

Allen Township Comprehensive Plan Survey (2016)

Survey Issued on March 29, 2016

Survey Concluded on April 29, 2016

Results Issued on May 25, 2016

Results Certified by ATCP Task Force

Total Responses via On-Line Survey: 138

Total Responses via Mail-In Survey: 609

Total Responses for the ATCP Survey: 747

Percentage of Total Housing Units: 34.3 %

1. Home Address or Street Address (Confidential)	Responses	Percentage
Home Address of Street Address Provided	480	64.3 %
Home Address of Street Address Not Provided	267	35.7 %
Total Responses	747	100.0 %
2. How long have you lived in the Township?	Responses	Percentage
5 Years or less	117	15.7 %
6 to 10 Years	103	13.8 %
11 to 20 Years	251	33.6 %
21 + Years	253	33.8 %
No Response	23	3.1 %
Total Responses	747	100.0 %
3. Age of Head of Household	Responses	Percentage
18 to 24 years	2	0.3 %
25 to 44 years	116	15.5 %
45 to 64 years	312	41.8 %
65 + years	292	39.1 %
No Response	25	3.3 %
Total Responses	747	100.0 %

4. How much land do you own in Allen Township?	Responses	Percentage
None, I Rent	17	2.3 %
Less than 1 acre	490	65.6 %
1 to 5 acres	179	24.0 %
6 to 49 acres	35	4.7 %
50 to 100 acres	4	0.5 %
More than 100 acres	1	0.1 %
No Response	21	2.8 %
Total Responses	747	100.0 %
5. How far is your commute to work?	Responses	Percentage
1 to 10 miles	226	30.2 %
11 to 25 miles	164	22.0 %
26 to 50 miles	47	6.3 %
51 to 100 miles	12	1.6 %
More than 100 miles	4	0.5 %
Work from home, retired or other	241	32.3 %
No Response	53	7.1 %
Total Responses	747	100.0 %
6. In general, what would you like Allen Township to be in the future?	Responses	Percentage
Rural - Agricultural	432	57.8 %
Rural - Suburban	242	32.4 %
Suburban	47	6.3 %
No Response	26	3.5 %
Total Responses	747	100.0 %

7. What do you like most about Allen Township? Check top 2 choices	Responses	Percentage
Rural - Agricultural	509	68.1 %
Many Natural Features	185	24.8 %
Recreational opportunities	67	9.0 %
History aspect of Township	63	8.4 %
Low Taxes	181	24.2 %
Proximity to Employment Areas	107	14.3 %
Safe Neighborhoods	314	42.0 %
Education	18	2.4 %
Other or No Response	35	4.7 %
Total Responses	747	100.0 %
8. What do you feel are Allen Township's biggest challenges? Check top 2 choices	Responses	Percentage
Development Pressures	568	76.0 %
Traffic and Inadequate Roadways	402	53.8 %
Local Police	191	25.6 %
Lack of Infrastructure (water sewer, etc)	80	10.7 %
Limited Recreational Facilities	38	5.1 %
Limited Shopping and Entertainment	62	8.3 %
Other or No Response	81	10.8 %
Total Responses	747	100.0 %
9. Population of Allen Township has increased dramatically from 2,630 in 2000 to 4,269 in 2010 and estimated 4,410 in 2014. Understanding growth can't be completely halted, would you like to see the <u>growth rate</u>	Responses	Percentage
Slow down a lot	307	41.1 %
Slow down a little	265	35.5 %
Stay the same	122	16.3 %
Increase	24	3.2 %
No Response	29	3.9 %
Total Responses	747	100.0 %

10. Where do you feel future residential growth should be accommodated? Check top 3 choices	Responses	Percentage
Adjacent to Northampton Borough	235	31.5 %
Adjacent to North Catasauqua	262	35.1 %
Vicinity of Fire Department - Howertown	136	18.2 %
South of Nor-Bath (PA 329)	220	29.5 %
Cherryville Road Corridor	195	26.1 %
Seemsville Road Corridor	165	22.1 %
Vicinity of Route 329 Signal	115	15.4 %
Nowhere	286	38.2 %
Other or No Response	94	12.5 %
Total Responses	747	100.0 %
11. What, if any, additional service expansions to support residential development would you like to see?	Responses	Percentage
Public Sewer / Water	137	18.3 %
Open Space / Active Recreation	258	34.6 %
None – prefer all new homes on lots (>1 acre) with on-site sewage and water	284	38.0 %
Other or No Response	68	9.1 %
Total Responses	747	100.0 %
12. What type(s) of residential development would you like to see? Check top 2 choices	Responses	Percentage
Large lots (1+ acres) – limited open space	371	49.7 %
Medium lots (1/2 to 1 acre)	254	47.4 %
Small lots (1/4 to 1/2 acre)	94	12.6 %
Cluster (smaller lots with more public open space)	162	21.7 %
Mix of single-family homes, townhouse and apartments	110	14.7 %
Other or No Response	90	12.4 %
Total Responses	747	100.0 %

