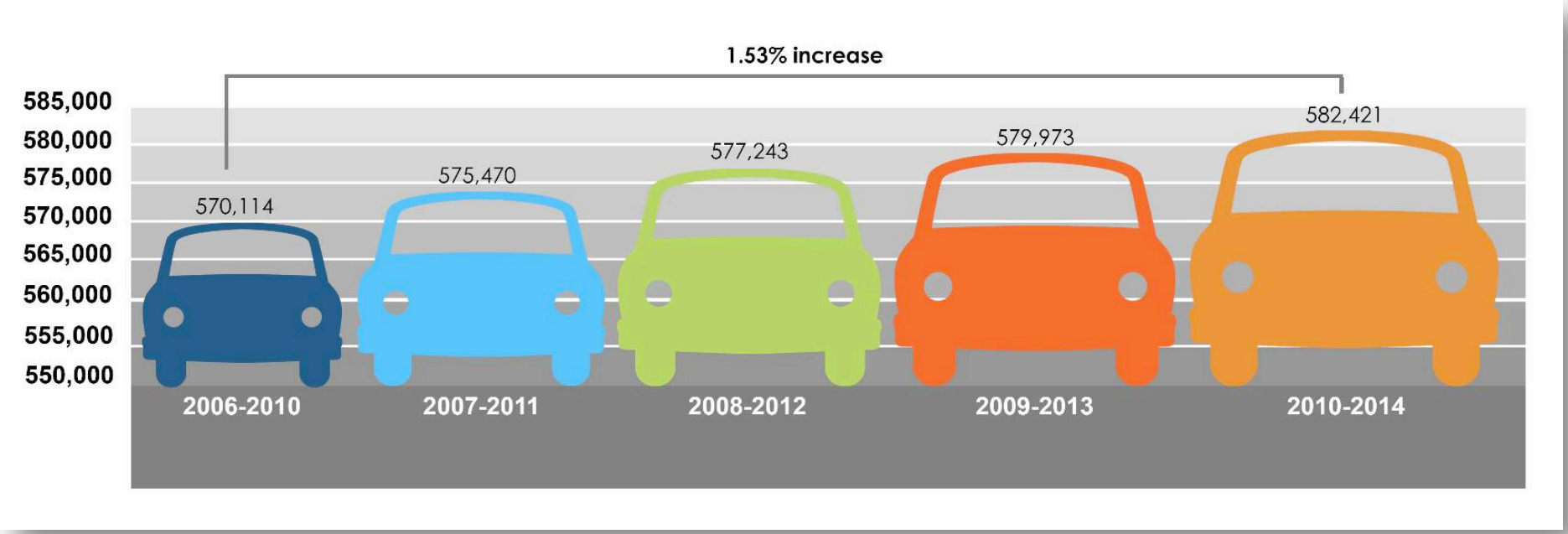
TRENDS AFFECTING TRANSPORTATION


13 693 885
Daily Vehicle Miles Traveled
WM. PENN HWY.
25TH ST. - MILFORD ST.
10,900 ADT
RT. 378
I-78
COLESVILLE RD.
22,300 ADT
RT. 412
FLINT HILL RD.
BUCKS CO. LINE
5,600 ADT
HAMILTON BLVD.
TREXLERTOWN RD
L. MUCUNGIE RD.
15,500 ADT
RT. 22
13TH ST.
4TH ST.
29,900 ADT
RT. 309
I-78
CENTER VALLEY PKWY.
44,400 ADT
RT. 33
RT. 22
WM. PENN HWY.
57,100 ADT
RT. 22
RT. 512
RT. 191
72,700 ADT
RT. 22
Fullerton Ave.
Airport RD
93,300 ADT
0
VEHICLES / DAY
10,000
20,000
30,000
40,000
50,000
60,000
70,000
80,000
90,000
100,000
VEHICLES / DAY
Average Daily Traffic (ADT)

4,105 miles of road
1,060 miles state,
federal or
turnpike owned
3,046 locally owned

