

Community Engagement Report

April 2024

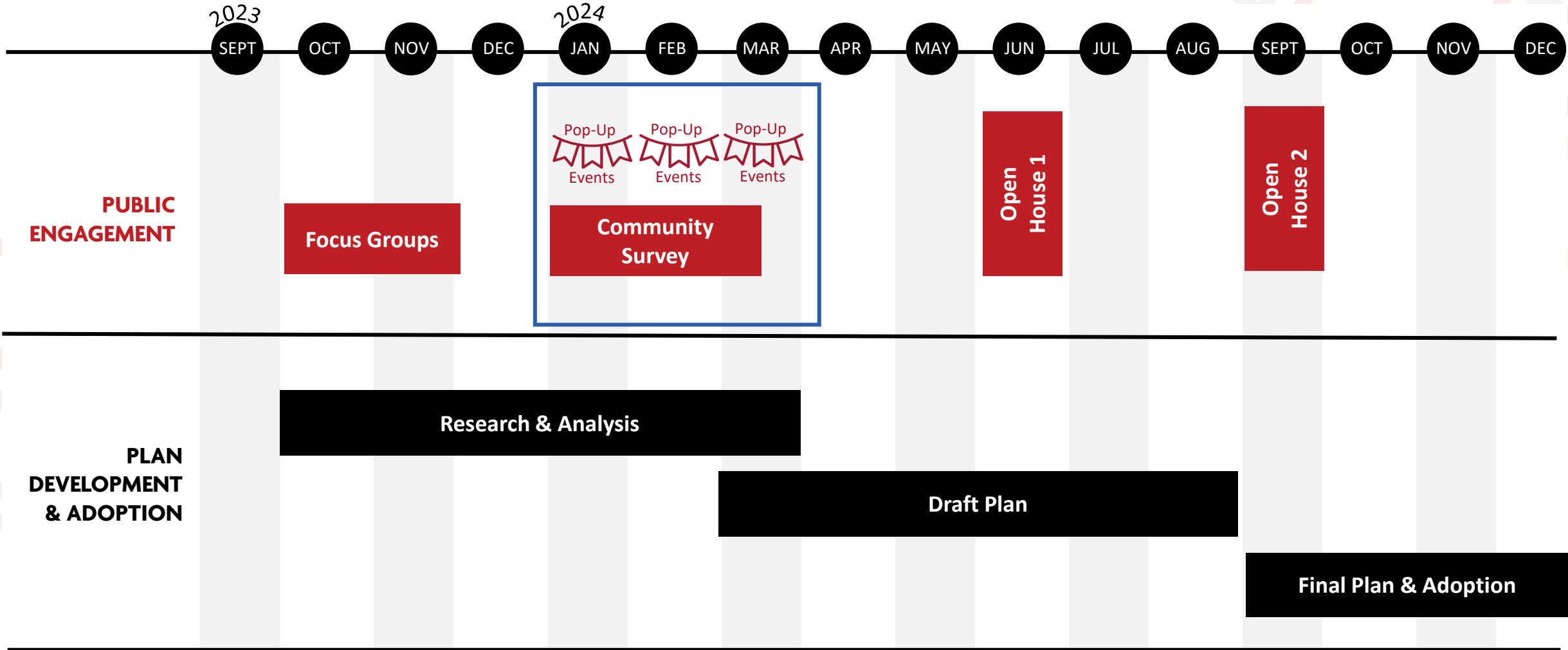


UPPER DUBLIN
— T O W N S H I P —
COMPREHENSIVE PLAN

Overview

Planning Process

Upper Dublin Township is updating their comprehensive plan during a 16-month process. This report provides a summary of community feedback from the community survey and pop-ups that occurred from January to March 2024.



Outreach & Engagement Activities



6 Pop-Up Events



7 Email Blasts



Online survey &
paper copies
distributed at key
locations



UD Website Update
& Social Media
Posts

Community Responses

Total Survey Responses: 1,155

- This reports includes data collected from the survey and pop-ups.
- Over 2,000 comments on the community survey.
- *At the pop-ups:*
 - Over 100 interactions with the visioning workshop poster.
 - Over 150 interactions with the visual housing preferences activity.
 - Over 25 points of interest categorized.



Calling all Community Members!



UPPER DUBLIN
TOWNSHIP
COMPREHENSIVE PLAN

Upper Dublin Township is seeking community feedback for its **Comprehensive Plan update!**

Your feedback will guide the Township's vision and efforts for the **next 10 years**. You can help shape the future of the township by:

Taking the UD Plan Survey TODAY!

The survey closes March 12, 2024.

Participating in visioning activities!

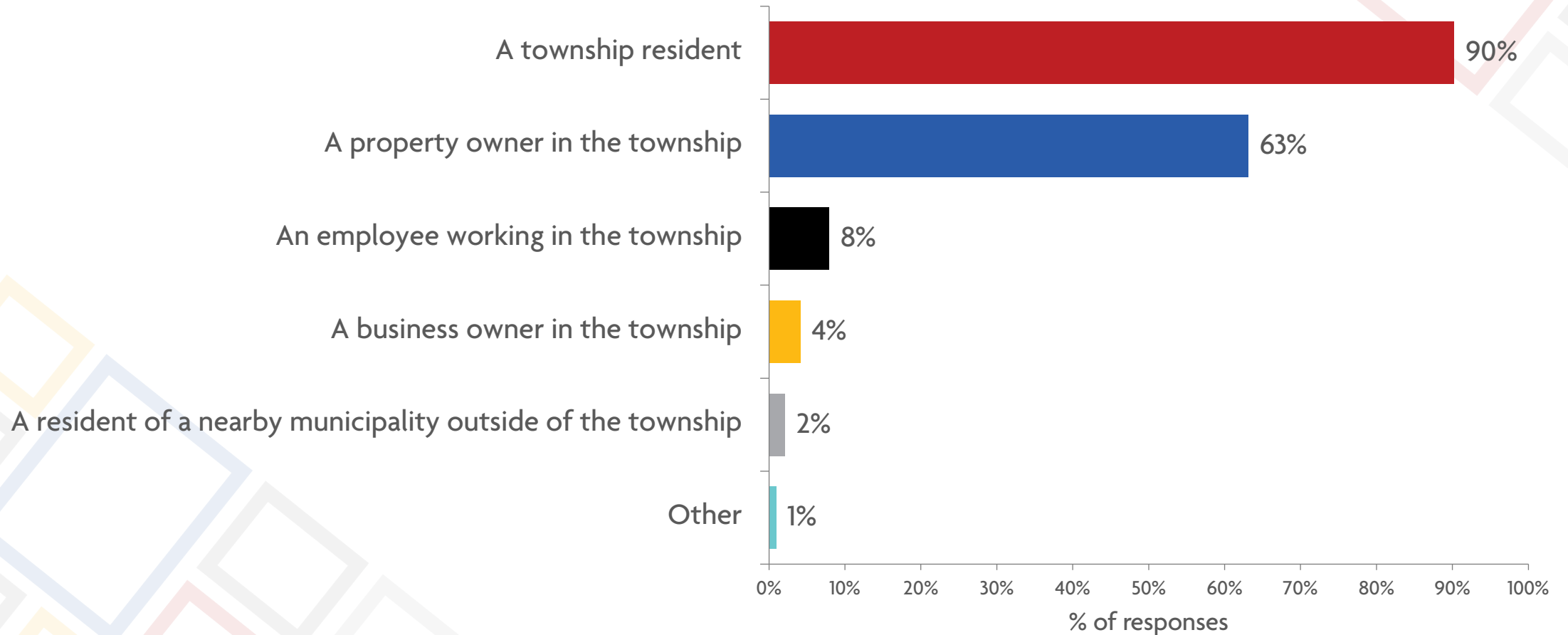
Pop-up events will be held throughout the township in January, February, & March!



Scan the QR code or visit www.surveymonkey.com/r/UDPlanSurvey to take the survey, find a list of pop-up events, & learn more!

