

**Perkasie Borough
Planning Commission Meeting
April 22, 2026**

AGENDA

1. **Meeting Convenes** – 7:00 PM
2. **Pledge of Allegiance**
3. **Approval of Minutes from March 25, 2026**
4. **Public Forum**
5. **Old Business** -None
6. **New Business**
 - 6A. Sketch Plan Application 135 S. Main St.
 - 6C. Economic Development Plan Update Presentation by Gilmore.
7. **Other Business**

Sharing research information and news articles regarding Data Centers for future discussion. (No applications have been submitted for review)
8. **Adjournment**

Minutes of Meeting
Perkasie Planning Commission
March 25, 2026

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:
Planning Commission:

Maureen Knouse
Heather Nunn
Mairi Schuler (Absent)
Mary McKay
Dave Weaver
Dale Schlegel
Kim Bartells (Absent)
Patrick Freeman
Quinten Baker

Borough of Perkasie: Cassandra L. Grillo, Borough Zoning Officer
Attorney Brenden Callahan, Borough Solicitor

Call to Order

Chairperson Dale Schlegel called the meeting to order at 7:01 PM. The Pledge of Allegiance was recited. A quorum was present, and business before the Commission was acknowledged.

APPROVAL OF MINUTES:

Upon a motion by Mary McKay, and seconded by Dale Schlegel, the Planning Commission meeting minutes of February 25, 2026, were unanimously approved.

New Business

The Planning Commission convened for a training session, during which members viewed a webinar titled "Building a Stronger Planning Commission." Following the presentation, the Commission engaged in a discussion on key topics, including the land development process, the Comprehensive Plan update, and the overall roles and responsibilities of the Planning Commission.

Public Comment - None

Adjournment - With no further business, the meeting adjourned at 9:18 pm.

Heather Nunn - Secretary



BOROUGH OF PERKASIO

620 W. Chestnut St
P.O. Box 96
Perkasio, PA 18944

(215)257-5065
Fax (215)257-6875

SUBDIVISION/LAND DEVELOPMENT APPLICATION

Date of Application: 2/24/2026 Date of Plan or Revision: 2/6/2026

APPLICATION FOR:

- Subdivision Sketch Plan Lot Line Change
 Land Development Preliminary Plan Minor Subdivision
 Final Plan
- Formal or Informal (Circle One)

NAME of Subdivision or Land Development: 135 S. Main Street
To be the name for the Duration of the Project

Location: 135 S. Main Street

Tax Parcel No(s): 33-014-027

Total Acreage Gross: 0.988 Net Buildable Site Area: 0.988

ZONING REQUIREMENTS:

Zoning District R-2/R-1A Minimum Lot Size 7000 SF/13,500 SF Maximum Density

Yard Setbacks: Front 30/40 Side 15/15 Rear 30/40 Number of Lots or Dwelling Units: 6 Ex. 6 Prop. add'l

Water Supply: Private Public

Sewer Service: On-Lot Public

EQUITABLE OWNER of Record of Land: 135 S. Main, LLC

Address: 222 Windsor Way, Doylestown, PA 18901 Phone: 267-810-4711

APPLICANT: 135 S. Main, LLC

Email: eas1205@yahoo.com Phone: 267-810-4711

Address: 135 S. Main, LLC

REGISTERED ENGINEER OR SURVEYOR: Charles E. Shoemaker, Inc.


Email: staff@ceshoemaker.com Phone: 215-887-2165

Address: 110 Keystone Drive, Montgomeryville, PA 18936

This is to certify that I have read the Perkasio Borough Subdivision and Land Development Ordinance and that the accompanying plan meets the requirements of the ordinance to the best of my knowledge.



Signature of Property Owner



Signature of Registered Engineer or Surveyor

**BOROUGH OF PERKASIE
SKETCH PLAN CHECKLIST**

1. Name of subdivision or land development.
2. Tax parcel (Bucks County Tax Map), should be shown directly beneath the name of the subdivision or land development.
3. Name and address of the owner/applicant/developer.
4. Name and address of engineer, surveyor, architect, or landscape architect responsible for the plan.
5. A brief description of the proposal.
6. Tract boundaries.
7. Date of plan.
8. True north point.
9. Location map.
10. Streets on and adjacent to the tract.
11. Significant topographical and physical features, including contours based on U.S. Coast and Geodetic maps and all natural resources for which the Zoning Ordinance establishes protection standards.
12. Site capacity calculations using the standards of the Zoning Ordinance.
13. Proposed general street layout.
14. Proposed general lot layout.
15. Location of construction (for land developments).
16. Graphic scale (not greater than 1"=200 ft; however dimensions on the plan need not be exact at this stage) and north arrow.
17. Zoning district on the subject tract and all adjoining parcels.
18. 100-year floodplain limits, and approximate location of wetlands, if any.

19. Topographic, physical, and cultural features including fields, pastures, meadows, wooded areas, trees with a diameter of fifteen inches or more, hedgerows and other significant vegetation, steep slopes (over 25%), rock outcrops, soil types, ponds, ditches, drains, dumps, storage tanks, streams within two hundred (200) feet of the tract, and existing rights-of-way and easements, and cultural features such as all structures, foundations, walls, well, trails, and abandoned roads.
20. Schematic layout indicating a general concept for land conservation and development.
21. General description of proposed method of water supply, sewage disposal, and stormwater management. Description of the manner in which stormwater will be captured for maximum infiltration. This should indicate that the areas best suited for stormwater infiltration have been selected for that purpose.
22. Identification and habitat of threatened or endangered species.