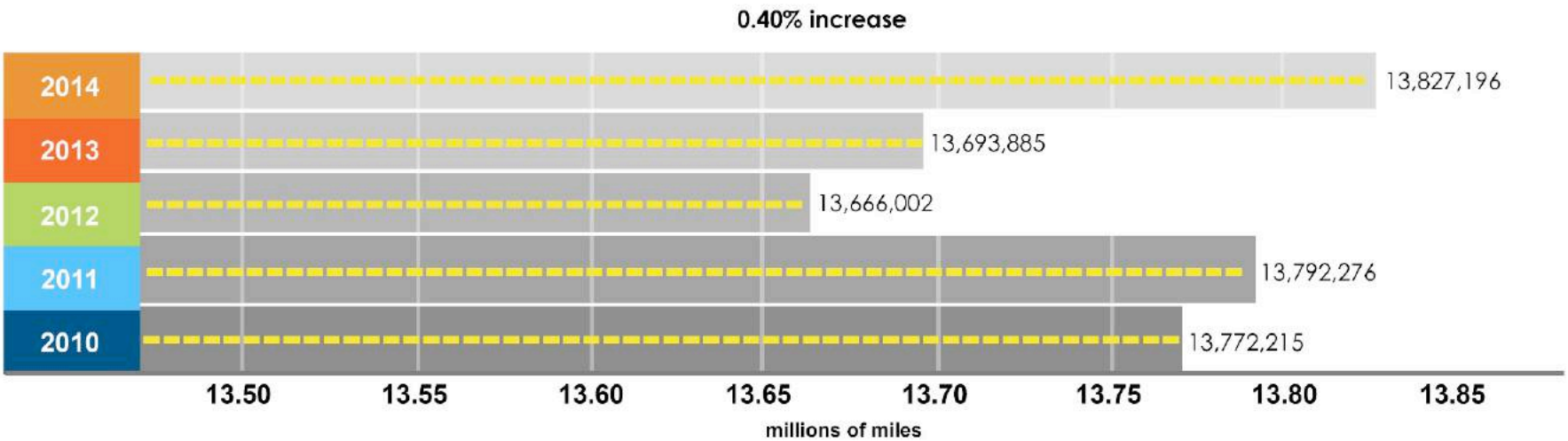
Vehicle Registrations

2.16%

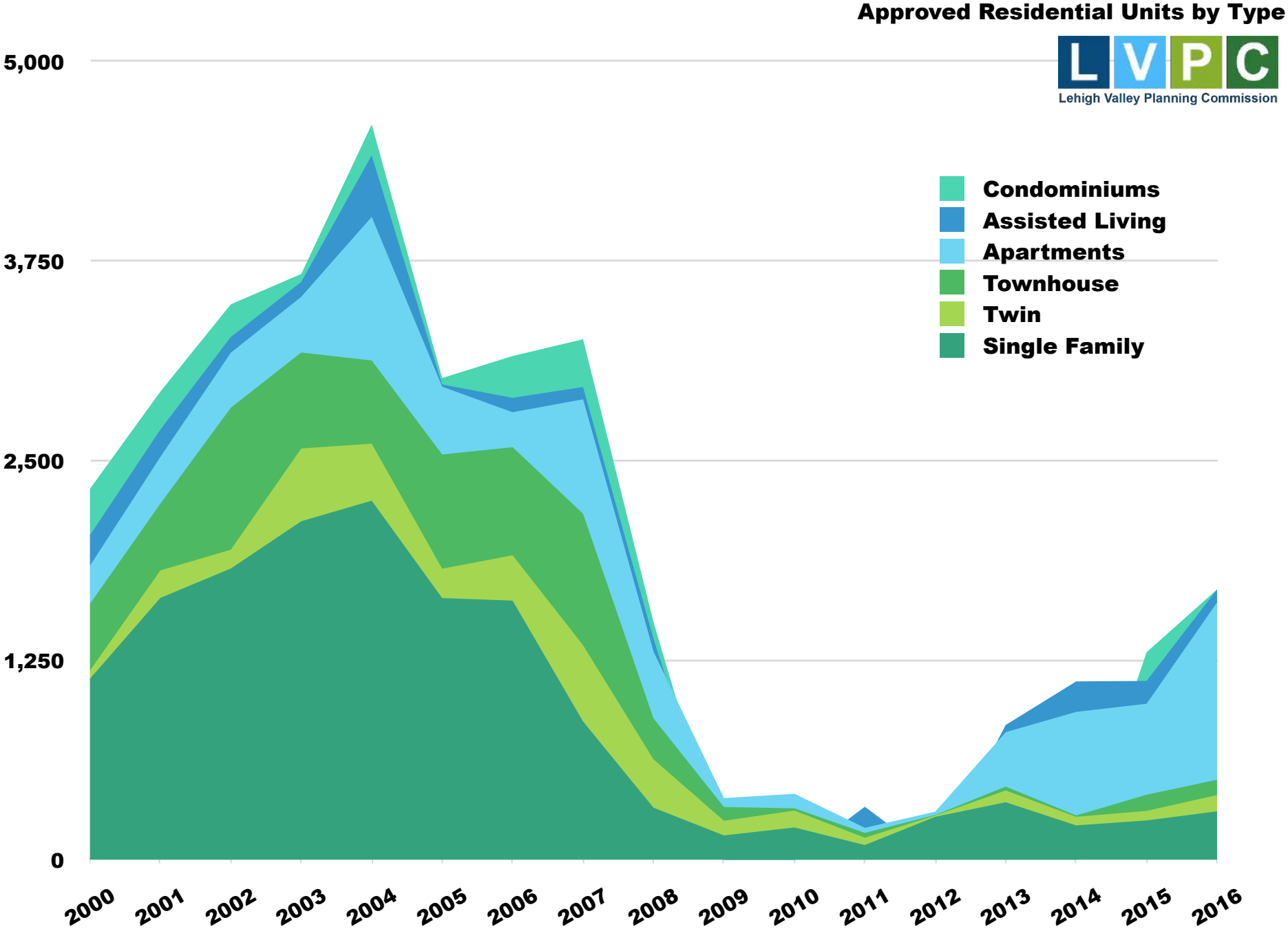


Job Flows

IN COMMUTERS
88,764
LEHIGH VALLEY
186,497
OUT COMMUTERS
103,667


0.40% increase
2014
13,827,196
2013
13,693,885
2012
13,666,002
2011
13,792,276
2010
13,772,215
13.50
13.55
13.60
13.65
13.70
13.75
13.80
13.85
millions of miles

Growth in Multi-Family Development Continues to Drive Housing Recovery



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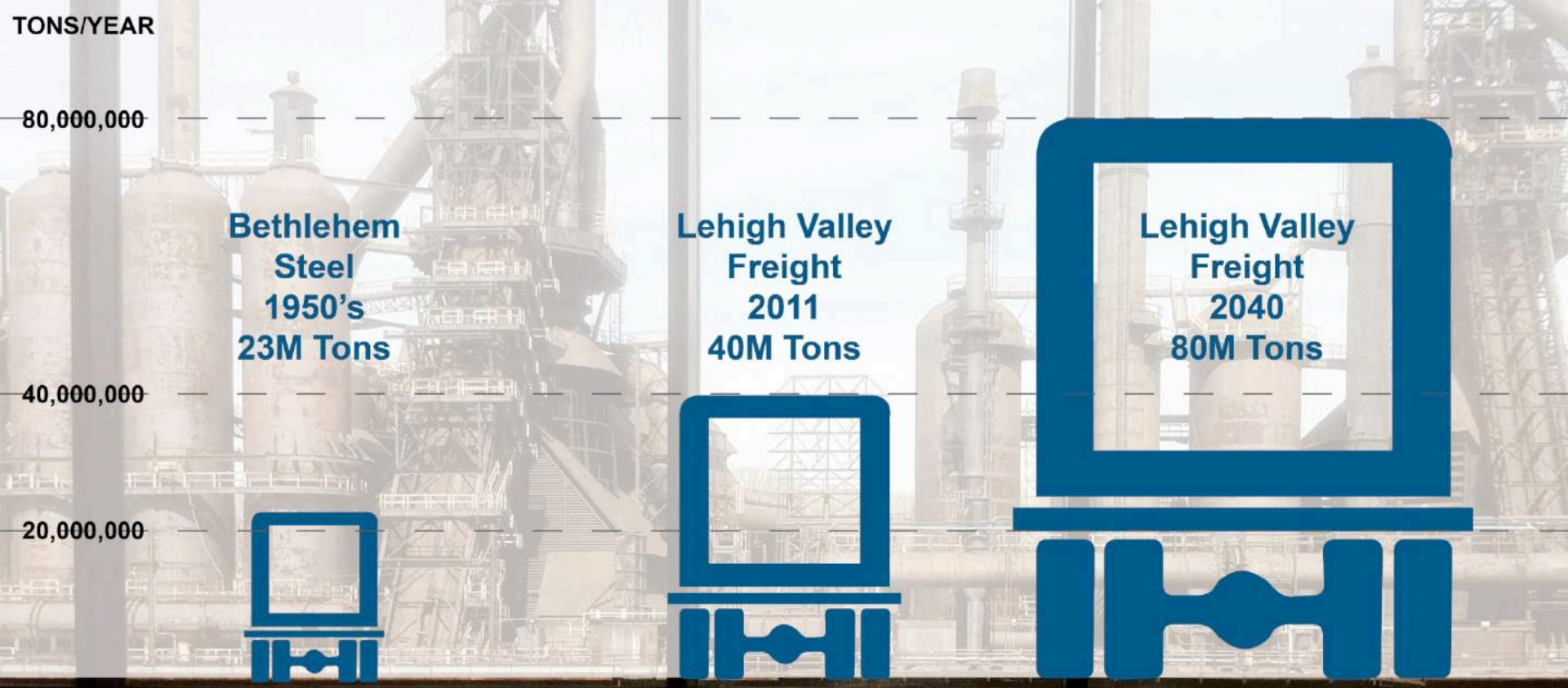
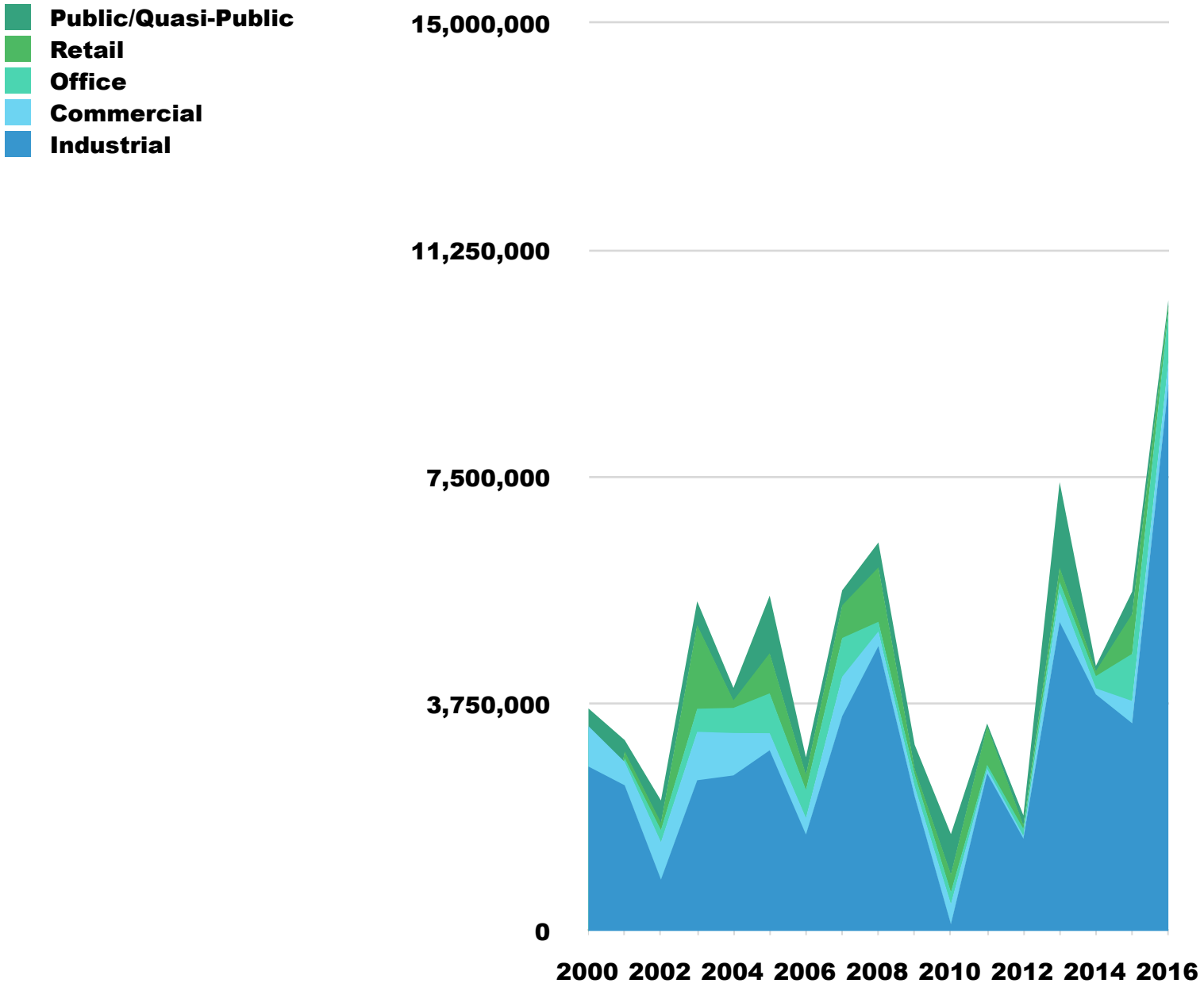