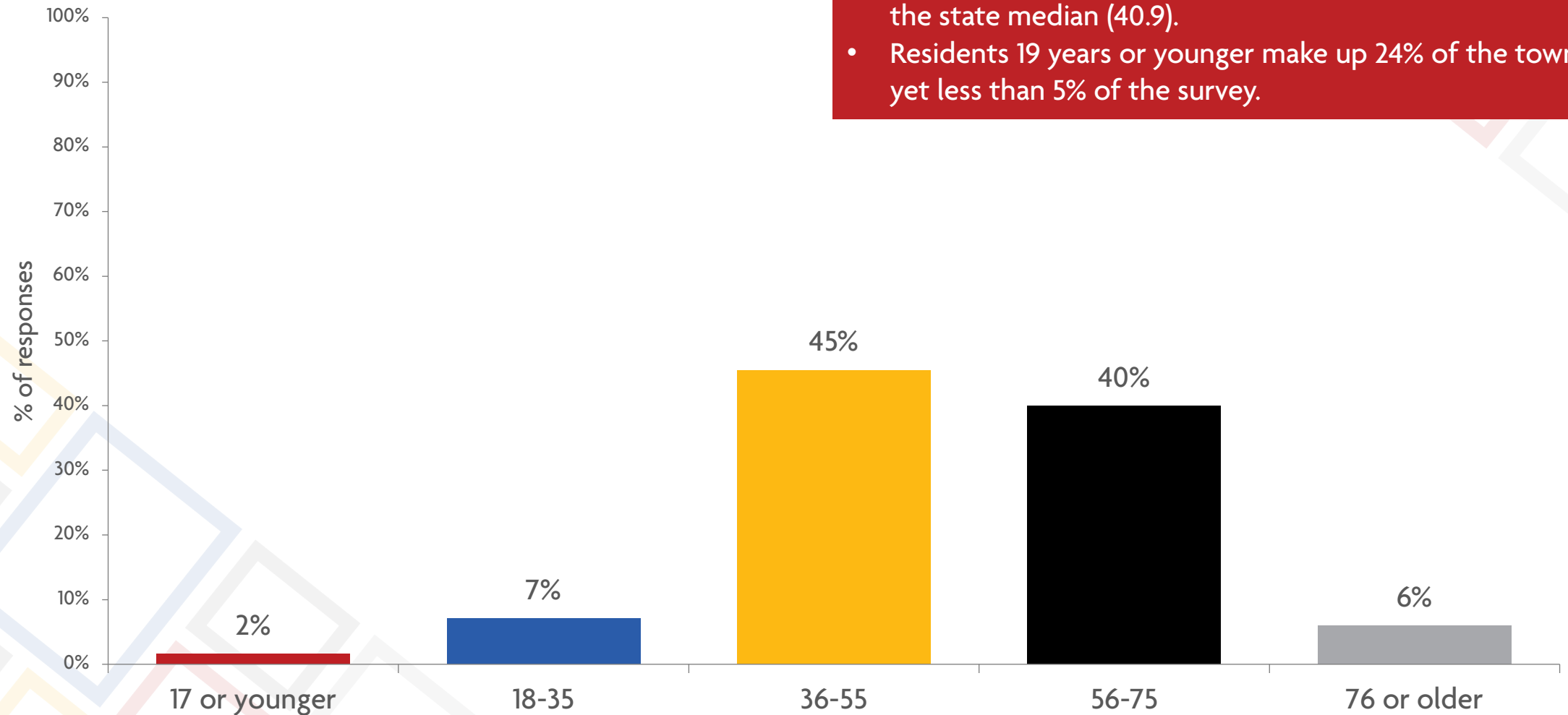
Survey Demographics | Relationship to UDT

Select all that apply Answered: 1,150 Skipped: 5



Survey Demographics | Age

Answered: 1,147 Skipped: 8



US Census Comparison*

- The median age in the township is 44.7 which is older than the state median (40.9).
- Residents 19 years or younger make up 24% of the township yet less than 5% of the survey.

* All Census Comparisons are to the Census Tracts that make up Upper Dublin Township.

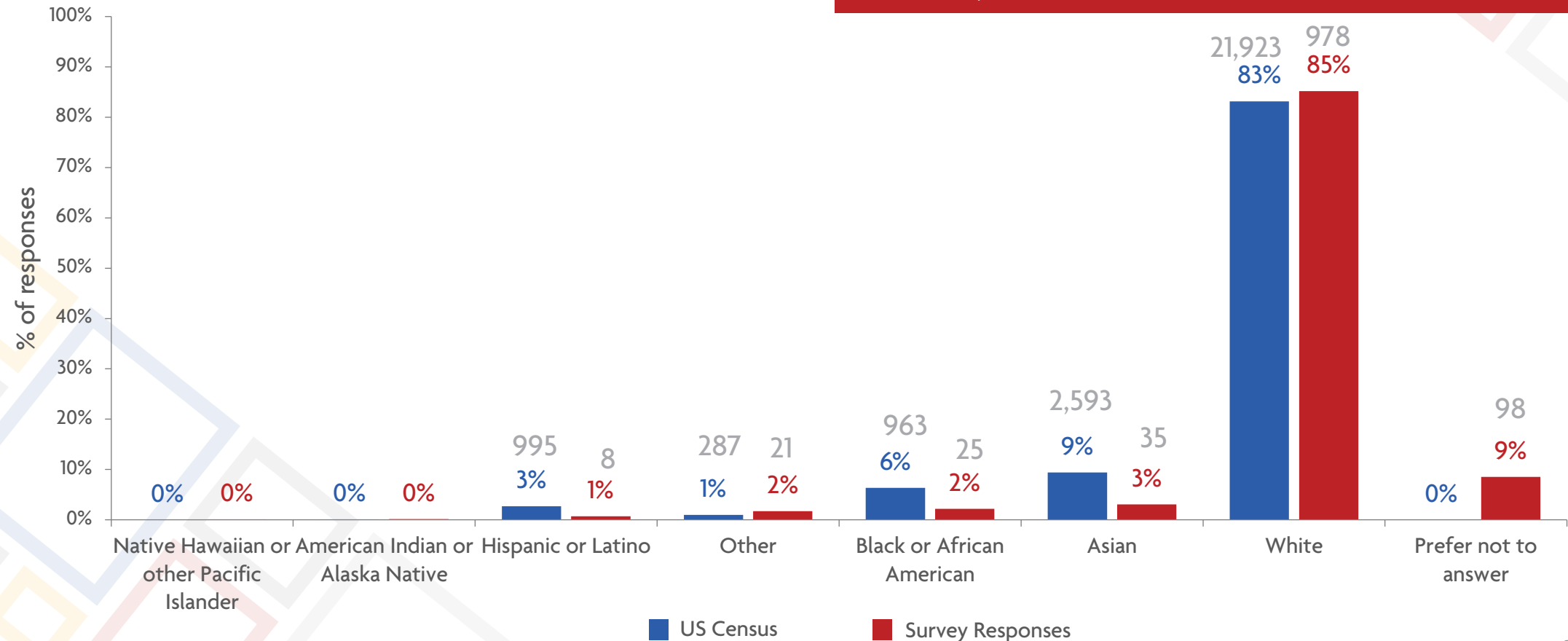
Survey Demographics | Race and Ethnicity

Select all that apply Answered: 1,149 Skipped: 6

Actual population numbers and numbers of responses are provided in grey.

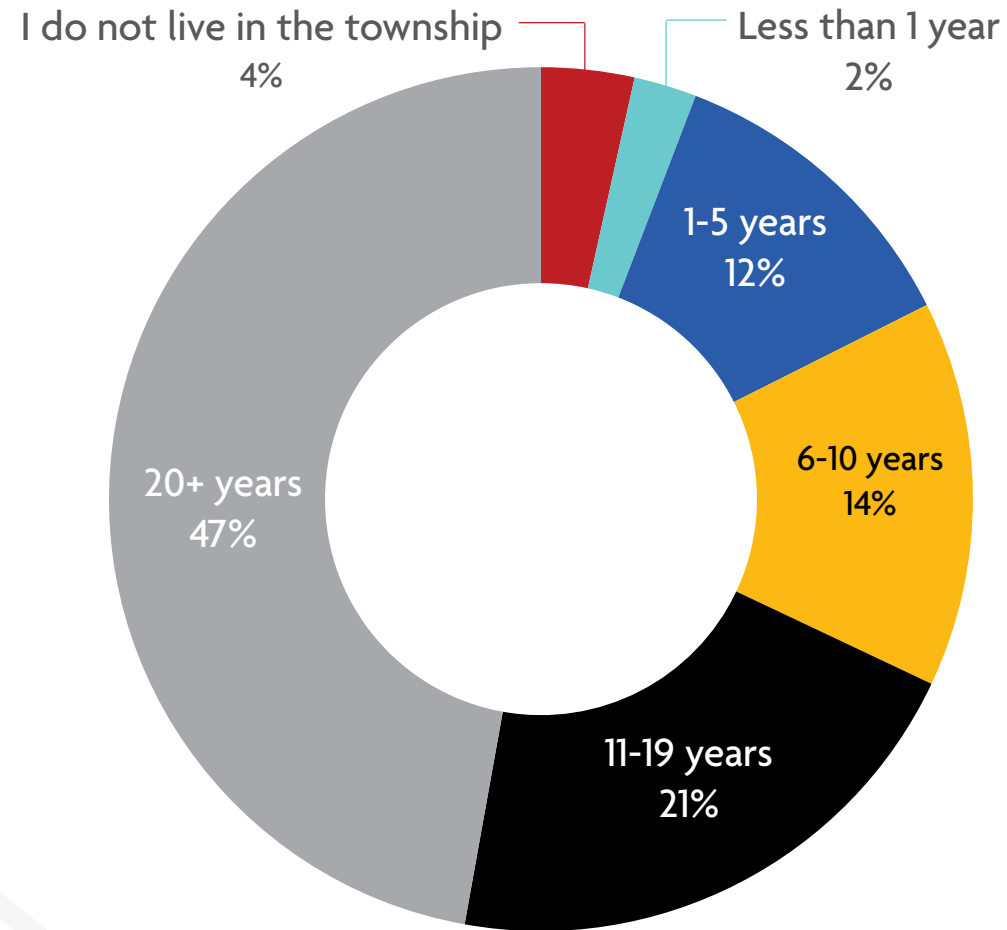
US Census Comparison

The survey response data generally aligns with US Census data; however, there was an underrepresentation of responses from Hispanic or Latino, Black or African American, and Asian community members.