Additional material for Residential Performance Standard Subdivisions, mobile home parks, and Planned Residential Development (also subject to the PRD requirements of the Zoning Ordinance).

1. Existing resources site plan showing (1) soil types, flood plains, high water table, etc., (2) vegetation woodlands and large trees, (3) drainage ways, streams, swales, and ponds.
2. General site plan showing types of buildings, number and size of units, required open space ratio and maximum impervious surface ratio.
3. Written statement indicating the method for administration and maintenance of open space.

PERKASIE BOROUGH ACT 181 (2006) LIST OF UNDERGROUND USERS AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC. 1-800-242-1776 Date Contacted: 11/19/2025 SERIAL NO. 20253231823	
NAME OF USER	USERS ADDRESS
COMCAST JOHN CEDRICK SALVATIERRA johncedrick_salvatierra@comcast.com	1004 CORNERSTONE BLVD DOWNTOWN, PA 19335 267-271-9781
PERKASIE REGIONAL AUTHORITY STEFAN GREEN stefan.green@perkasieregional.org	150 RIDGE ROAD SELLERSVILLE, PA 18960 215-257-3654
PERKASIE BOROUGH HAROLD STONE electric@perkasieregional.org	620 W. CHESTNUT STREET PO BOX 96 PERKASIE, PA 18944 215-257-5065
UGI TIMOTHY STEWARD tsteward@ugi.com	2121 CITY LINE ROAD BETHLEHEM, PA 18017 484-226-8132
VERIZON BUSINESS (MC) VICTOR WOOD victor.s.wood@verizon.com	7000 WESTON PKWY CARY, NC, 27513 919-414-2782



811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-EMERGENCY NOT AT CONTACTED AGENCIES
PA ACT 30 (2017) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR BLOWHOUS
SERIAL NO. 20253231823

SOIL LIST, LIMITATIONS AND RESOLUTIONS:

SOIL NAME	URBAN LAND - ABBOTTSTOWN (UgB)	C/S	CUTBANKS CAVE	CONCRETE TO CONCRETE/STEEL	DROUGHT	EARLY EROSION	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRO/HYDRIC INCLUSIONS	LOW STRENGTH/LANDSLIDE PRONE	SLOW PERCOLATION	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	POUNDING	WETNESS
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

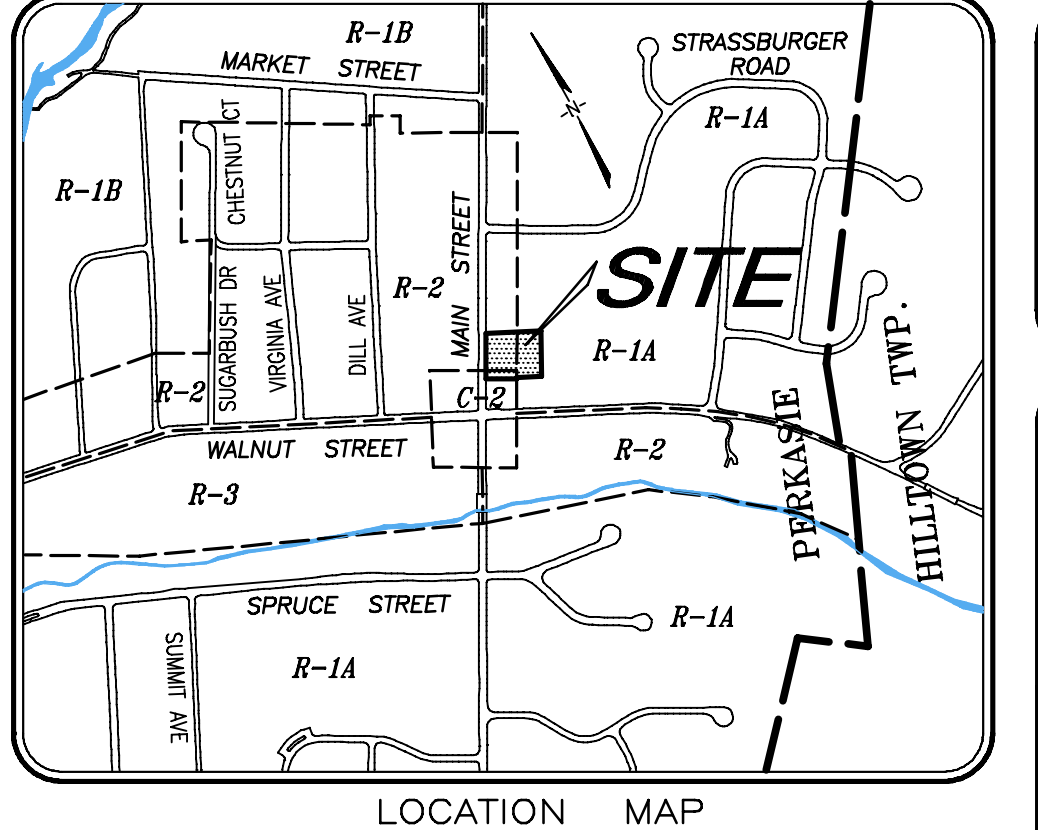
SOIL LIMITATION RESOLUTIONS:
CUTBANKS CAVE - DRAIN STANDARDS AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES TO ENSURE THE SAFETY OF WORKER DURING TRENCHING AND EXCAVATION.
CONCRETE TO CONCRETE/STEEL - SPECIAL SITE EXAMINATION AND DESIGN MAY BE REQUIRED; INSTALL UTILITIES ENTIRELY WITHIN ONE KIND OF SOIL OR SOIL LAYER.
DROUGHT - USE WITHIN ONE KIND OF SOIL OR SOIL LAYER.
EARLY EROSION - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SDD OR EROSION CONTROL FOR VEGETATION ESTABLISHMENT WHERE POSSIBLE. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY FOR VEGETATION ESTABLISHMENT.
FLOODING - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SDD OR EROSION CONTROL NEARING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SDD OR EROSION CONTROL NEARING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
HYDRO/HYDRIC INCLUSIONS - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SDD OR EROSION CONTROL NEARING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
LOW STRENGTH/LANDSLIDE PRONE - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SDD OR EROSION CONTROL NEARING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
SLOW PERCOLATION - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SDD OR EROSION CONTROL NEARING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
POOR SOURCE OF TOPSOIL - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SDD OR EROSION CONTROL NEARING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
FROST ACTION - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SDD OR EROSION CONTROL NEARING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
SHRINK - SWELL - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. CONSULT GEOTECHNICAL ENGINEER FOR STABILITY AND EXCHANGE SOIL DURING WARM WINTER MONTHS.
POTENTIAL SINKHOLE - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. CONSULT GEOTECHNICAL ENGINEER FOR STABILITY AND EXCHANGE SOIL DURING WARM WINTER MONTHS.
POUNDING - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. INFLTRATION FACILITIES SHOULD BE MINIMIZED IN AREAS UNDERLAIN BY LIMESTONE. BMPs SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA.
WETNESS - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
CONCRETE TO CONCRETE/STEEL - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
HYDRO/HYDRIC INCLUSIONS - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
LOW STRENGTH/LANDSLIDE PRONE - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
SLOW PERCOLATION - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
POOR SOURCE OF TOPSOIL - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
FROST ACTION - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
SHRINK - SWELL - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
POTENTIAL SINKHOLE - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
POUNDING - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
WETNESS - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
* ON-SITE SOILS IDENTIFIED AND MAPPED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NO. PGA-0655-PN, COMMITMENT DATE 10/06/2023.