Lehigh Valley Planning Commission

Industrial Development Continues to Dominate

Approved Non-Residential Floor Area by Type (Square Feet)



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COMMERCIAL REAL ESTATE SERVICES

Exit 45
New Smithville, PA

INTERSTATE 78

Major Occupiers

Advance Auto Parts
Palram Americas
Kenco
NFI
Genco
Behr Paints
Carpenter

Development + Construction Summary

Site	Developer	Status	Size
A	Hillwood	Under Const.*	400,000 SF
B	Hillwood	Under Const.*	336,000 SF

* Economic Incentive

20 Minute Population: 231,910 | Workforce: 179,175 **20 Mile** Population: 542,403 | Workforce: 420,145

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Exit 49 (1)
Fogelsville, PA

Major Occupiers

Nestle
Home Depot
Dial
Bimbo Bakery
Ocean Spray
Uline
Amazon
Bridgestone
Sharp
FedEx Smartpost
Fisher Scientific
Caterpillar
True Value
Napa Auto
Pratt Industries
Allen Distribution

Development + Construction Summary

Site	Developer	Status	Size
A	Jaindl	Concept	175 Acres
B	Griffin	Entitling	144,000 SF
C	DCT	Entitling	112,200 SF
D	DCT	Entitling	223,650 SF
E	Ridgeline	Re-Dev.	730,080 SF
F	Ridgeline	Re-Dev.	730,080 SF

* Economic Incentive

20 Minute Population: 305,938 | Workforce: 234,347 **20 Mile** Population: 606,686 | Workforce: 469,761

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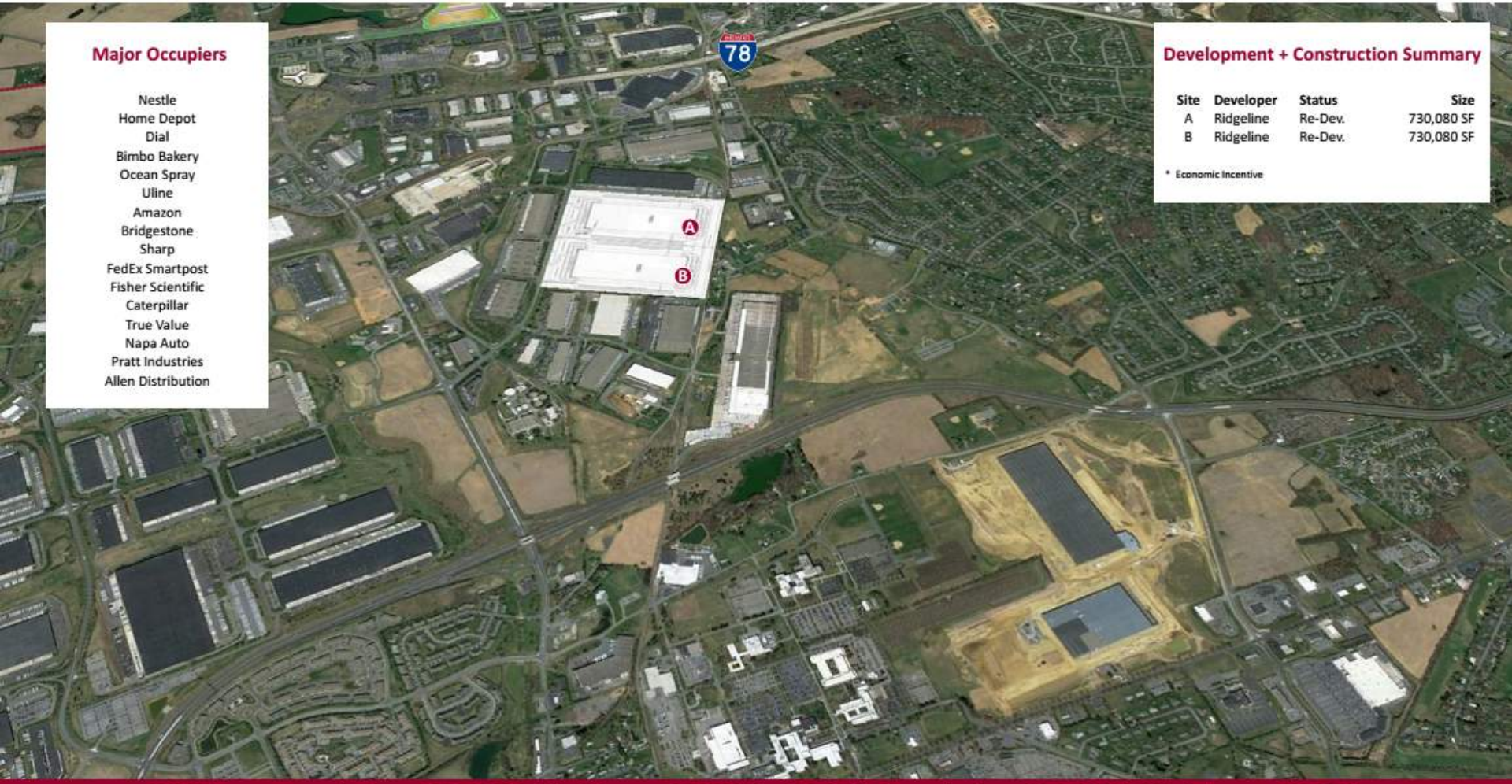
COMMERCIAL REAL ESTATE SERVICES