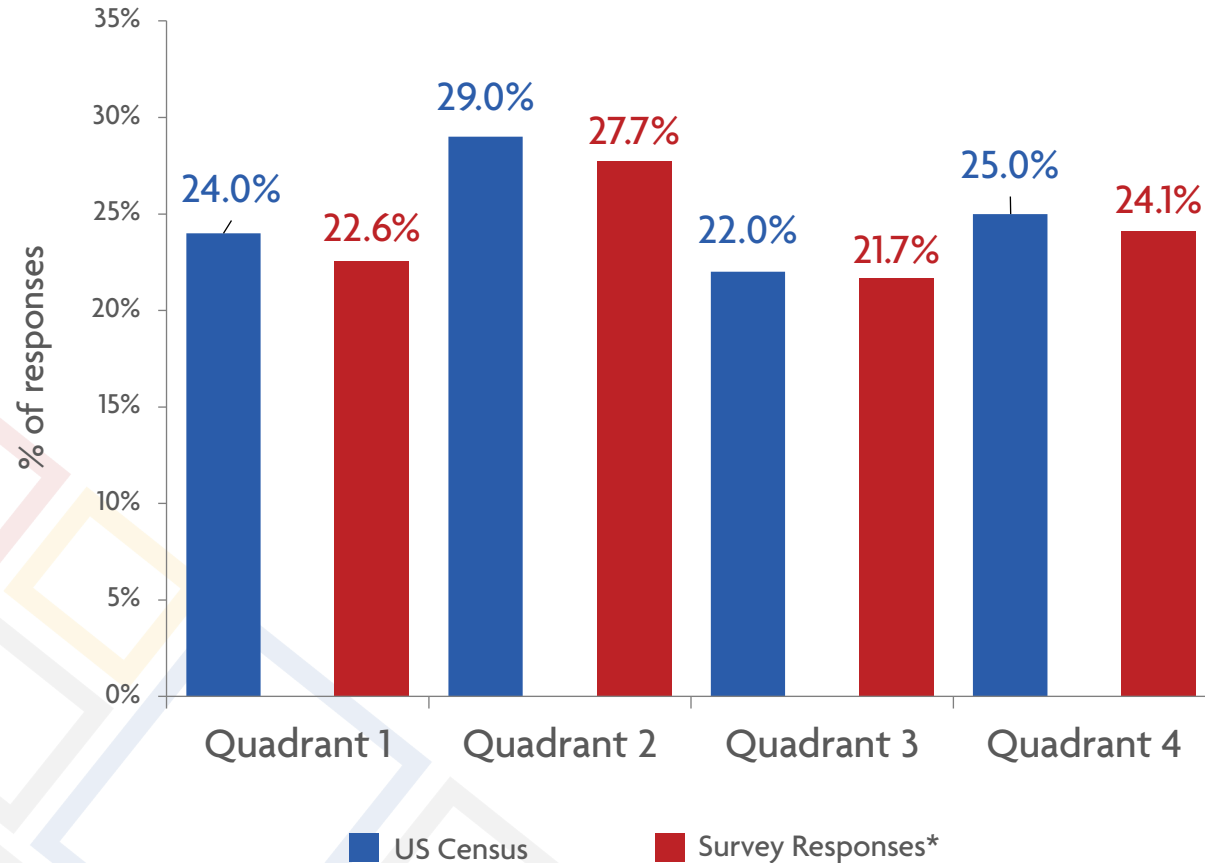
Survey Demographics | Length of Time in Township

Answered: 1,149 Skipped: 6

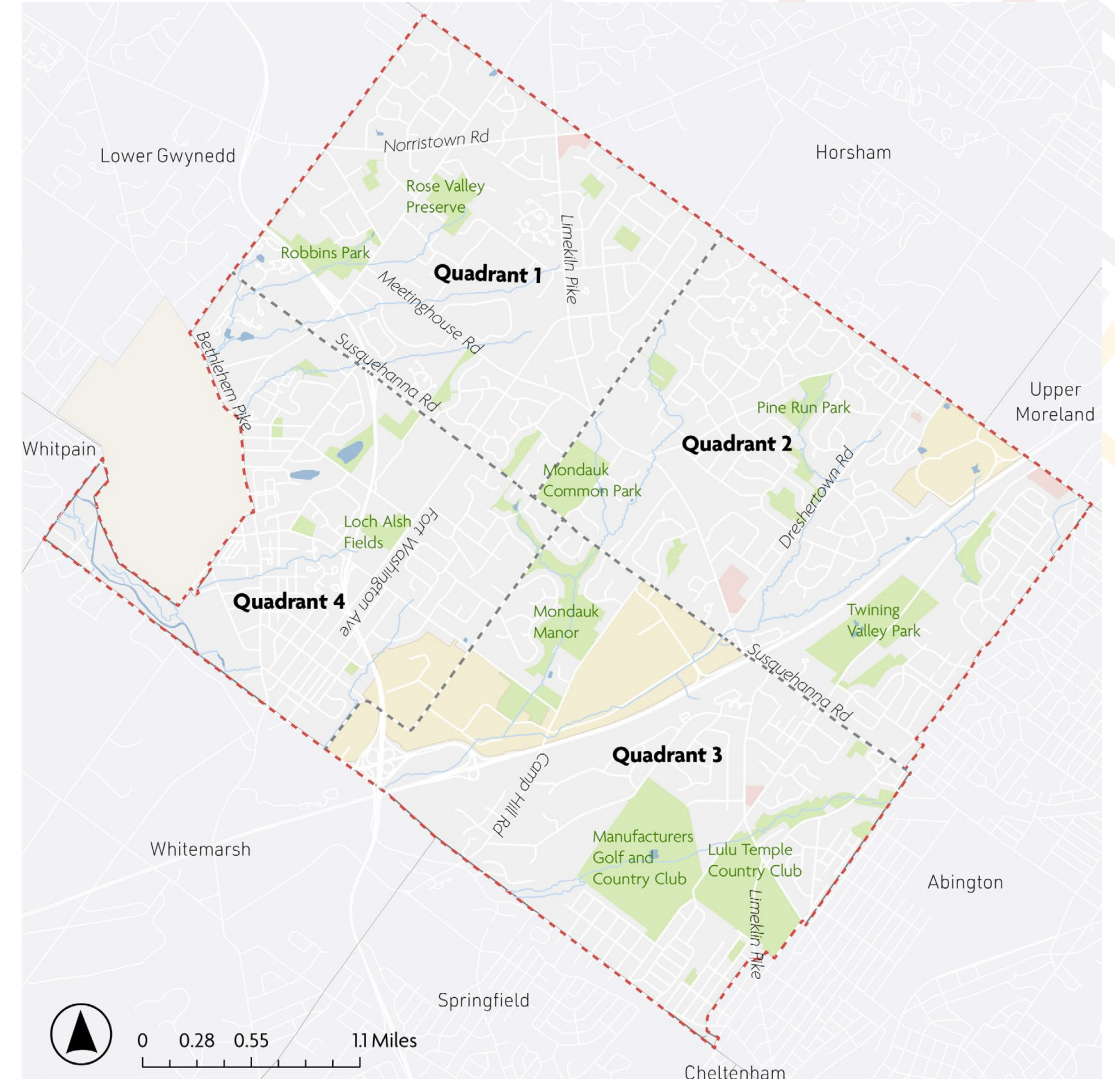


Survey Demographics | Location in UDT

Answered: 1,148 Skipped: 7



*4% of survey respondents indicated that they did not live in the township or did not know which quadrant they lived in.