- SCHEDULE B - PART II**
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records of its create, attache, or is disclosed between the Report Date and the date on which all of the Schedule B, Part I - Requirements are met.
 - Rights or claims of parties in possession of the land not shown by the public record.
 - Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting the title that an accurate and complete survey would disclose.
 - Real estate taxes for the current and prior tax years which are heretofore assessed and are not yet due and payable.
 - Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Main Street.
 - Grant of Blanket Easement as set forth in Instrument No. 2018021570. (BLANKET EASEMENT TO PERKASIE BOROUGH FOR STORMWATER FACILITIES FOR THE FUTURE CONTINUING MAINTENANCE AND INSTALLATION OF SAME.)

LEGEND

EXISTING	CONTOUR LINE
--- 250 ---	SPOT ELEVATION
--- 354.07 ---	FENCE LINE
--- 37H ---	FIRE HYDRANT
--- Q/P22 ---	UTILITY POLE
--- 0/V ---	GAS VALVE
--- 0/W ---	WATER VALVE
--- 0/S ---	SEWER CLEAN OUT
--- 0/CS ---	WATER CURB STOP
--- 0/SS ---	SANITARY SEWER
--- 0/SS ---	STORM SEWER
--- 0/SS ---	OVERHEAD WIRE
--- 0/SS ---	UG ELECTRIC CONDUIT
--- 0/SS ---	GAS LINE
--- 0/SS ---	WATER LINE
--- 0/SS ---	SANITARY SEWER LATERAL
--- 0/SS ---	UG COMMUNICATION CABLE
--- 0/SS ---	TRAFFIC SIGN
--- 0/SS ---	DECIDUOUS TREE
--- 0/SS ---	EVERGREEN TREE
--- 0/SS ---	SOIL BOUNDARY LINE
--- 0/SS ---	DOWNSPOUT ABOVE GRADE
--- 0/SS ---	DOWNSPOUT BELOW GRADE
--- 0/SS ---	ZONING DISTRICT LINE



'R-2' RESIDENTIAL DISTRICT: 186-20.C(5)
'R-1A' RESIDENTIAL DISTRICT: 186-20.A(5)
B-6: RESIDENTIAL CONVERSION

Z.O. SEC. NO.	REQUIRED		EXISTING	
	186-20.C(5)	186-20.A(5)	186-20.C(5)	186-20.A(5)
LOT USE	B(6) (SE)	B(6) (SE)	B(6) (SE)	B(6) (SE)
NUMBER OF DWELLING UNITS	N/A	N/A	6 D.U.	6 D.U.
LOT AREA	7,000 SF	13,500 SF	43,026 SF	188.6 FT.
LOT WIDTH (Interior Lots)	65 FT.	80 FT.	11.6 FT.*	N/A
FRONT YARD, MIN.	30 FT.	40 FT.	155.9 FT.	N/A
SIDE YARD, MIN.	15 FT.	15 FT.	33 FT.	N/A
REAR YARD, MIN.	30 FT.	40 FT.	155.9 FT.	N/A
LOT COVERAGE, MAX.	25 %	25 %	6.0 %/2,553 S.F.	0 %
PRINCIPAL BUILDING HT., MAX.	35 FT.	30 FT.	33 FT.	N/A
ACCESSORY BUILDING HT., MAX.	15 FT.	15 FT.	N/A	N/A
BUFFER	186-54	186-54	N/A	N/A
ADJACENT TO SINGLE-FAMILY	CLASS 'B'	N/A	N/A	N/A
RETAIL AND CONSUMER SVC.	CLASS 'C'	N/A	N/A	N/A
ADJACENT TO PRIMARY ROAD	CLASS 'B'	N/A	N/A	N/A

[SE] - EXISTING PERMITTED USE BY SPECIAL EXCEPTION
* - INDICATES AN EXISTING NONCONFORMING CONDITION

LOT AREA - THE TOTAL AREA OF THE LOT EXCLUDING THE AREA OF ANY EASEMENT WITHIN THE LOT LINES, EXCEPT FOR BOROUGH ELECTRIC DEPARTMENT EASEMENTS.