Exit 49 (2)
Fogelsville, PA



Major Occupiers

Nestle
Home Depot
Dial
Bimbo Bakery
Ocean Spray
Uline
Amazon
Bridgestone
Sharp
FedEx Smartpost
Fisher Scientific
Caterpillar
True Value
Napa Auto
Pratt Industries
Allen Distribution

Development + Construction Summary

Site	Developer	Status	Size
A	Ridgeline	Re-Dev.	730,080 SF
B	Ridgeline	Re-Dev.	730,080 SF

* Economic Incentive

20 Minute Population: 305,938 | Workforce: 234,347 **20 Mile** Population: 606,686 | Workforce: 469,761

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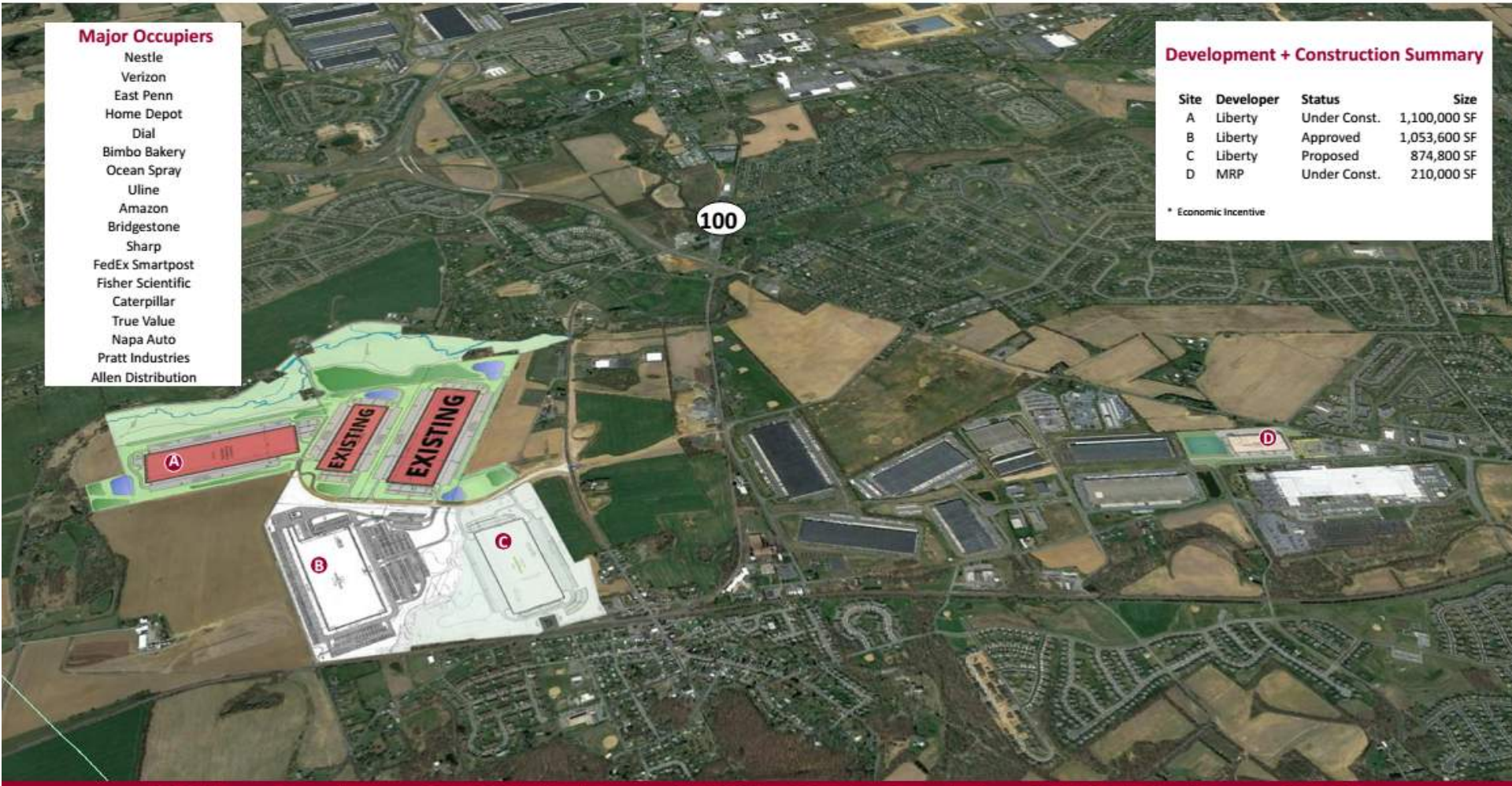
COMMERCIAL REAL ESTATE SERVICES

Exit 49 (3)
Fogelsville, PA

INTERSTATE 78



Major Occupiers

Nestle
Verizon
East Penn
Home Depot
Dial
Bimbo Bakery
Ocean Spray
Uline
Amazon
Bridgestone
Sharp
FedEx Smartpost
Fisher Scientific
Caterpillar
True Value
Napa Auto
Pratt Industries
Allen Distribution

Development + Construction Summary

Site	Developer	Status	Size
A	Liberty	Under Const.	1,100,000 SF
B	Liberty	Approved	1,053,600 SF
C	Liberty	Proposed	874,800 SF
D	MRP	Under Const.	210,000 SF