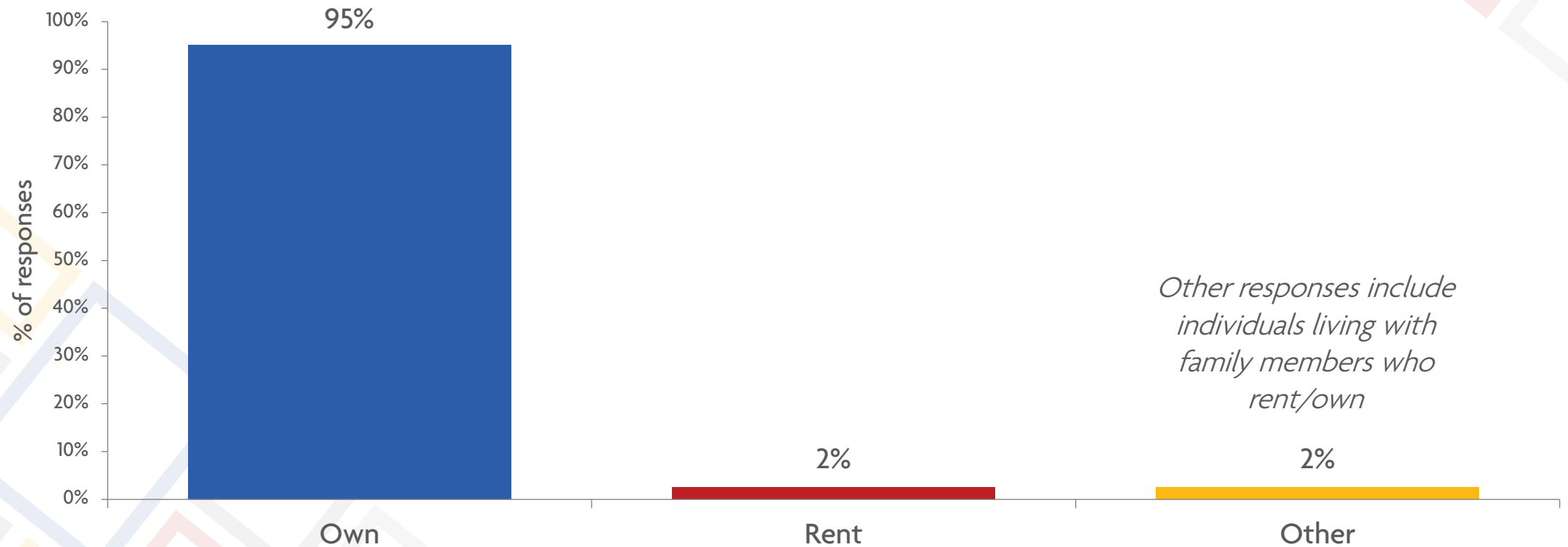


Survey Demographics | Rent vs. Own

Answered: 1,057 Skipped: 98

US Census Comparison

15% of housing units in Upper Dublin Township are renter-occupied. There was an underrepresentation of responses from renters to the survey.

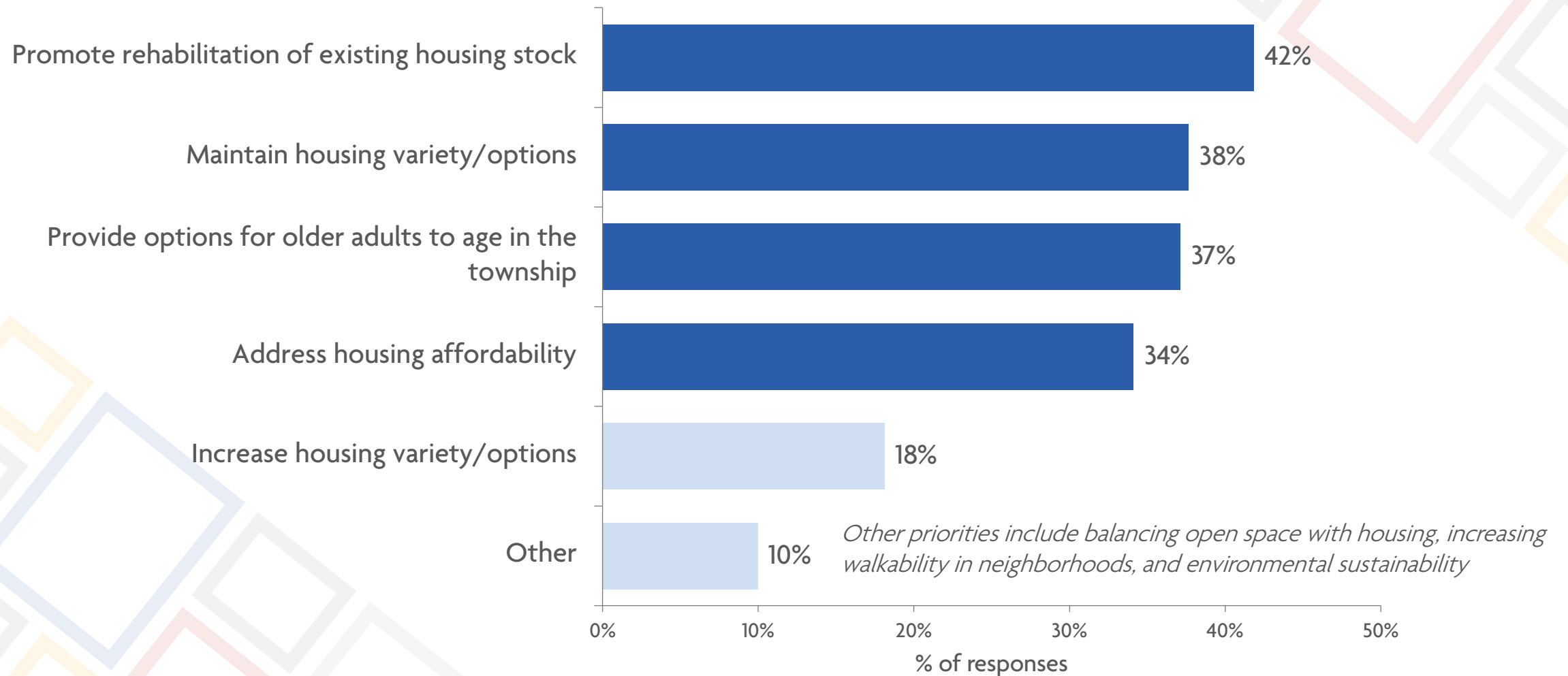




Priorities & Key Takeaways

Housing | Priorities

Select all that apply Answered: 994 Skipped: 161



Housing | Additional Comments & Takeaways

- Majority of housing is too expensive and associated taxes make it hard for residents to age in place, downsize, or remain within the Township.
- Need for smaller lots and mixed-use developments.
- Zoning changes to allow for ADUs* throughout the Township are desired.
- Need for streetscape and beautification efforts along key connection points between housing and commercial areas.

*"I'd love to see more **mixed zoning**, that's something I miss from past homes. It's a special thing to be able to walk to the shop and see other community members out and about. Driving everywhere gets isolating."*

*"There is a major gap in **middle-range houses** in the district. There are houses in the \$400,000s and over \$600,000, with very little in between."*

*"We need to have housing developments that are not cookie-cutters. Not all houses in a development should be the same. There should be ones appropriate **for people just getting started**, for those **raising children**, for **empty nesters**, and condos for any of those. There should be more ranchers for those of us with disabilities. And there should be much more **low-income housing**."*

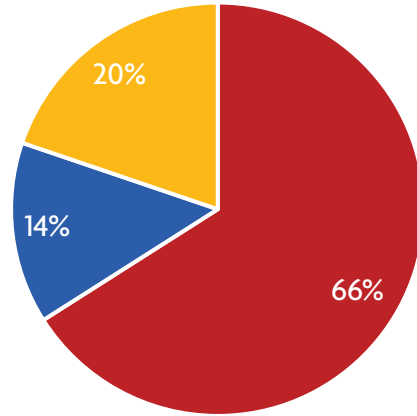
*"Would like to be able to build a **second smaller home on 1/2 acre** lots where larger homes already exist so aging parents can sell their homes to their children or others and build a 1 floor small, less than 1,000 square ft. house."*

*Accessory Dwelling Unit: A secondary residential unit located on the same lot as a stand-alone home.

Housing | Evaluation of Housing Needs

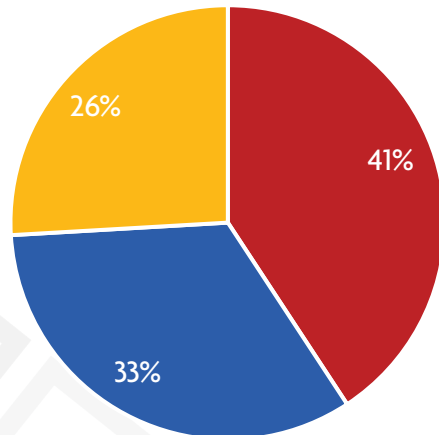
Answered: 1,047 Skipped: 108

The variety of housing types (i.e., apartments, duplexes, single-family, townhouses, senior housing, etc.) in the township is adequate.