LOT COVERAGE - INCLUDES THE MAXIMUM HORIZONTAL CROSS SECTION OF ALL PRINCIPAL AND ACCESSORY BUILDINGS (INCLUDING BALCONIES, DECKS, PORCHES, POOLDECKS, BELLETOURNS, AND PORCHES), AND OUTSIDE STORAGE OF MATERIALS.

EXISTING IMPERVIOUS AREA

LOT COVERAGE	TOTAL IMPERV.
MAIN BUILDING	1,755 S.F.
REAR PORCH/STAIRS	1,130 S.F.
FRONT PORCH	628 S.F.
WINDOW WELL	32 S.F.
CONCRETE WALKS	923 S.F.
ASPHALT DRIVEWAY	3,773 S.F.
GRAVEL PARKING	1,530 S.F.
WALLS/MISC.	165 S.F.
2,553 S.F.	8,844 S.F.

REFERENCE PLANS:

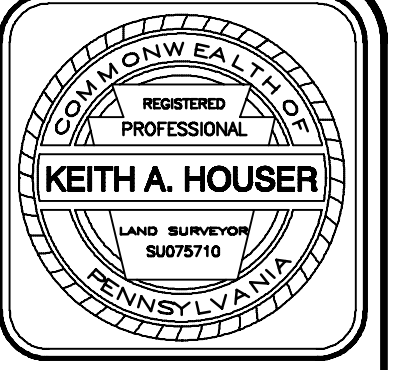
- Plan of Boundary & Existing features for 135 South Main LLC prepared by Dennis M. Litzberger dated January 21, 2024.
- Lot Consolidation Plan prepare for Lawrence P. Nocorello by Anderson Engineering Associates, Inc. dated May 29, 2017 and last revised 11/30/2017.

NOTES

- Boundary data derived from Plan of Boundary & Existing Features for 135 South Main LLC prepared by Dennis M. Litzberger, Professional Land Surveyor dated January 21, 2024 and deeds, plans of record, title report prepared by Fidelity National Title Insurance Company, Commitment PGSD-0655-PN dated October 6, 2023, and topographic field surveys performed by Charles E. Shoemaker, Inc. during December, 2025. Bearings shown are based on the PA South State Plane Coordinate System (NAD 83). Rotation to deed bearings are 07°54'19" clockwise. Bearings and distances shown in (parentheses) are derived from deed description.
- Horizontal Datum is based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Topcon Topnet Live virtual network. Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. BENCHMARK: Cut nail in utility pole PB4-262, Elevation = 327.17.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
- The subject parcel is served by public water and public sanitary sewer disposal by the PERKASIE REGIONAL AUTHORITY.
- Site area is designated within Zone X, areas determined to be outside of the 100-Year Flood plain as shown on FEMA Flood Insurance Rate Map of Bucks County, Panel Map No. 42017C0256J, effective March 16, 2015.
- Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Bucks County, PA, Version 22, September 5, 2025. UgB - Urban land-Abbottstown complex, 0 to 8 percent slopes.

PROPERTY DATA:

PARID: 33-014-027	Site Area: 47,387 S.F. or 1.0879 Acres (To Title Line)
	Site Area: 43,026 S.F. or 0.9987 Acres (To Legal ROW)
Owner: 135 South Main, LLC	Site Address: 135 S. Main Street Perkasio, PA 18944
Instrument No. 2023048394	Zoning District: R-2 - RESIDENTIAL DISTRICT R-1A - RESIDENTIAL DISTRICT



