



Date: August 17, 2009
To: Upper Dublin Township Comprehensive Plan Steering Committee
From: Marian Hull, Comprehensive Plan Project Manager
Subject: **July 2009 Online Comprehensive Plan Survey Summary**

Upper Dublin Township held a Community Visioning Workshop on June 11, 2009 to introduce its comprehensive planning initiative and to gain initial feedback from the community on a variety of issues that will be considered in the Comprehensive Plan. An interactive community assessment exercise presented ideas and asked questions on issues ranging from neighborhood quality of life to key development concerns.

Subsequent to the Visioning Workshop, the Township posted a survey on its website with questions based on those asked during the community assessment exercises. The survey was on the website for the entire month of July. Summary results from website survey are attached. In general, responses to the survey were similar to those received at the Workshop.

The findings in no way represent a statistically significant sampling of community issues; rather it "takes the pulse" of about 400 residents who chose to participate by taking the survey online. The Assessment was not designed to get meaningful research data but rather to probe at some "hot button" issues to hopefully gain an understanding of how to address them in the comprehensive planning process. The information summarized below will be used help understand how to educate people as to the implications of what they said they want to deciding where and how the plan may pursue important, yet controversial, issues.

1) What is your age group?	Responses	
1. Less than 18 years	0	0%
2. 18-30 years	11	3%
3. 31-40 years	76	20%
4. 41-50 years	120	31%
5. 51-65 years	136	36%
6. More than 65 years	39	10%
Total responses	382	100%

2) How long have you lived or worked in UDT?	Responses	
1. 0-5 years	65	17%
2. 6-10 years	74	19%
3. 11-20 years	107	28%
4. 21-40 years	113	30%
5. 41+ years	23	6%
Total responses	382	100%

3) Why did you choose to live in UDT?(up to 6) Responses



1. Born/raised here	35	4%
2. Good schools	293	37%
3. Town character	153	19%
4. Friends/family	115	15%
5. Low taxes	41	5%
6. Close to work	152	19%
Total responses	789	100%

4) What would cause you to leave? (up to 6)

Responses

1. Overdevelopment	158	17%
2. Reduced school quality	174	18%
3. Housing no longer meets my needs	199	21%
4. Job change	144	15%
5. Taxes	188	20%
6. Reduction in community services	94	10%
Total responses	957	100%

5) What are your top 3 transportation concerns?

Responses

1. Traffic congestion	256	29%
2. Lack of bike lanes	109	13%
3. Lack of trails	83	10%
4. Limited public transit	92	11%
5. Lack of sidewalks	147	17%
6. Parking problems	24	3%
7. Road maintenance	124	14%
8. None of the above	35	4%
Total responses	870	100%

6) What are your top 3 open space and recreation priorities?

Responses

1. Local parks and playgrounds	216	21%
2. Varied recreation programs	93	9%
3. Walking & biking trails	207	20%
4. Bike trails & lanes	78	8%
5. Preservation/protection of natural resources	239	23%
6. Playing fields	56	5%
7. Additional open space	120	12%
8. None of the above	20	2%
Total responses	1029	100%

7) Where do you live in UD? (or work)

Responses

1. Abington	2	1%
2. Ambler	57	15%
3. Ardsley	7	2%
4. Dresher	95	25%
5. Fort Washington	87	23%
6. Jarrettown	4	1%
7. Maple Glen	85	22%
8. North Hills	4	1%
9. Oreland	28	7%
10. Willow Grove	12	3%



11. Other
Total responses

0	0%
381	100%



8) What is great about your neighborhood? (up to 6)

	Responses	
1. Housing stock	146	13%
2. Neighbors	237	21%
3. Access to parks & recreation	185	16%
4. Access to shopping & dining	160	14%
5. Privacy	205	18%
6. Aesthetics	202	18%
Total responses	1135	100%

9) What concerns you about your neighborhood? (up to 6)

	Responses	
1. Traffic speeds	215	29%
2. Traffic volume	154	21%
3. Lack of sidewalks	109	15%
4. Crime	76	10%
5. Noise	87	12%
6. Commercial development is too close	92	13%
Total responses	733	100%

10) Please prioritize your development concerns. (1 is highest, 6 is lowest)

	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6	weighted score	
1. New investment in the Fort Washington Office Park	58	48	77	58	82	34	1268	16%
2. New investment in shopping centers	36	73	62	102	51	38	1275	16%
3. Development of vacant land	45	66	73	47	66	60	1225	16%
4. Preserving neighborhood character	109	86	84	48	47	23	1681	22%
5. The need to increase diversity in housing options	16	15	23	40	64	174	685	9%
6. Open space preservation	115	93	51	63	47	24	1666	21%
Total responses	379	381	370	358	357	353	7800	100%

11) Is there a need for more diverse housing stock in UDT? (up to 5)

	Responses	
1. No, homes suit the needs of families	277	59%
2. Yes, need more condo options	32	7%
3. Yes, need more townhome options	30	6%
4. Yes, need more rental options	19	4%
5. Yes, need mixed-use neighborhoods	48	10%
6. Yes, need more affordable options	62	13%
Total responses	468	100%

12) When new homes are built in an existing neighborhood, is it important that new housing match existing in both type & scale?