* Economic Incentive

20 Minute Population: 305,938 | Workforce: 234,347 **20 Mile** Population: 606,686 | Workforce: 469,761

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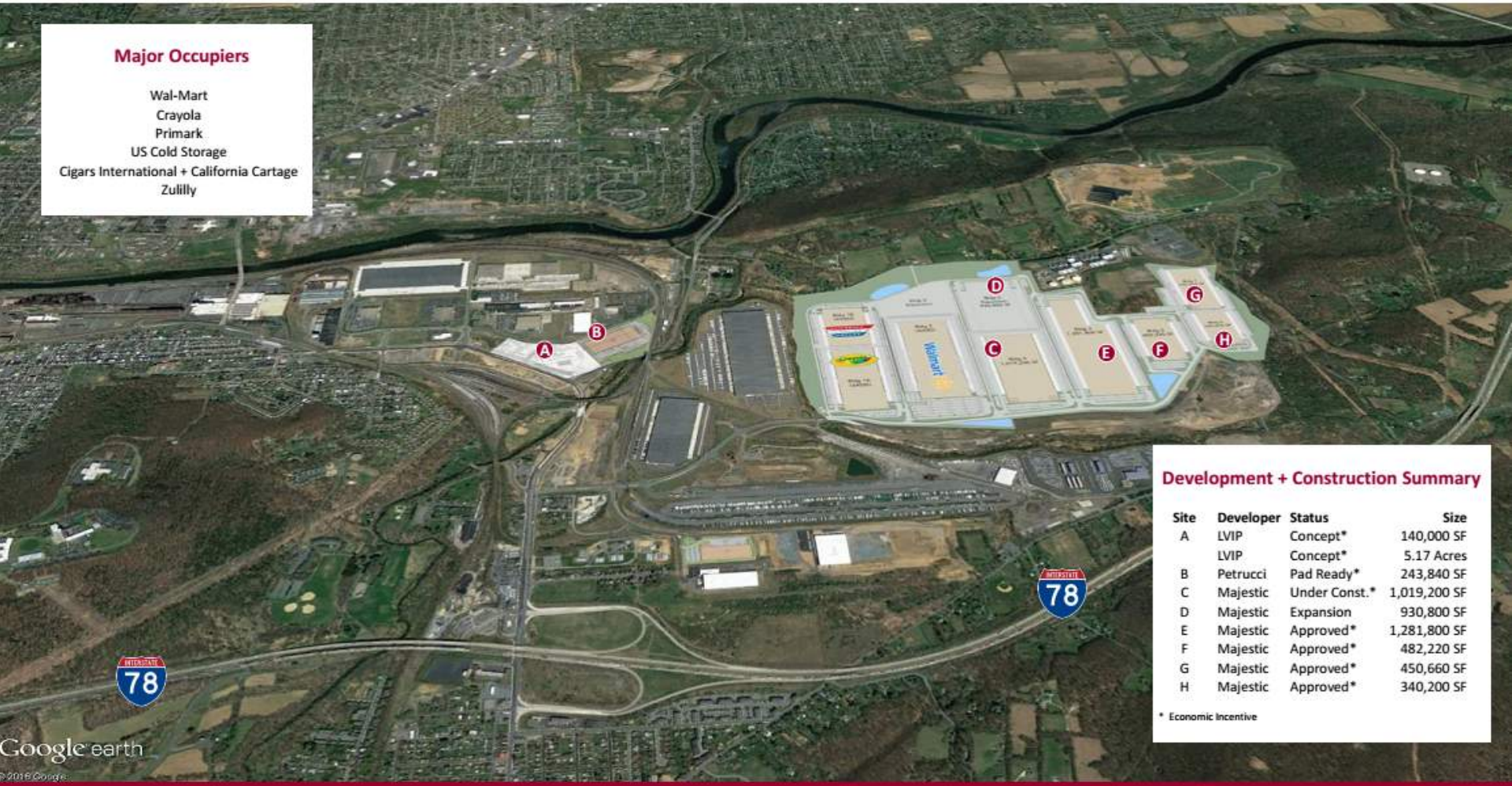
COMMERCIAL REAL ESTATE SERVICES

Exit 67
Hellertown, PA

INTERSTATE 78



Major Occupiers

Wal-Mart
Crayola
Primark
US Cold Storage
Cigars International + California Cartage
Zulilly

Development + Construction Summary

Site	Developer	Status	Size
A	LVIP	Concept*	140,000 SF
	LVIP	Concept*	5.17 Acres
B	Petrucci	Pad Ready*	243,840 SF
C	Majestic	Under Const.*	1,019,200 SF
D	Majestic	Expansion	930,800 SF
E	Majestic	Approved*	1,281,800 SF
F	Majestic	Approved*	482,220 SF
G	Majestic	Approved*	450,660 SF
H	Majestic	Approved*	340,200 SF

* Economic Incentive

20 Minute Population: 404,002| Workforce: 312,912 **20 Mile** Population: 738,679| Workforce: 567,901

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COMMERCIAL REAL ESTATE SERVICES

US Rt. 309
Allentown, PA

22

Major Occupiers

Banko Beverage
Nestle Purina Pet Care

Development + Construction Summary

Site	Developer	Status	Size
A	Tamerler	Concept	275,000 SF
B	Tamerler	Concept	275,000 SF
C	Tamerler	Concept	110,000 SF
D	None	Concept	21.8 Acres

* Economic Incentive

20 Minute Population: 374,857 | Workforce: 287,364 **20 Mile** Population: 629,977 | Workforce: 488,530

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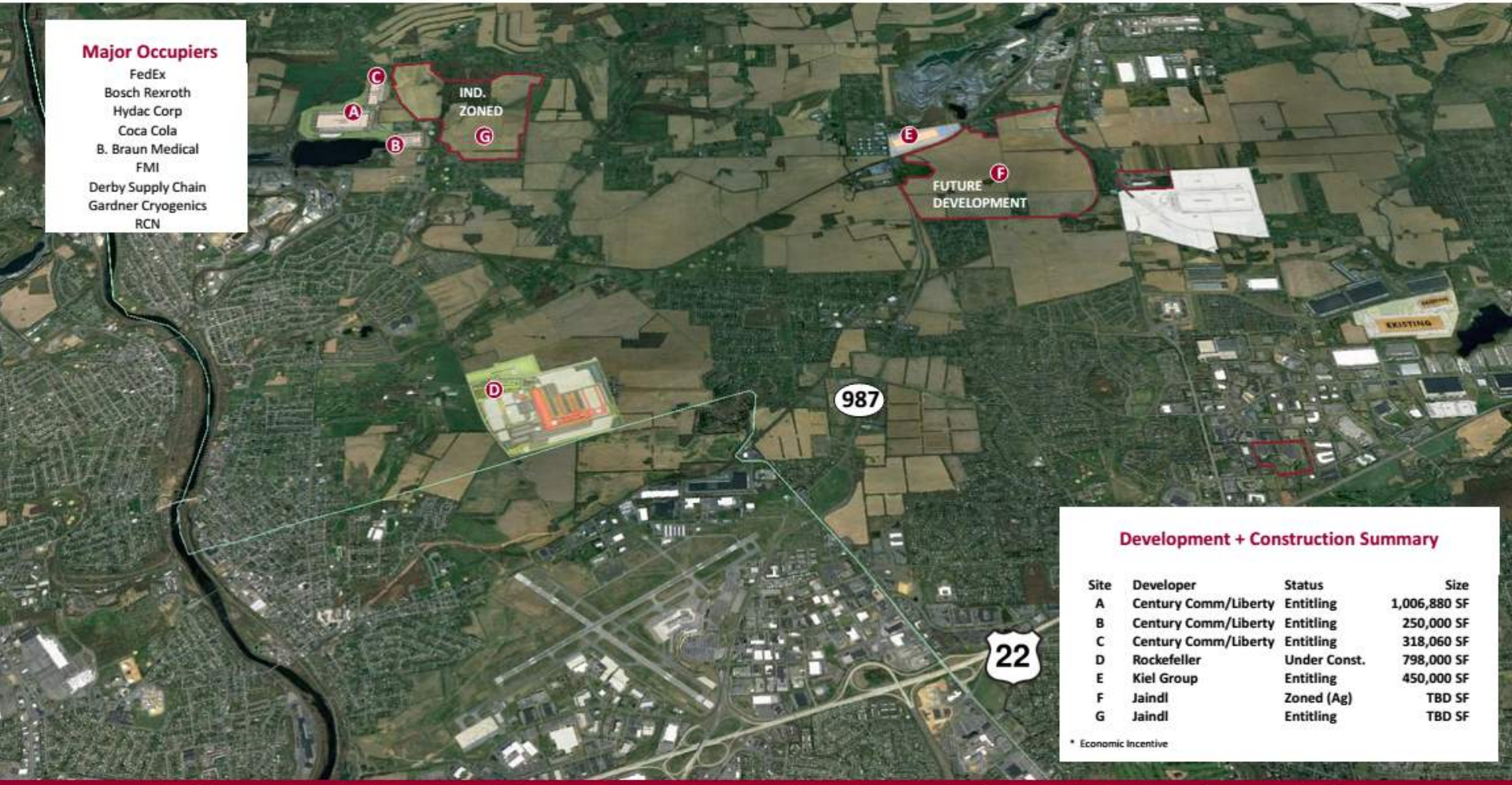
COMMERCIAL REAL ESTATE SERVICES