OWNER OF RECORD
135 SOUTH MAIN LLC
222 WINDSOR WAY
DOTTLESTOWN, PA 18901

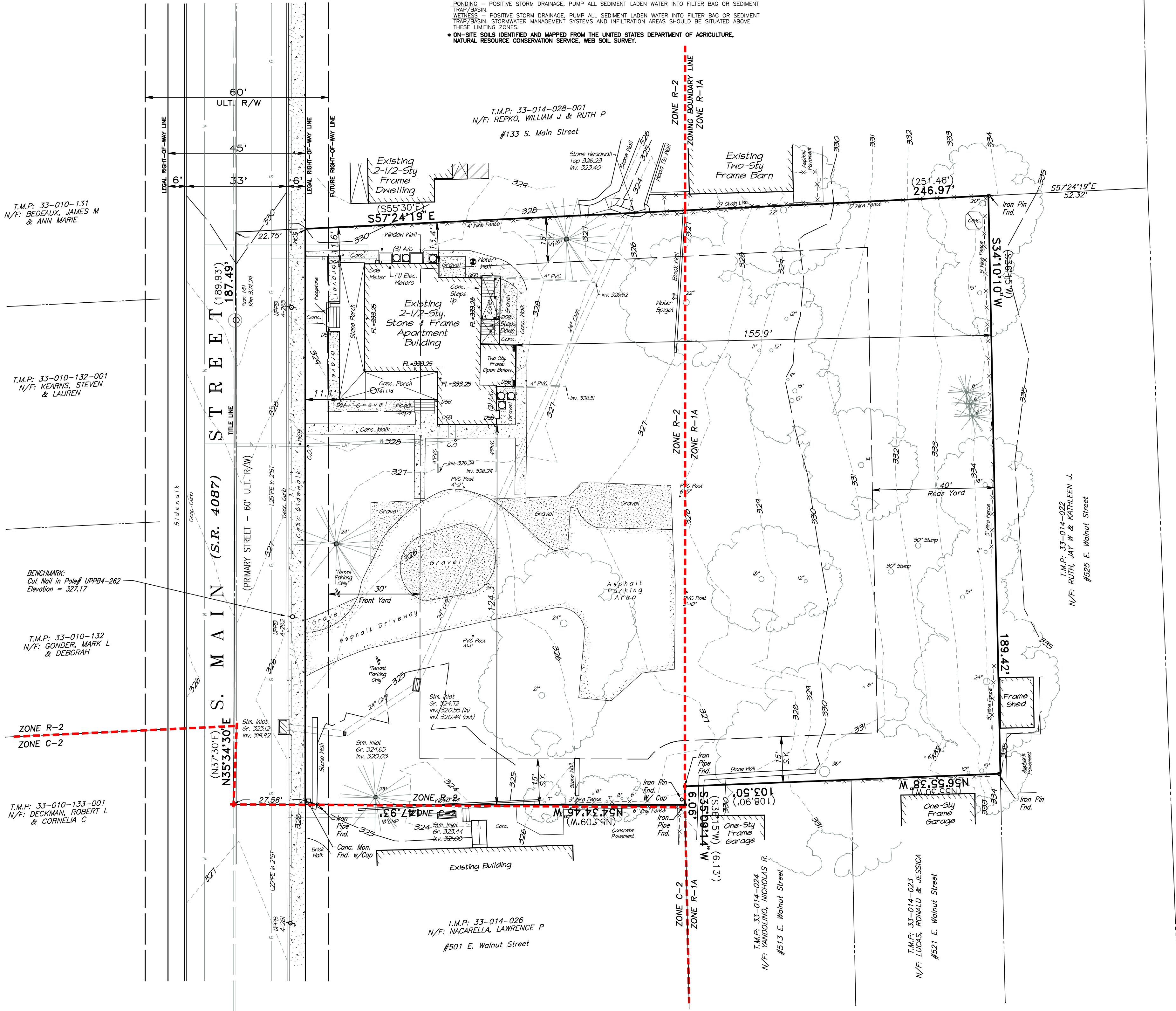
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 17936
PHONE: 717-887-2185 E-MAIL: cesh@eshoemaker.com



DATE	NO.	REVISION	BY

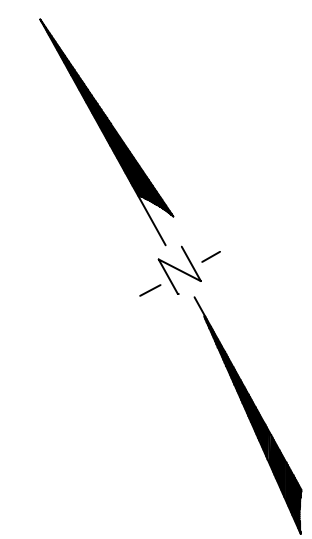
EXISTING FEATURES PLAN
OF
135 SOUTH MAIN STREET
PREPARED FOR
135 SOUTH MAIN, LLC
PERKASIE BOROUGH, BUCKS COUNTY, PA