	Responses	
Yes	250	65%
No	132	35%
Total responses	382	100%



13) When new homes are built in an existing neighborhood, is it okay if new homes are a different size & scale as long as they match type?	Responses	
Yes	214	56%
No	167	44%
Total responses	381	100%

14) When new homes are built in an existing neighborhood, is it okay if the type of housing is different as long as the scale & design are similar?	Responses	
Yes	283	74%
No	97	26%
Total responses	380	100%

15) Do UD's shopping centers provide the goods & services you need?	Responses	
1. Yes	117	25%
2. Yes, but I'd like more choice	91	19%
3. No, but I can get what I need nearby	146	31%
4. No, and it is inconvenient to travel	117	25%
Total responses	471	100%

16) Would you like to see more of the following available in UDT? (up to 8)	Responses	
1. Grocery	111	13%
2. Pharmacy	33	4%
3. Clothing	85	10%
4. Gifts & specialty shops	94	11%
5. Furniture/appliances/household goods	37	4%
6. Dining	254	29%
7. Entertainment	142	16%
8. Post office	107	12%
Total responses	863	100%

17) As new investment is made in the Upper Dublin Shopping Center on Welsh Road in Willow Grove, which of the following uses would be appropriate? (up to 4)	Responses	
1. Single-story retail	178	36%
2. Mixed uses (retail & office)	172	35%
3. Mixed uses (retail & residential)	51	10%
4. Mixed uses (retail, residential & office)	90	18%
Total responses	491	100%

18) For the Upper Dublin Shopping Center, would you consider increased density to achieve a mix of uses?	Responses	
1. No, limit to one-story	164	43%
2. Up to three-stories would be okay	175	46%
3. Up to four-stories would be okay	39	10%
Total responses	378	100%



19) As new investment is made in the Maple Glen Shopping Center in the Maple Glen Triangle area, which of the following uses would be appropriate? (up to 4)

	Responses	
1. Single-story retail	178	38%
2. Mixed uses (retail & office)	173	37%
3. Mixed uses (retail & residential)	38	8%
4. Mixed uses (retail, residential & office)	78	17%
Total responses	467	100%

20) For the Maple Glen Shopping Center, would you consider increased density to achieve a mix of uses?

	Responses	
1. No, limit to one-story	193	52%
2. Up to three-stories would be okay	150	40%
3. Up to four-stories would be okay	28	8%
Total responses	371	100%

21) As new investment is made in the Fairway Shopping Center on Limekiln Pike in Dresher, which of the following uses would be appropriate? (up to 4)

	Responses	
1. Single-story retail	180	38%
2. Mixed uses (retail & office)	165	35%
3. Mixed uses (retail & residential)	44	9%
4. Mixed uses (retail, residential & office)	82	17%
Total responses	471	100%

22) For the Fairway Shopping Center, would you consider increased density to achieve a mix of uses?

	Responses	
1. No, limit to one-story	186	50%
2. Up to three-stories would be okay	148	40%
3. Up to four-stories would be okay	37	10%
Total responses	371	100%

23) As new investment is made in the Dreshertown Plaza Shopping Center in the Dresher Triangle, which of the following uses would be appropriate? (up to 4)

	Responses	
1. Single-story retail	183	38%
2. Mixed uses (retail & office)	155	32%
3. Mixed uses (retail & residential)	49	10%
4. Mixed uses (retail, residential & office)	90	19%
Total responses	477	100%

24) For the Dreshertown Plaza Shopping Center, would you consider increased density to achieve a mix of uses?

	Responses	
1. No, limit to one-story	187	50%
2. Up to three-stories would be okay	154	41%
3. Up to four-stories would be okay	35	9%
Total responses	376	100%



25) For the property near the Prudential Office Park, which of the following uses would be appropriate?

	Responses	
1. Office campus	183	15%
2. Shopping center	105	9%
3. Mixed use	141	12%
4. Residential with limited retail	107	9%
5. Age-restricted housing	108	9%
6. Assisted living	74	6%
7. Townhomes	83	7%
8. Garden apartments	70	6%
9. Single-family subdivision	80	7%
10. Open space	250	21%
Total responses	1201	100%

26) For the property at Dresher Triangle, which of the following uses would be appropriate?

	Responses	
1. Office campus	75	8%
2. Shopping center	144	16%
3. Mixed use	139	15%
4. Residential with limited retail	78	9%
5. Age-restricted housing	65	7%
6. Assisted living	45	5%
7. Townhomes	48	5%
8. Garden apartments	35	4%
9. Single-family subdivision	39	4%
10. Open space	230	26%
Total responses	898	100%