Rt. 987/Airport Rd.
Bethlehem, PA

22



Major Occupiers

FedEx
Bosch Rexroth
Hydac Corp
Coca Cola
B. Braun Medical
FMI
Derby Supply Chain
Gardner Cryogenics
RCN

Development + Construction Summary

Site	Developer	Status	Size
A	Century Comm/Liberty	Entitling	1,006,880 SF
B	Century Comm/Liberty	Entitling	250,000 SF
C	Century Comm/Liberty	Entitling	318,060 SF
D	Rockefeller	Under Const.	798,000 SF
E	Kiel Group	Entitling	450,000 SF
F	Jaindl	Zoned (Ag)	TBD SF
G	Jaindl	Entitling	TBD SF

* Economic Incentive

20 Minute Population: 466,915 | Workforce: 360,202 **20 Mile** Population: 712,581 | Workforce: 548,983

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COMMERCIAL REAL ESTATE SERVICES

US Rt. 512
Bethlehem, PA

Major Occupiers

Stitch Fix
USPS
Crayola
FedEx Home Delivery
Foodsource
Just Born Candy
Amerisource Bergen
C&S Wholesale
Osram Sylvania
NFI
Tesla
Ricoh

Development + Construction Summary

Site	Developer	Status	Size
A	Guardian	Re-Dev. Con.	275,800 SF
B	None	Concept	1,500,800 SF
C	Petrucci	Concept	112,200 SF
D	Petrucci	Concept	112,200 SF

* Economic Incentive

20 Minute Population: 457,744 | Workforce: 352,873 **20 Mile** Population: 716,375 | Workforce: 551,668

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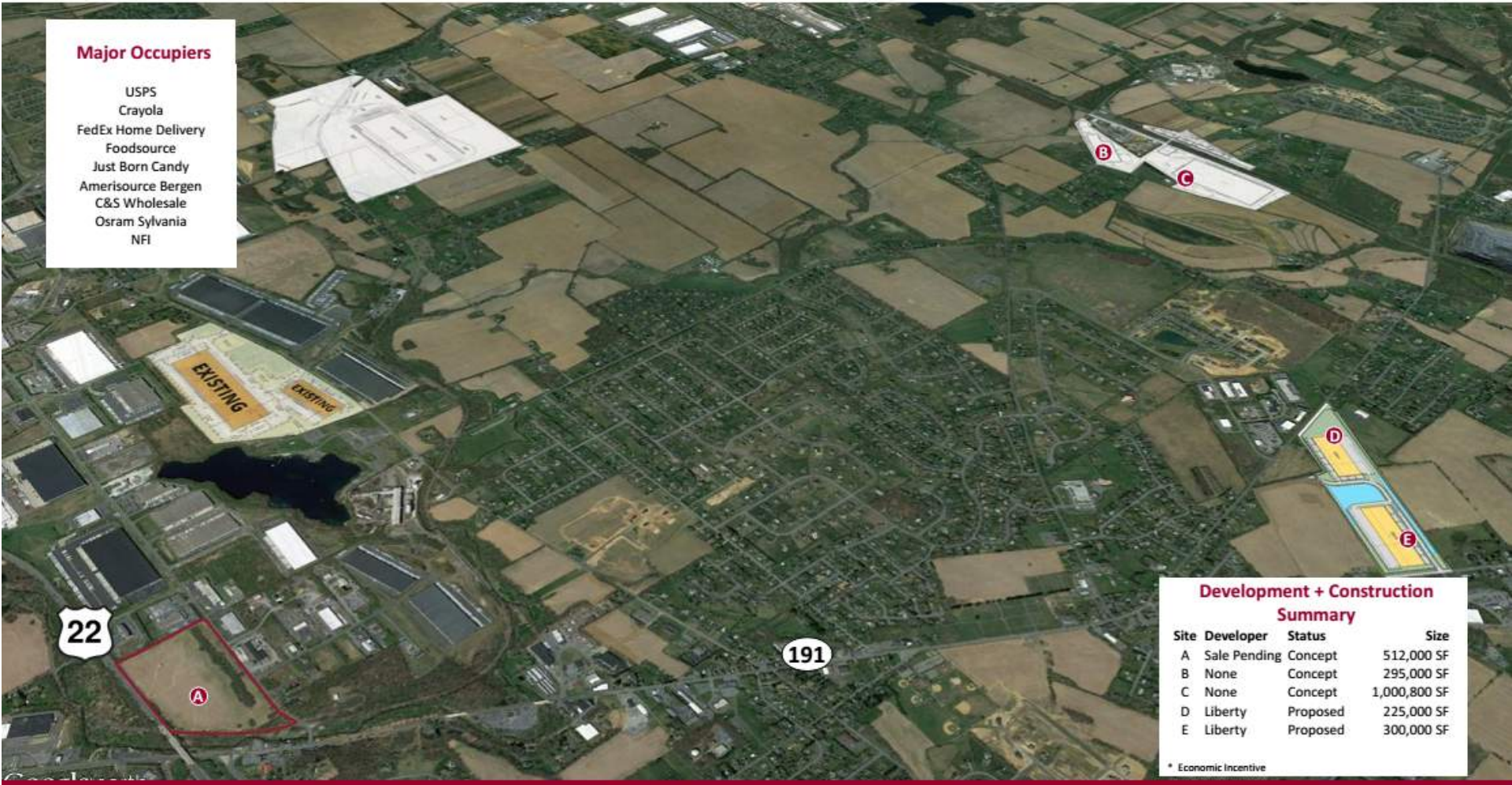
COMMERCIAL REAL ESTATE SERVICES

US Rt. 191 Bethlehem, PA

22



Major Occupiers

USPS
Crayola
FedEx Home Delivery
Foodsource
Just Born Candy
Amerisource Bergen
C&S Wholesale
Osram Sylvania
NFI

Development + Construction Summary

Site	Developer	Status	Size
A	Sale Pending	Concept	512,000 SF
B	None	Concept	295,000 SF
C	None	Concept	1,000,800 SF
D	Liberty	Proposed	225,000 SF
E	Liberty	Proposed	300,000 SF

* Economic Incentive

20 Minute Population: 414,169 | Workforce: 318,616 **20 Mile** Population: 712,875 | Workforce: 549,469

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COMMERCIAL REAL ESTATE SERVICES