DATE: FEBRUARY 6, 2026	SHEET NO. 1 OF 1
DWG NO. PERK-100	
JOB NO. 27694	



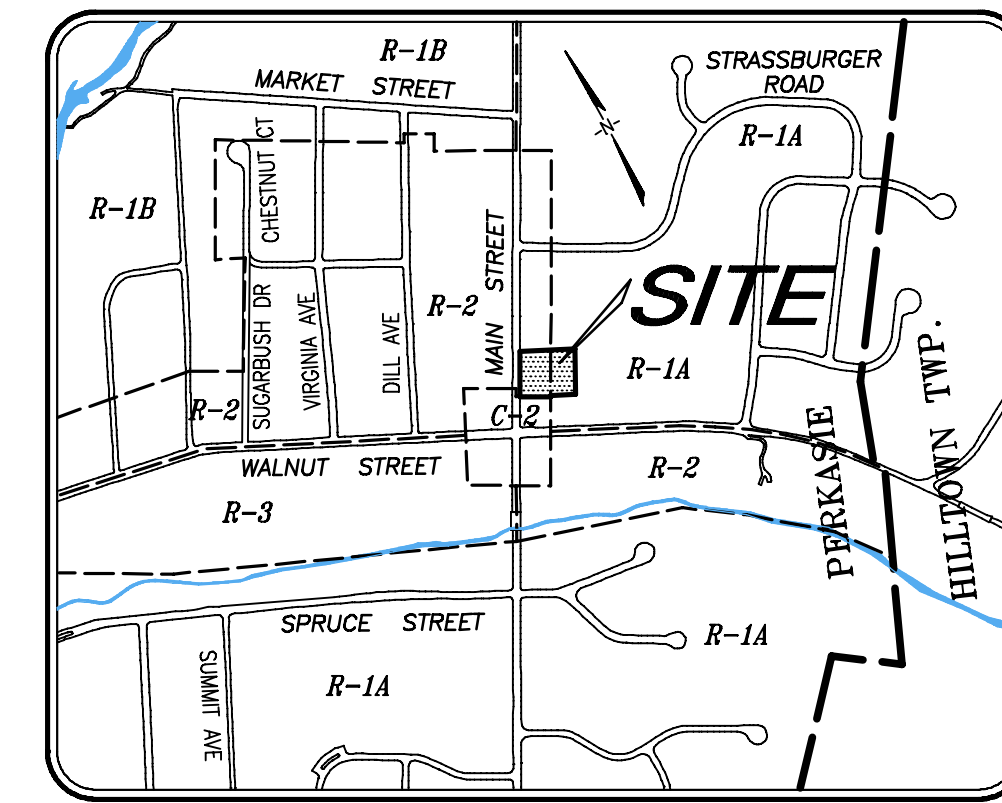


811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-EMERGENCY MUST BE CONTACTED FIRST
PA ACT 50 (2017) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE TRENCHING, DRILLING, BLAST OR DEMOLITION
SERIAL NO. 20253231823



LEGEND

EXISTING	
	CONTOUR LINE
	SPOT ELEVATION
	FENCE LINE
	FIRE HYDRANT
	UTILITY POLE
	GAS VALVE
	WATER VALVE
	SEWER CLEAN OUT
	WATER CURB STOP
	SANITARY SEWER
	STORM SEWER
	OVERHEAD WIRE
	UG ELECTRIC CONDUIT
	GAS LINE
	WATER LINE
	SANITARY SEWER LATERAL
	UG COMMUNICATION CABLE
	TRAFFIC SIGN
	DECIDUOUS TREE
	EVERGREEN TREE
	SOIL BOUNDARY LINE
	ROOF DOWNSPOUT ABOVE GRADE
	ROOF DOWNSPOUT BELOW GRADE
	ZONING DISTRICT LINE



LOCATION MAP
SCALE: 1" = 800'

EXISTING IMPERVIOUS AREA	
LOT COVERAGE	TOTAL IMPERV.
MAIN BUILDING	1,755 S.F.
REAR PORCH/STAIRS	138 S.F.
FRONT PORCH	628 S.F.
WINDOW WELL	32 S.F.
CONCRETE WALKS	923 S.F.
ASPHALT DRIVEWAY	3,773 S.F.
GRAVEL PARKING	1,530 S.F.
WALLS/MISC.	165 S.F.
2,553 S.F.	8,944 S.F.

PROPOSED IMPERVIOUS AREA	
LOT COVERAGE	TOTAL IMPERV.
MAIN BUILDING	1,755 S.F.
REAR PORCH/STAIRS	138 S.F.
FRONT PORCH	628 S.F.
WINDOW WELL	32 S.F.
DUPLEX BUILDINGS	4,224 S.F.
EX. CONCRETE WALKS	923 S.F.
NEW CONCRETE WALKS	1,144 S.F.
PARKING AREA	13,337 S.F.
GRAVEL PARKING	490 S.F.
WALLS/MISC.	148 S.F.
6,777 S.F.	23,019 S.F.

'R-2' - RESIDENTIAL DISTRICT
B-6: RESIDENTIAL CONVERSION, B(2)(b): TWO-FAMILY, DUPLEX

Z.O. SEC. NO.	REQUIRED		EXISTING		PROPOSED	
	186-20(C)(5)	186-20(C)(3)	186-20(C)(5)	B(6) (SE)	186-20(C)(5)	186-20(C)(3)
LOT USE	B(6) (SE)	B(2)(b)	B(6) (SE)	B(6) (SE)	B(6) (SE)	B(2)(b)
NUMBER OF DWELLING UNITS	N/A	N/A	6 D.U.	6 D.U.	6 D.U.	6 D.U.
LOT AREA, MIN. / D.U.	N/A	4,500 SF/DU	N/A	27,000 SF MIN	N/A	6 D.U.
LOT AREA	7,000 SF	9,000 SF	43,026 SF	43,026 SF	43,026 SF	43,026 SF
LOT WIDTH (Interior Lots)	65 FT.	40 FT.	188.6 FT.	188.6 FT.	188.6 FT.	188.6 FT.
FRONT YARD, MIN.	30 FT.	30 FT.	0.0 FT.	0.0 FT.	0.0 FT.	0.0 FT.
SIDE YARD, MIN.	15 FT.	10 FT.	11.6 FT.	11.6 FT.	11.6 FT.	11.6 FT.
REAR YARD, MIN.	30 FT.	30 FT.	155.9 FT.	155.9 FT.	155.9 FT.	30.0 FT.
LOT COVERAGE, MAX.	25 %	30 %	6.0 %/2,553 S.F.	15.8 %/6,777 S.F.	15.8 %/6,777 S.F.	35 FT.
PRINCIPAL BUILDING HT., MAX.	35 FT.	35 FT.	<35 FT.	35 FT.	35 FT.	35 FT.
ACCESSORY BUILDING HT., MAX.	15 FT.	15 FT.	N/A	N/A	N/A	N/A
BUFFER	186-54	186-54	N/A	186-54	186-54	186-54
ADJACENT TO SINGLE-FAMILY RETAIL AND CONSUMER SVC. ADJACENT TO PRIMARY ROAD	CLASS 'B'	N/A	N/A	CLASS 'B'	CLASS 'B'	CLASS 'B'

[SE] - EXISTING PERMITTED USE BY SPECIAL EXCEPTION
* - INDICATES AN EXISTING NONCONFORMING CONDITION
LOT AREA - THE TOTAL AREA OF THE EXISTING OR PROPOSED LOT WITHIN THE LOT LINES, EXCEPT FOR BOROUGH ELECTRIC DEPARTMENT EQUIPMENT.
LOT COVERAGE - INCLUDES THE MAXIMUM HORIZONTAL CROSS SECTION OF ALL PRINCIPAL AND ACCESSORY BUILDINGS (INCLUDING PORCHES, PATIOS, PORCHES, BREZZIOLAS, AND GARAGES), AND OUTSIDE STORAGE OF MATERIALS.