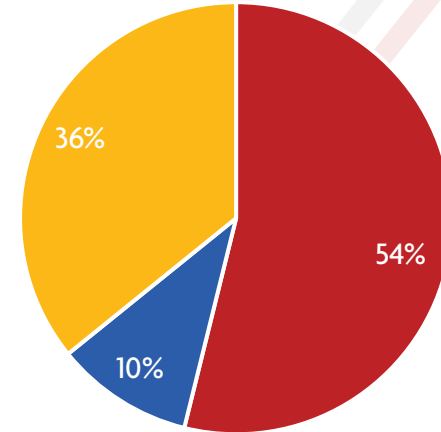
■ Agree ■ Disagree ■ Unsure

The diversity of housing price points is adequate.



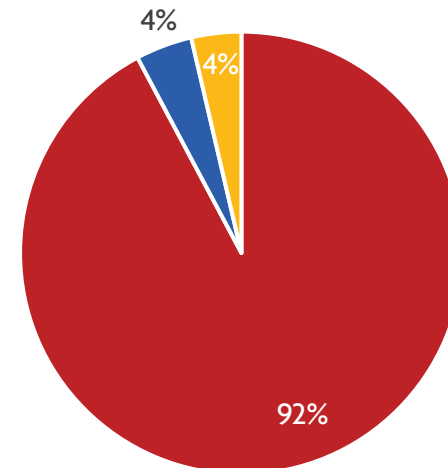
■ Agree ■ Disagree ■ Unsure

The housing needs of others in my community are being met.



■ Agree ■ Disagree ■ Unsure

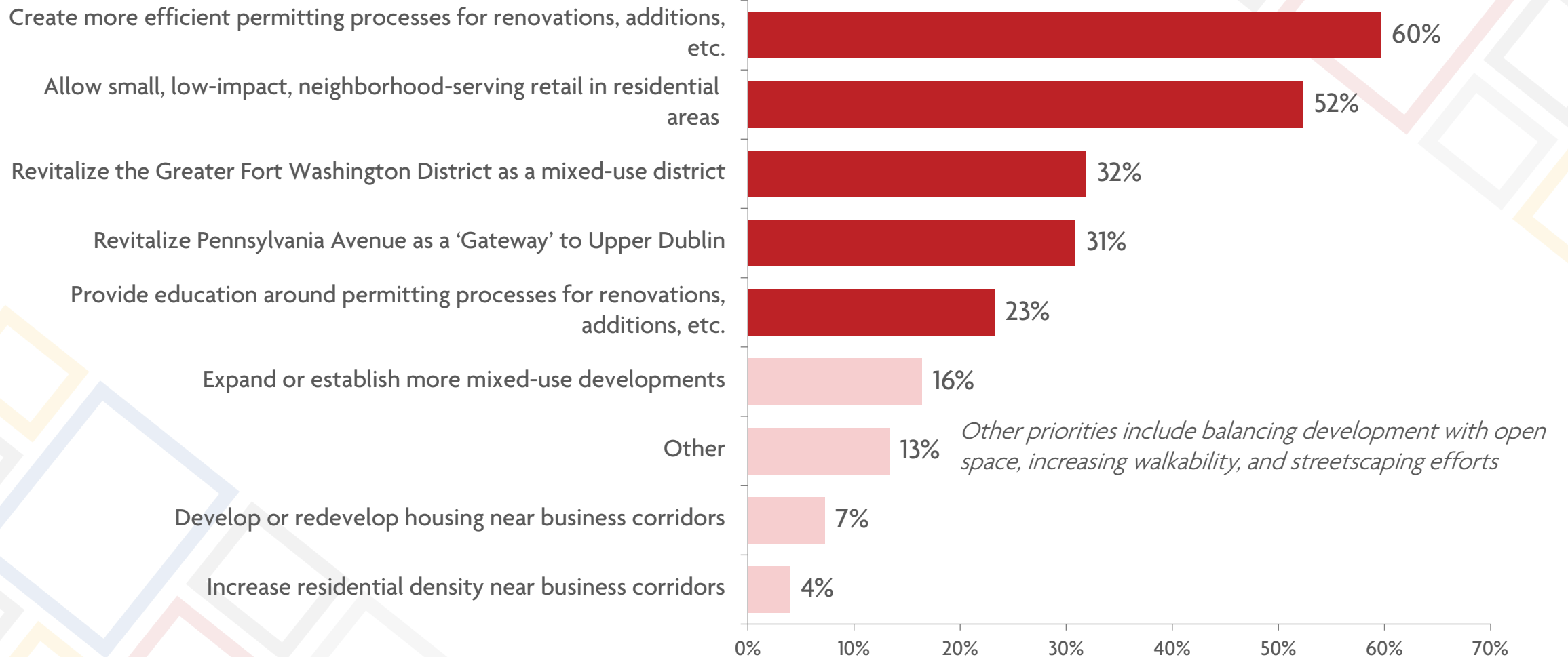
My housing needs are being met.



■ Agree ■ Disagree ■ Unsure

Development | **Priorities**

Select all that apply Answered: 1,004 Skipped: 151



Priority Rankings | Development

- Permitting process is a challenge for development and redevelopment.
- Concerns about overdevelopment (e.g., developing on green/open space or environmentally sensitive areas, increase density of areas in redevelopment, etc.).
- Desire for safe walking routes to recreational opportunities and commercial areas.

*“A “downtown” does not exist in Upper Dublin. We need a vibrant, **unique main street** that attracts local small businesses.”*

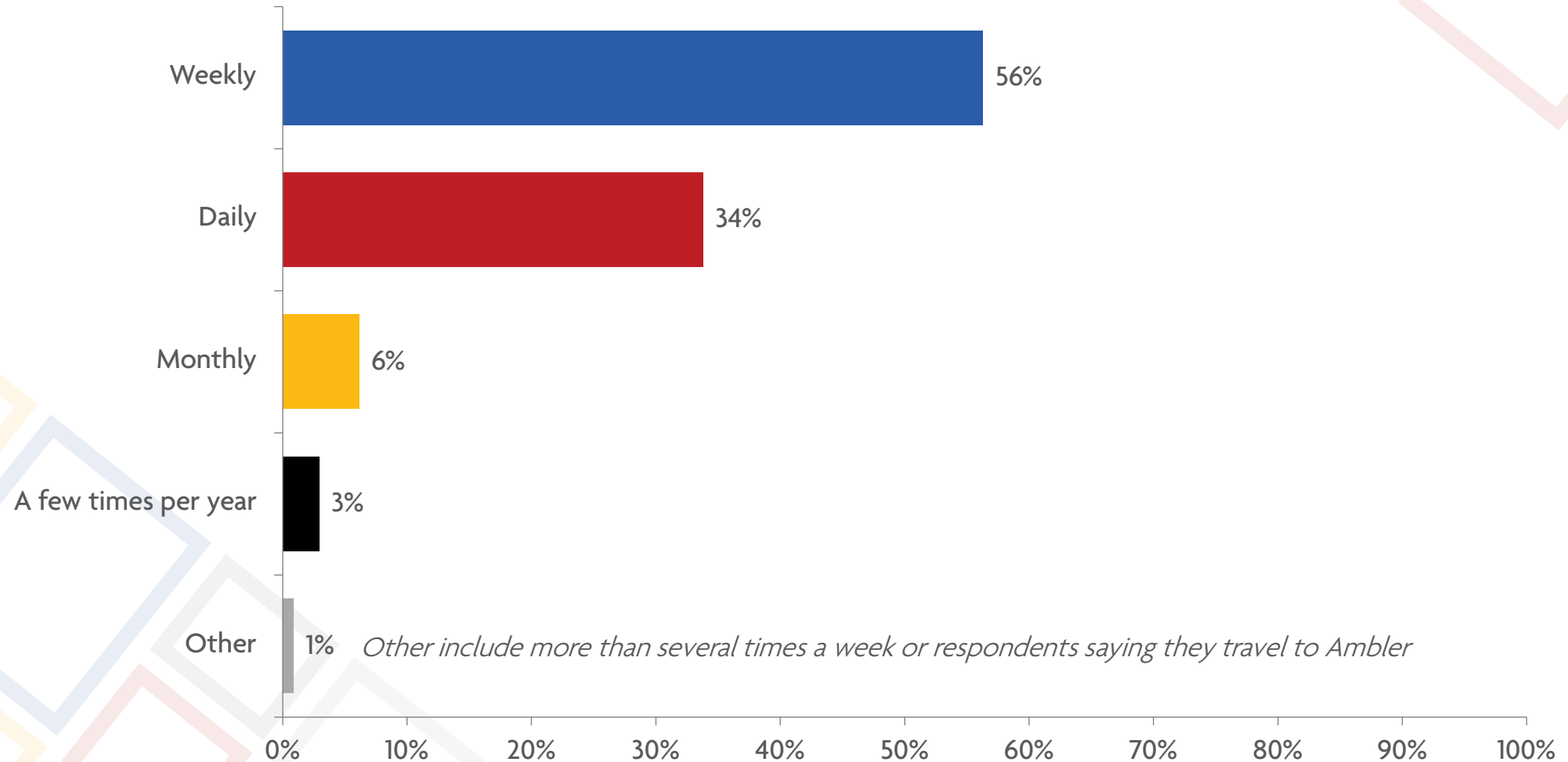
*“I do not want any of the current open space to be developed, however, there is a lot of space in the Ft Washington business park that is already developed, but under-used. It could be **re-used to expand mixed-use developments.**”*