Hecktown Rd.
Easton, PA

33

Major Occupiers

B & G Foods
UPS
BMW
Walgreens
Majestic Athletic

Development + Construction Summary

Site	Developer	Status	Size
A	Ronca	Concept	300,000 SF
B	IDI	Entitling	790,720 SF
C	Greek	Entitling	300,288 SF

* Economic Incentive

20 Minute Population: 369,389 | Workforce: 285,166 **20 Mile** Population: 677,277 | Workforce: 522,692

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COMMERCIAL REAL ESTATE SERVICES

Rt. 248
Easton, PA

33

Major Occupiers

B & G Foods
UPS
BMW
Walgreens
Majestic Athletic
Amazon
Central Garden

Development + Construction Summary

Site	Developer	Status	Size
A	None	Proposed	125,000 SF
B	None	Proposed	150,000 SF
C	Petrucci	Approved	182,000 SF
D	Chrin	Proposed	200,000 SF
E	IDI	Proposed	242,620 SF
F	Duke	Grading	1,015,740 SF
G	Duke	Under Const.	629,800 SF
H	Chrin	Concept	41.19 Acres

* Economic Incentive

20 Minute Population: 272,719 | Workforce: 212,116 **20 Mile** Population: 649,089 | Workforce: 501,541

LEE & ASSOCIATES OF EASTERN PENNSYLVANIA LLC
COMMERCIAL REAL ESTATE SERVICES

Rt. 512
Bethlehem, PA

33

Development + Construction Summary

Site	Developer	Status	Size
A	Pektor/Kiel	Concept	350,000 SF
B	Pektor/Kiel	Concept	215,000 SF
C	Pektor/Kiel	Concept	120,000 SF
D	Petrucci	Proposed	373,248 SF

* Economic Incentive

20 Minute Population: 192,977 | Workforce: 149,688 **20 Mile** Population: 547,954 | Workforce: 423,313

"EMPIRical" Comparisons

PORT METRICS

Lehigh Valley Transportation Study

Port of LA/Long Beach

15,160,871 TEUs (2014) #1,2*

15,352,523 TEUs (2015) #1,2*

45 miles to Inland market

1 Domestic Rail Intermodal within Market

Service Providers:

- BNSF & Union Pacific

Port of NY/NJ

5,772,303 TEUs (2014) #3*

6,371,720 TEUs (2015) #3*

75 Miles to Inland market

5 Domestic Rail Intermodals within Market

Service Providers:

- CSX, Norfolk Southern & Canadian Pacific

*Source: US Department of Transportation; Bureau of Transportation Statistics

“EMPIRical” Comparisons

NOTEABLE TRANSACTIONS

Lehigh Valley Transportation Study

INLAND EMPIRE

Georgia Pacific – 1.6 MSF
Amazon – 1.9 MSF & 1 MSF
General Mills – 1.5 MSF
Walmart – 1.2 MSF
Home Depot – 1 MSF
Black & Decker – 970 KSF
Kumho Tires – 841 KSF
Wayfair – 783 KSF & 1.2 MSF
NFI – 416KSF
Euro-Pro – 779 KSF
California Cartage – 500 KSF
QVC – 1.1 MSF
UPS – 486 KSF
Mattel – 400 KSF

2014 + 2015 + 2016 = 65 MSF* absorbed

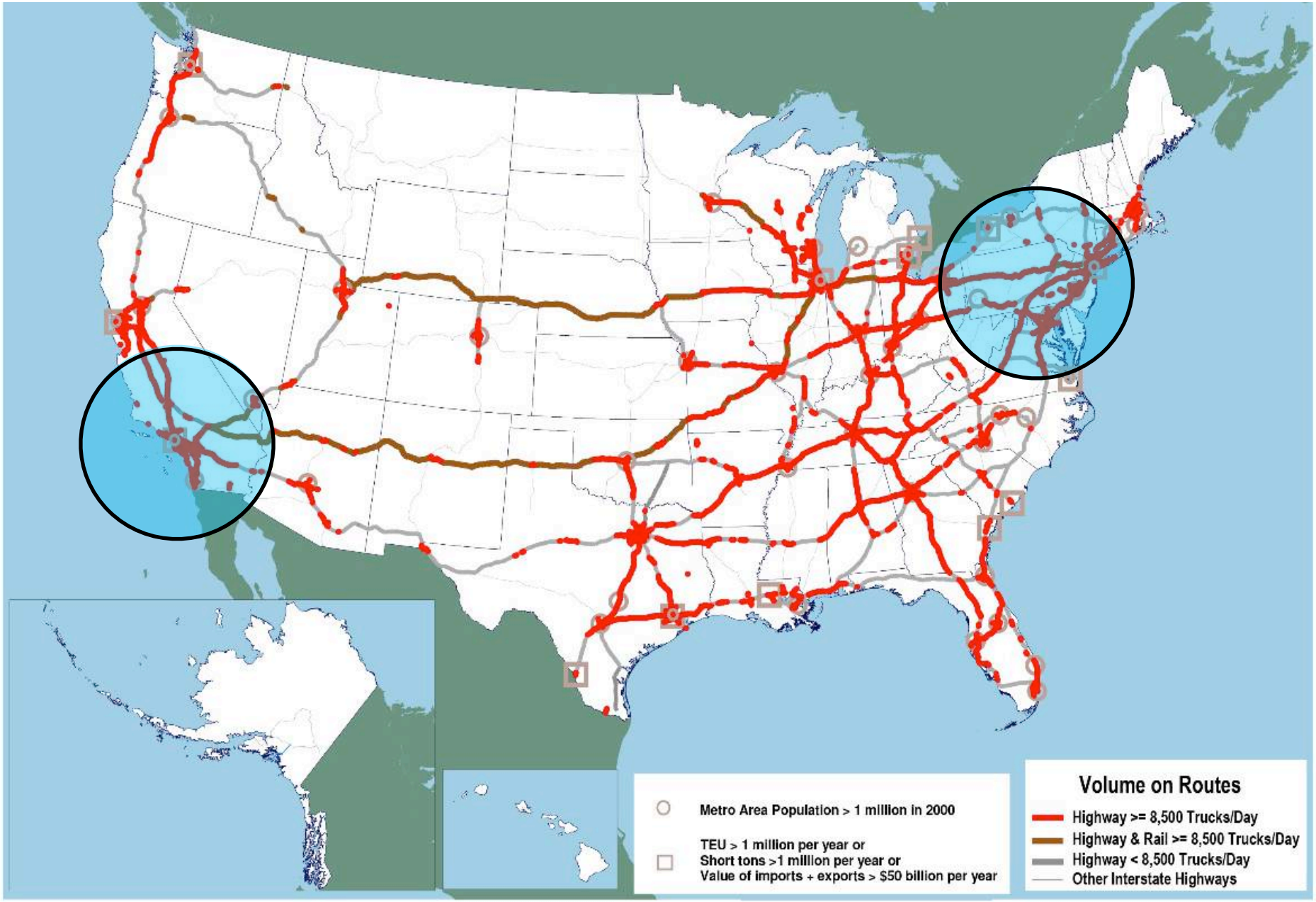
NORTHEAST INLAND EMPIRE

Walmart – 2.4 MSF
Proctor & Gamble – 1.7 MSF
Uline -1.6 MSF
Georgia Pacific – 1.5 MSF
Zulily – 800 KSF
Amazon – 700 KSF & 1MSF
Primark – 677 KSF
Ryder – 570 KSF
NFI – 1 MSF
Deka – 600 KSF
Stitch Fix – 475 KSF
Starbucks – 1.2 MSF
Verizon – 1.2 MSF
California Cartage – 538 KSF
UPS – 243 KSF
Mattel – Pending

2014 + 2015 + 2016 = 36 MSF* absorbed

Samsung – 750 KSF
Verizon – 1.2 MSf

**Buildings 100KSF or greater*



Note: Highway & Rail is additional highway mileage with daily truck payload equivalents based on annual average daily truck traffic (2011) plus average daily intermodal service on parallel railroads. Average daily intermodal service is the annual tonnage moved by container-on-flatcar and trailer-on-flatcar service divided by 365 days per year and 16 tons per average truck payload.