OFF-STREET PARKING PER 186-61.C	USE B(6) REQUIRED	USE B(2)(b) REQUIRED	SITE TOTAL REQUIRED / PROVIDED
1-BR 1.0 PS/DU	1 DU @ 1.0 PS/DU	0 DU @ 1.0 PS/DU	--- SHARED ---
2-BR 1.5 PS/DU	5 DU @ 1.5 PS/DU	0 DU @ 1.5 PS/DU	--- SHARED ---
3-BR 2.0 PS/DU	0 DU @ 2.0 PS/DU	6 DU @ 2.0 PS/DU	--- SHARED ---
	9 SPACES (6 D.U.)	12 SPACES (6 D.U.)	21 SPACES 36 SPACES

SECTION 186-70.A: REQUIRES THAT ADA PARKING SPACES BE 13'x20' AND STANDARD PARKING SPACES BE 10'x20'. PROJECT PROPOSES ADA PARKING SPACES OF 8' x 20' PLUS 8' WIDE ACCESS ISLE. ALL OTHER PARKING SPACES ARE 10' x 20'.

SECTION 186-70.J: REQUIRES THAT ALL PARKING SPACES AND ACCESS DRIVES SHALL BE AT LEAST FIVE FEET FROM ANY LOT LINE.

SECTION 186-70.K: EXCEPT WHERE ENTRANCE AND EXIT DRIVES CROSS STREET LINES, ALL PARKING AREAS FOR ANY PURPOSE OTHER THAN SINGLE-FAMILY RESIDENCES SHALL BE PHYSICALLY SEPARATED FROM ANY PUBLIC STREET BY A CONCRETE CURB AND BY A PLANTING STRIP WHICH SHALL BE NOT LESS THAN 12 FEET IN DEPTH. THIS TWELVE-FOOT PLANTING STRIP SHALL BE PARALLEL TO THE STREET LINE AND SHALL BE MEASURED FROM THE FUTURE RIGHT-OF-WAY.

SECTION 186-70.L: IN ANY PARKING AREA OF MORE THAN THREE SPACES IN A RESIDENCE DISTRICT OR ABUTTING A RESIDENCE OR APARTMENT DISTRICT, ALL SPACES NOT WITHIN A BUILDING SHALL BE BUFFERED WITH EVERGREEN OR OTHER SUITABLE PLANTING WHICH SHALL BE AT LEAST FOUR FEET IN HEIGHT, DESIGNED TO SCREEN NOISE, COLORS, VISIBILITY AND LOCATED BETWEEN SUCH PARKING SPACES AND ANY LOT IN A RESIDENCE OR APARTMENT DISTRICT THAT ABUTS DIRECTLY OR ACROSS A STREET. PARKING SHALL BE SCREENED IN ACCORDANCE WITH SECTION 186-54, BUFFERING.

REFERENCE PLANS:

- Plan of Boundary & Existing Features for 135 South Main LLC prepared by Dennis M. Litzenberger dated January 21, 2024
- Lot Consolidation Plan prepared by Lawrence P. Nocerella by Anderson Engineering Associates, Inc. dated May 29, 2017 and last revised 11/30/2017.

NOTES

- Boundary data derived from Plan of Boundary & Existing Features for 135 South Main LLC prepared by Dennis M. Litzenberger, Professional Land Surveyor dated January 21, 2024 and plans of record, title report prepared by Fidelity National Title Insurance Company, Commitment PGSD-0655-FN dated October 6, 2023, and topographic field surveys performed by Charles E. Shoemaker, Inc. during December 2025. Bearings shown are based on the PA South State Plane Coordinate System (NAD 83). Rotation to deed bearings are 01°54'19" clockwise. Bearings and distances shown in (Parentheses) are derived from deed description.
- Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Topcon Topnet Live virtual network. Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. BENCHMARK: Cut nail in utility pole PB4-262, Elevation = 327.17.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water and public sanitary sewer disposal by the PERKASIE REGIONAL AUTHORITY.
- Site area is designated within Zone X, areas determined to be outside of the 100-Year Flood plain as shown on FEMA Flood Insurance Rate Map of Bucks County, Panel Map No. 42017C0256J, effective March 16, 2015.
- Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Bucks County, PA, Version 22, September 5, 2025. Ugb - Urban land-Abbottstown complex, 0 to 8 percent slopes.