*“Since we can't afford to move to a larger home, it would be great to be able to **add an ADU or addition**. But neighbors who have gone that route tell us that the township makes it so difficult and expensive that it's barely even worth it.”*

*“A priority for my neighborhood is having **sidewalks** on the busy roads that enclose our neighborhood. It limits our ability to walk to shops, cafes, etc., increasing car traffic and causing hazardous conditions for people who do walk along the side of roads like Butler Pike and Norristown Road.”*

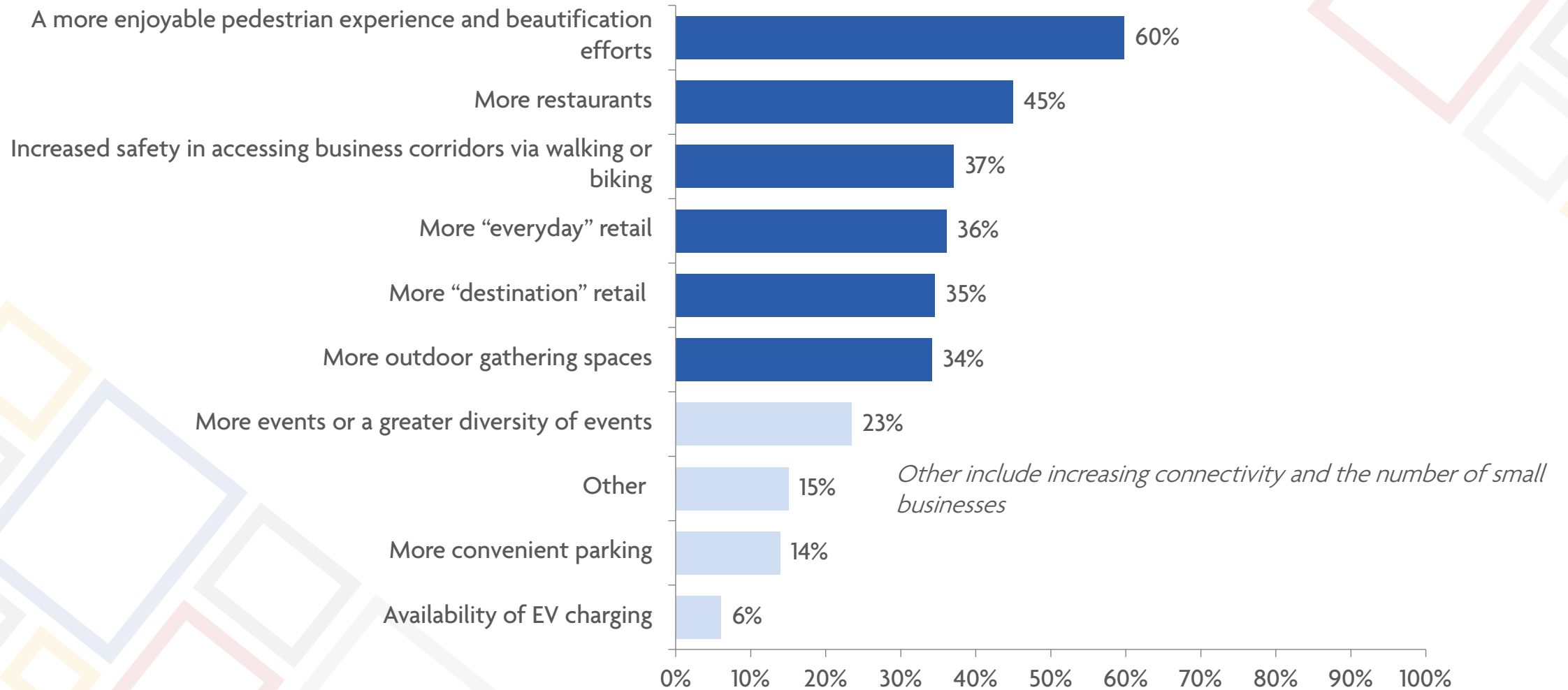
Business & Economic Development | How often do you visit a business located in UDT?

Answered: 1027 Skipped: 128



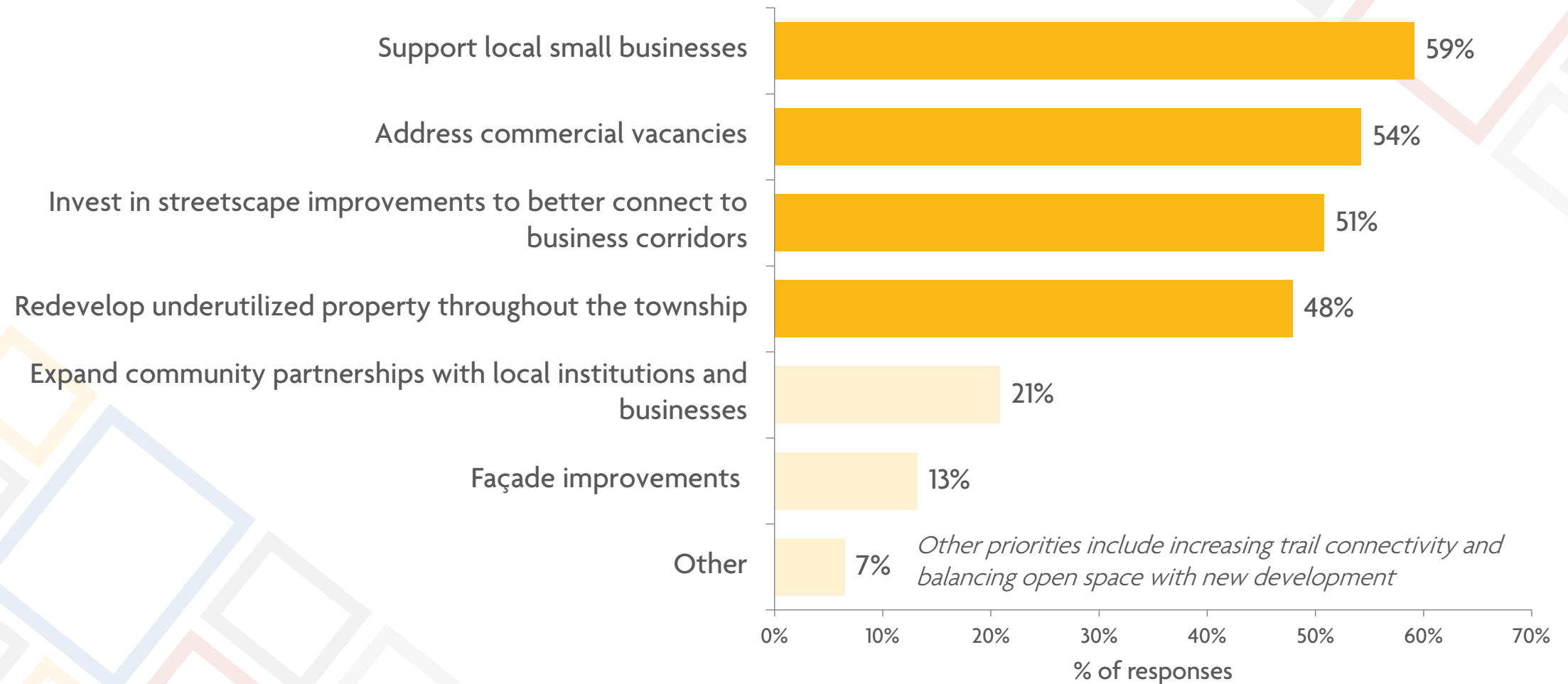
Business & Economic Development | I would visit commercial areas in UDT more often if there were...

Select all that apply Answered: 979 Skipped: 176



Business & Economic Development | **Priorities**

Select up to three Answered: 999 Skipped: 156



Business & Economic Development | **Additional Comments & Takeaways**

- Desire for neighborhood centers where they can shop locally and hang out with friends.
- Need for safe bike and pedestrian infrastructure to get to commercial areas.
- Want to see mixed-use spaces and redevelopment before new development.