Source: U.S. Department of Transportation, Federal Highway Administration, Office of Freight Management and Operations, 2013

300 mile radius | Harrisburg & Los Angeles

“EMPIRical” Comparisons

PEOPLE & PLACES

Lehigh Valley Transportation Study

Los Angeles (300 miles)

28,378,228 people

$81,097 Avg. Household Income

Major MSAs serviced*

Los Angeles (#2)

Phoenix (#14)

Las Vegas (#24)

San Diego (#17)

Harrisburg (300 miles)

67,948,569 people

$84,283 Avg. Household Income

Major MSAs serviced*

New York (#1)

Philadelphia (#4)

Washington (#7)

Baltimore (#20)

Hartford (#45)

Pittsburgh (#22)

Richmond (#43)

*Source: 2010 Census (census.gov)

INVESTMENT STRATEGY

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Lehigh Valley Transportation Study

Fixing America's Surface Transportation Act

Federal Government

State Government

LVTS

Lehigh Valley Transportation Study

Ensuring Consistency with Regional Goals

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Long-Range Transportation Plan

Transportation Improvement Program

LVTS

Lehigh Valley Transportation Study

TRANSPORTATION IMPROVEMENT PROGRAM

2017-2020

LVPC

Lehigh Valley Planning Commission

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PROJECT SELECTION CRITERIA

Safety +

Operations

Asset Preservation +

System Maintenance

Mobility +

Congestion Management

Partnerships +

Shared Contribution

Supports the Region +

Performs Over Time

MOVELV

LVTS
Lehigh Valley Transportation Study
2017-2020
TOTAL INVESTMENT
$458,328,221

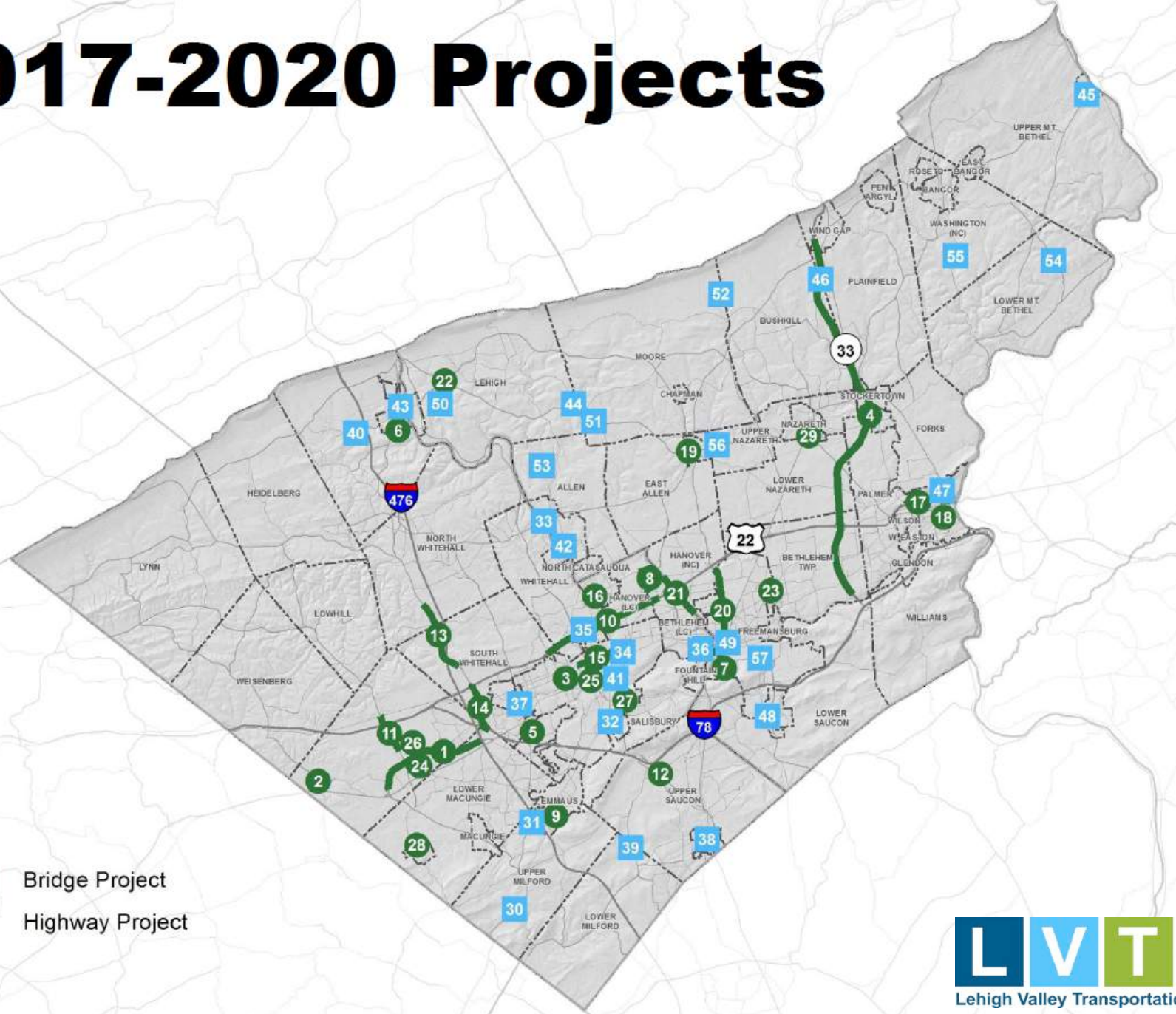
Lehigh Valley Transportation Study

PROJECT FUNDING CATEGORIES

Highway	Transit	Bridge
$131,339,105	$144,304,246	$182,684,870

MOVELV

2017-2020 Projects



Lehigh Valley Transportation Study

LARGER HIGHWAY PROJECTS

Route 22 Widening (15th-Airport Road)	$17,455,207
Route 100 Resurfacing	$14,141,648
Route 309 Resurfacing	$12,806,374
Route 222/Schantz/Route 863 Improvements	$11,300,340
Route 309 & Tilghman Interchange Recon	$11,024,258
Lehigh/Race Street Reconstruction	$7,374,050

MOVELV

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LARGER BRIDGE PROJECTS

Tilghman St over Lehigh River/Rail Road	$28,483,100
Coplay/Northampton Bridge	$21,799,996
Cementon Bridge	$19,166,489
Route 22 Lehigh River Bridge/Fullerton Ave Interchange Phase II	$13,296,413
Route 29 over Reading Rail Road Bridge	$8,593,290
Wire Mill Bridge	$8,375,394

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MOVELV

MOVE LEHIGH VALLEY

LVTS

Lehigh Valley Transportation Study

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