13. What additional retail development would you like to see? Check top 3 choices	Responses	Percentage
None, we have enough	326	43.6 %
Professional services (dental, medical, etc)	107	14.3 %
Agricultural support	220	29.5 %
Retail for day to day needs	129	17.3 %
Convenience retail (Wawa, 7-11, etc)	125	16.7 %
Large department stores	14	1.9 %
Family Restaurants	152	20.3 %
Casual dining (e.g. bar and grill)	170	22.8 %
Entertainment, movie theater, etc.	36	4.8 %
Supermarket	77	10.3 %
Other	49	6.6 %
No Response	74	9.9 %
Total Responses	747	100.0 %
14. What form or scale would you like new retail development to be? Check top choice	Responses	Percentage
Small-scale neighborhood or “Main Street” retail	414	55.4 %
Convenience shopping centers or strip malls	105	14.1 %
Big-box retail centers	9	1.2 %
Other	124	16.6 %
No Response	95	12.7 %
Total Responses	747	100.0 %

15. Where do you think the best location would be for new retail? Check top 3 choices	Responses	Percentage
Vicinity of Kreidersville and Indian Trail	75	10.0 %
Cherryville Road Corridor	109	14.6 %
Nor-Bath Boulevard Corridor	243	32.5 %
Small-scale retail near residential areas	140	18.7 %
Agricultural support in rural areas	163	21.8 %
Weaversville South of Atlas	116	15.5 %
Savage Road	107	14.3 %
Other	112	15.0 %
No Response	115	15.4 %
Total Responses	747	100.0 %
16. What type of industrial and commercial development would be most appropriate? Check top 3 choices	Responses	Percentage
Small scale light-industrial “flex” space	230	30.8 %
Small scale industrial parks	161	21.6 %
Additional warehousing OK, impacts are worth the economic benefit	64	8.6 %
Mini-Warehousing (e.g. self storage)	47	6.3 %
Adaptive Re-Use of barns and other facilities	242	32.4 %
None, economic and employment not worth the impacts	415	55.6 %
Other or No Response	69	9.2 %
Total Responses	747	100.0 %

17. Where do you think are the most appropriate locations for new industrial? Check top 2 choices	Responses	Percentage
Just south of Nor-Bath Boulevard	181	24.2 %
Area surrounding and north of Nor-Bath	160	21.4 %
Extreme southern end of Allen Township	254	34.0 %
Other	195	26.1 %
No Response	137	18.3 %
Total Responses	747	100.0 %
18. Are you supportive of preserving quality agricultural land in Allen Township?	Responses	Percentage
Strongly Supportive	535	71.6 %
Somewhat Supportive	125	16.8 %
Neutral	30	4.0 %
Not Supportive	4	0.5 %
No Response	53	7.1 %
Total Responses	747	100.0 %
19. Are you supportive of preserving natural features in Allen Township?	Responses	Percentage
Strongly Supportive	550	73.6 %
Somewhat Supportive	103	13.8 %
Neutral	33	4.4 %
Not Supportive	3	0.4 %
No Response	58	7.8 %
Total Responses	747	100.0 %

20. Would you support regulations to preserve natural/agricultural areas even if it meant development restrictions?	Responses	Percentage
Strongly Supportive	440	58.9 %
Somewhat Supportive	168	22.5 %
Neutral/Don't Know	63	8.4 %
Do Not Supportive	14	1.9 %
Strongly Do Not Support	6	0.8 %
No Response	56	7.5 %
Total Responses	747	100.0 %
21. Which natural/recreational features are most important to you? Check top 3 choices	Responses	Percentage
Woods	476	63.7 %
Streams and Waterways	604	80.9 %
Wetlands	108	14.5 %
Steep Slopes	20	2.7 %
Trails and Bike Paths	422	56.5 %
Passive Open Space	262	35.1 %
Other	31	4.1 %
No Response	70	9.4 %
Total Responses	747	100.0 %
22. Do you support historic preservation in Allen Township?	Responses	Percentage
Strongly Supportive	475	63.6 %
Somewhat Supportive	152	20.3 %
Neutral	57	7.6 %
Not Supportive	8	1.1 %
No Response	55	7.4 %
Total Responses	747	100.0 %