*“Create a more **bike-friendly** and safe community.”*

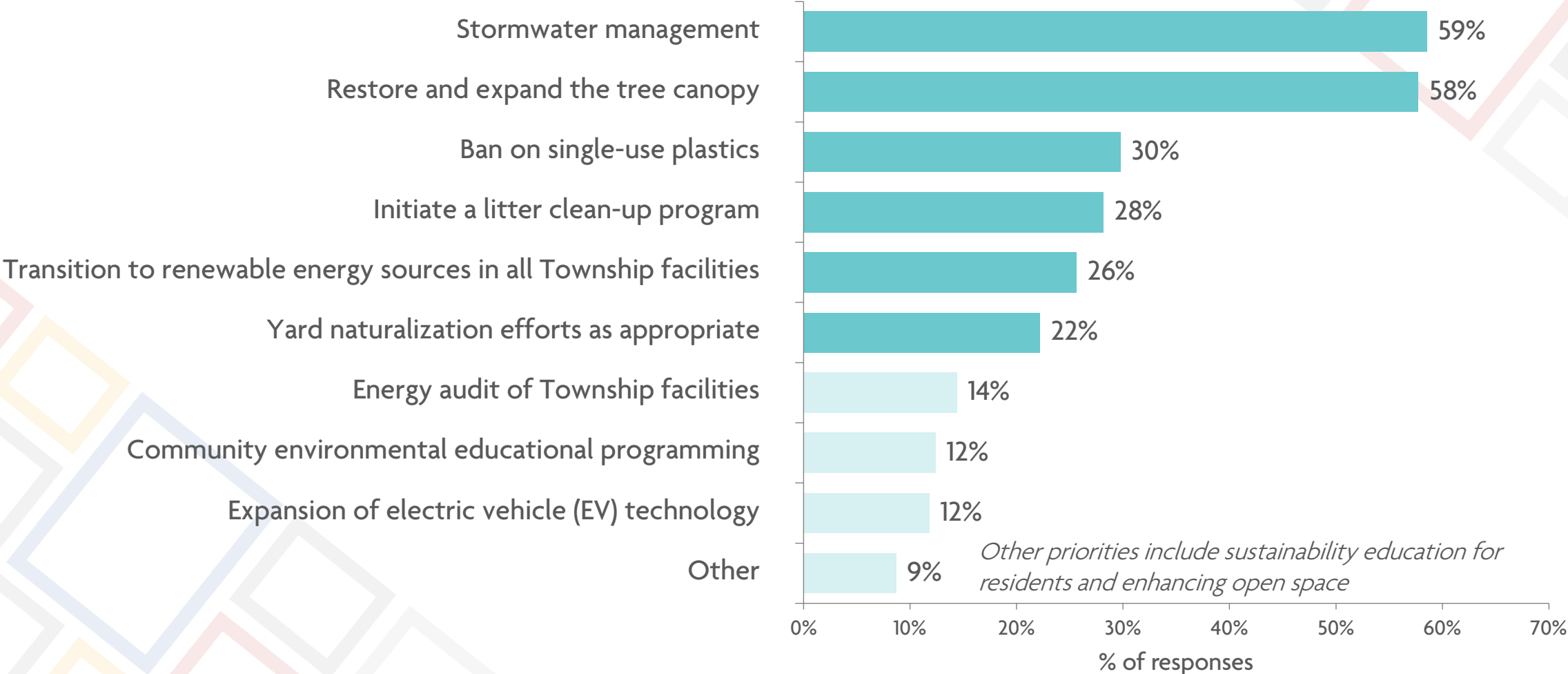
*“We need a **beautification** of central business areas.”*

*“Connect trails to be able to **walk and bike safely**. Trails and sidewalks abruptly closed forcing you to go on busy dangerous streets. E. G. Dresher town road from Dublin hunt to Dresher town shopping center or to the promenade.”*

*“Definitely prioritize **redeveloping** what we already have before building more and reducing our green space.”*

Environment & Sustainability | **Priorities**

Select up to three Answered: 992 Skipped: 163



Environment & Sustainability | Additional Comments & Takeaways

- Desire to see lawn naturalization efforts.
- Reduce noise pollution from 309.
- Need to retain and increase access to clean drinking water.
- Prioritize a shift to renewable energy for municipal properties and incentives for residents.
- Maintain and increase the current amount of open space.

*"I'd LOVE to see an effort to educate more people about how to replace **lawns with native plants/trees** and stop raking leaves to preserve habitats. I would also support any policies that can be adopted to force more homeowners to make these changes."*

*"Provide incentives and leadership for building and construction to **prioritize adaptive reuse and renovations, integrate renewable energy, exceed basic energy codes on insulation and airtightness, promote lower carbon mechanical systems and building materials, etc.**"*

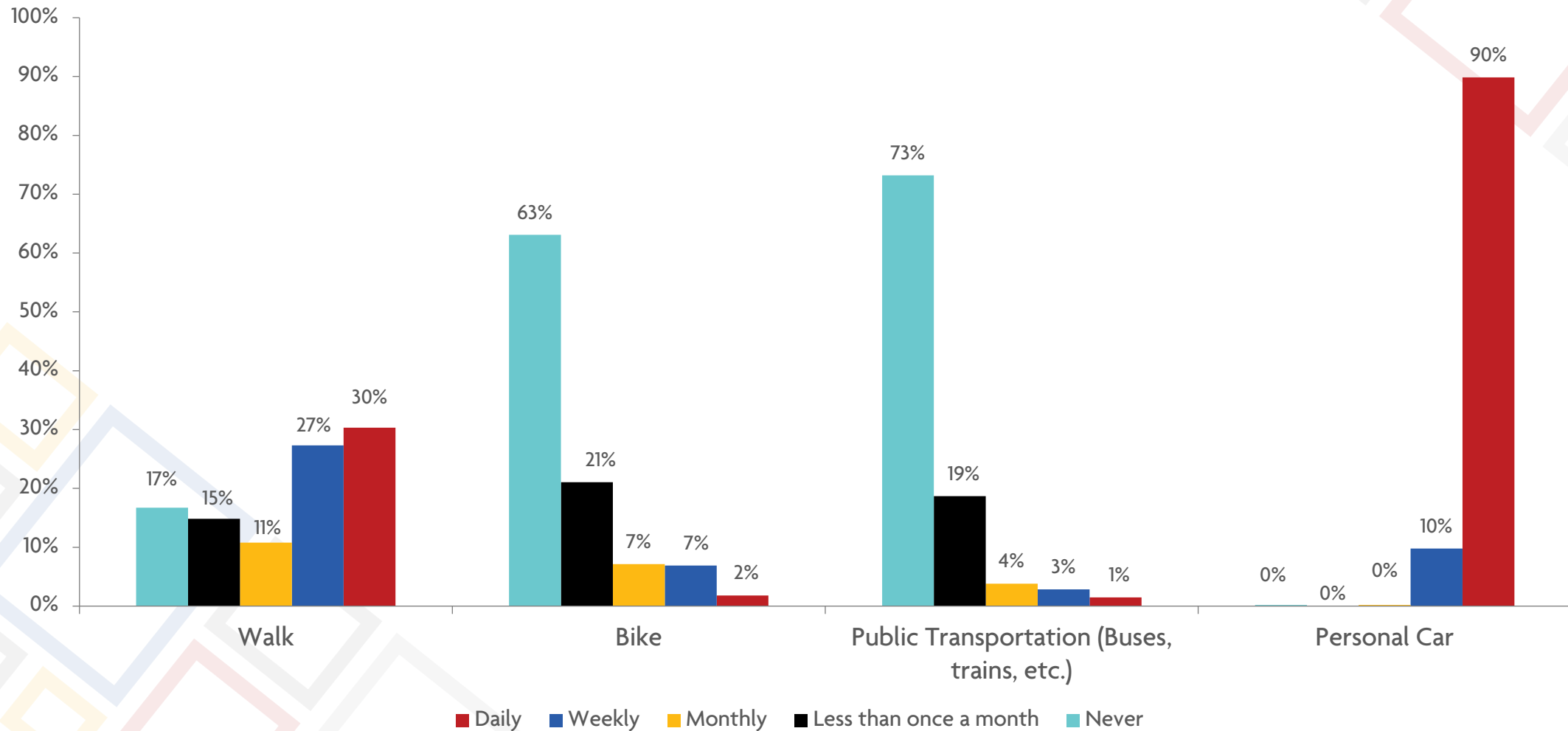
*"Clean water from **PFAS**."*

*"Allow a township **compost** collection bin."*

*"309 is covered with **litter**. 309 is noisy and we don't live that close by!!"*