23. The following issues were identified as some of the important issues to address in the Allen Township Comprehensive Plan. We are seeking to prioritize these issues to focus on the Top 4. Please rank the following issues from 1 (highest priority) to 10 (lowest priority).

Issue to Consider for Priority Ranking		1	2	3	4	5	6	7	8	9	10	
Classifications of commercial and industrial zones. How to plan future commercial/industrial development	Total	91	55	46	28	58	51	62	52	66	94	
	Percentage	15.1 %	9.1 %	7.6 %	4.6 %	9.6 %	8.5 %	10.2 %	8.6 %	10.9 %	15.6 %	
Plan and allocate location and type of residential development	Total	15	73	59	94	77	56	78	80	57	14	
	Percentage	2.5 %	12.1 %	9.8 %	15.6 %	12.8 %	9.3 %	12.9 %	13.3 %	9.5 %	2.3 %	
Conservation of rural areas and promote sustainable agriculture	Total	181	121	79	64	40	32	30	22	20	14	
	Percentage	30.0 %	20.1 %	13.1 %	10.6 %	6.6 %	5.3 %	5.0 %	3.6 %	3.3 %	2.3 %	
Promote and conservation of natural, historical and cultural resources	Total	75	141	83	81	60	55	41	27	23	17	
	Percentage	12.4 %	23.4 %	13.8 %	13.4 %	10.0 %	9.1 %	6.8 %	4.5 %	3.8 %	2.8 %	
Maintain strong tax base to fund public improvements without raising tax rates	Total	106	61	83	61	67	65	37	43	40	40	
	Percentage	17.6 %	10.1 %	13.8 %	10.1 %	11.1 %	10.8 %	6.1 %	7.1 %	6.0 %	6.6 %	
Improve major routes in and to Allen including Nor-Bath Blvd., PA 329, Weaversville, Willowbrook, etc.	Total	65	51	72	59	62	70	49	64	58	53	
	Percentage	10.8 %	8.5 %	11.9 %	9.8 %	10.3 %	11.6 %	8.1 %	10.6 %	9.6 %	8.8 %	
Improve non-motorized transportation options (biking and walking)	Total	13	15	31	53	63	89	71	102	88	78	
	Percentage	2.2 %	2.5 %	5.1 %	8.8 %	10.4 %	14.8 %	11.8 %	16.9 %	14.6 %	12.9 %	
Improve stormwater management, enhance quality of runoff and reduce flooding	Total	13	24	57	42	50	76	94	77	99	71	
	Percentage	2.2 %	4.0 %	9.5 %	7.0 %	8.3 %	12.6 %	15.6 %	12.8 %	16.4 %	11.8 %	
Realizing that it would increase costs and taxes, to have local police service	Total	20	23	29	41	46	45	56	65	102	176	
	Percentage	3.3 %	3.8 %	4.8 %	6.8 %	7.6 %	7.5 %	9.5 %	10.8 %	16.9 %	29.2 %	
Implement Parks, Recreation and Open Space Plan	Total	24	39	64	80	80	63	86	71	50	46	
	Percentage	3.9 %	6.5 %	10.6 %	13.3 %	13.3 %	10.4 %	14.3 %	11.8 %	8.3 %	7.6 %	
Other	Total	42 responses with various answers and issues					A total of 603 surveys were considered complete and were utilized to establish the percentages for each specified issue contained under Survey Question 23					
	Percentage	5.6 % of the total number of surveys (747)										
No Responses	Total	102 responses were considered incomplete										
	Percentage	13.7 % of the total number of surveys (747)										

24. Addition written comments provided to the Allen Township Comprehensive Plan Task Force (Confidential)	Responses	Percentage
Additional written comments provided ATCP Task Force	280	37.4 %
No additional comments or responses	467	62.6 %
Total Responses considered for this Survey	747	100.0 %