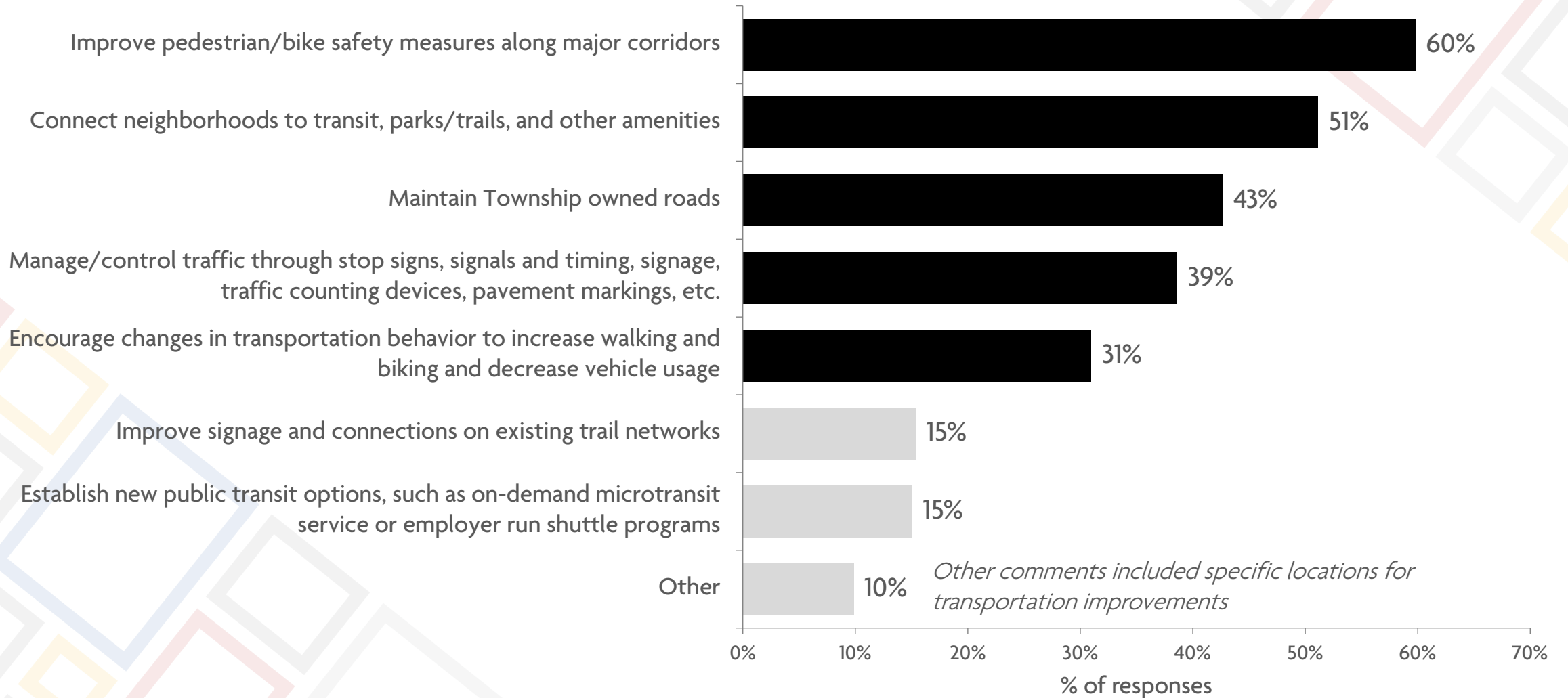
Transportation | To get around the Township I use...

Select all that apply Answered: 994 Skipped: 161



Transportation | **Priorities**

Select up to three Answered: 982 Skipped: 173



Transportation | Additional Comments & Takeaways

- Need for speed limit monitoring and traffic calming solutions.
- Identified infrastructure improvements including repainting crosswalks and lane lines, traffic light maintenance, etc.
- Safe bike and pedestrian connectivity is desired.

*“Create **more sidewalks, place speed bumps and speed-reducing measures** such as one-way streets or 4 way stop signs. Our kids bike daily to school without sidewalks and cross streets without lights or crossing guards.”*

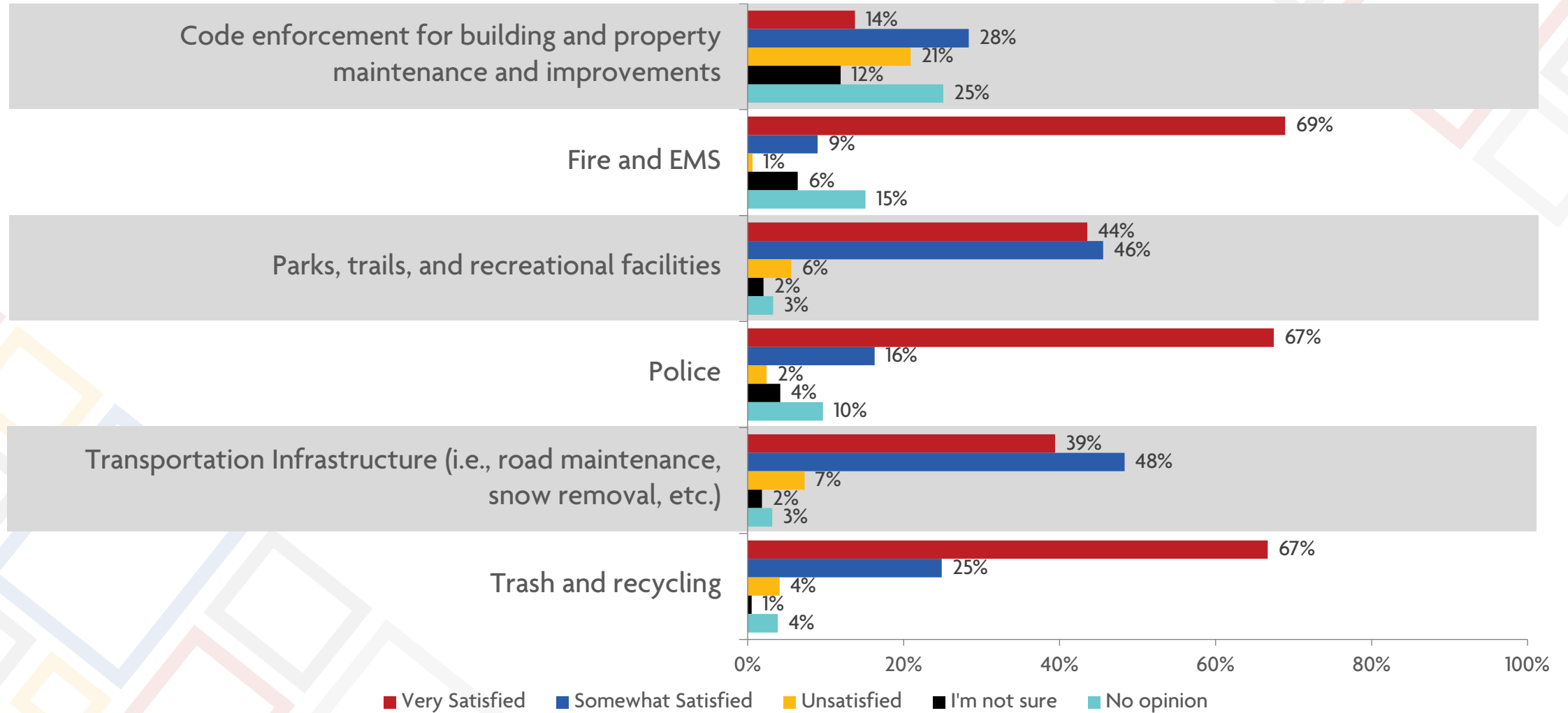
*“Improve **bad intersections** like North Hills Ave and Mt Carmel and the yield at Limekiln Pk and Jenkintown Rd.”*

*“Would love to walk more, but many roads just **do not feel safe** to do so.”*

*“Any neighborhoods connected to a major park via an intersection should have **safe crosswalks** (example: crossing over Susquehanna from the tail end of Dillon Road).”*

Township Services | Satisfaction Level

Select all that apply Answered: 993 Skipped: 162



Key Takeaways

- Respondents desire a more **walkable** and **bikeable** community.
- Housing variety/options are desired to **meet needs of aging population** and to **address housing affordability**.
- Respondents identified **permitting processes** as a major barrier/challenge to development and home renovations.
- Cherished assets include the Township's **open spaces** and **parks**.
- Roads are prone to **traffic congestion** and **speeding**.
- Respondents desire an identifiable **neighborhood center** with small businesses and places to relax.

Next Steps

- Feedback from the survey and pop-up events will be referenced as the consultant team, Township, and UD Plan Steering Committee determine the vision, focus areas, and recommendations for the plan.
- Community members are invited to stay updated on the process by signing up for updates on the Upper Dublin Township website (<https://www.upperdublin.net/our-township/comprehensive-plan>).
- A community open house will be held in June to share results from the survey and pop-ups, along with the draft vision and focus areas for the plan.