PROPERTY DATA:
PARID: 33-014-027
Site Area: 47,387 S.F. or 1.0879 Acres (To Title Line)
Site Area: 43,026 S.F. or 0.9987 Acres (To Legal ROW)
Owner: 135 South Main, LLC
Site Address: 135 S. Main Street, Perkasie, PA 18944
Instrument No. 2023048394
Zoning District: R-2 - RESIDENTIAL DISTRICT

OWNER OF RECORD
135 SOUTH MAIN LLC
222 WINDSOR WAY
DOYLESTOWN, PA 18901

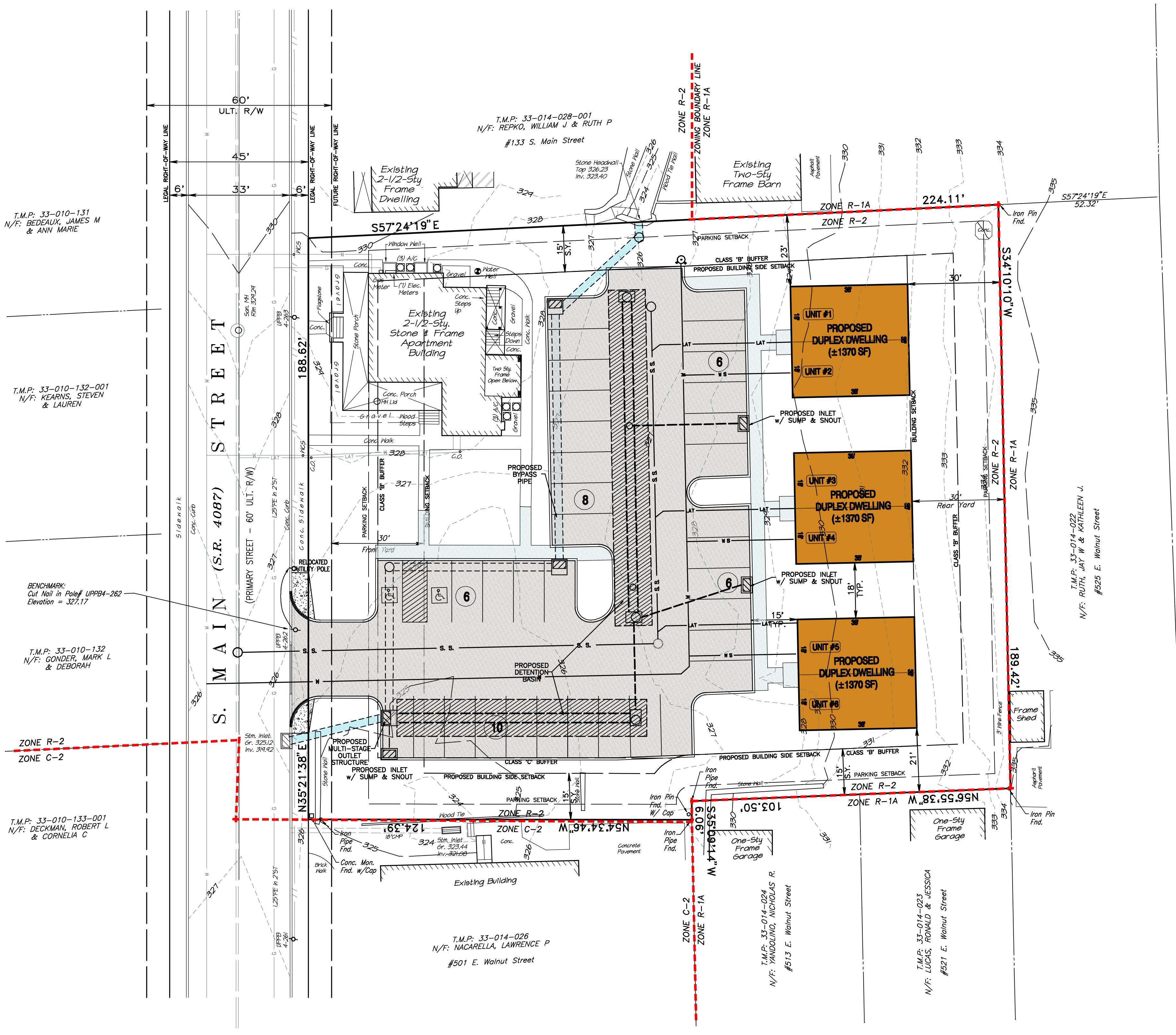
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 E-MAIL: ceshoemaker.com



DATE	NO.	REVISION	BY

SITE SKETCH PLAN No. 5
OF
135 SOUTH MAIN STREET
PREPARED FOR
135 SOUTH MAIN, LLC
PERKASIE BOROUGH, BUCKS COUNTY, PA

DATE: FEBRUARY 11, 2026
DWG NO.: PERK-102
JOB NO.: 27694
SHEET NO.: 2 OF 2



T.M.P. 33-010-131
N/F: BEDEAUX, JAMES M & ANN MARE

T.M.P. 33-010-132-001
N/F: KEARNS, STEVEN & LAUREN

BENCHMARK:
Cut Nail in Pole UPRB4-262
Elevation = 327.17

T.M.P. 33-010-132
N/F: GONDER, MARK L & DEBORAH

T.M.P. 33-010-133-001
N/F: DECKMAN, ROBERT L & CORNELIA C

T.M.P. 33-014-028-001
N/F: REPKO, WILLIAM J & RUTH P
#133 S. Main Street

T.M.P. 33-014-022
N/F: RUTH, JAY W & KATHLEEN J
#525 E. Walnut Street

T.M.P. 33-014-024
N/F: INDIOLINO, NICOLAUS R
#513 E. Walnut Street

T.M.P. 33-014-023
N/F: LUCAS, RONALD & JESSICA
#521 E. Walnut Street

T.M.P. 33-014-026
N/F: NAGARELLA, LAWRENCE P
#501 E. Walnut Street



March 25, 2026

File No. 25-00157

Cassandra L. Grillo, CZO, BCO
Zoning Officer and Code Enforcement Administrator
Borough of Perkasio
620 West Chestnut Street
P.O. Box 96
Perkasie, PA 18944

RE: Sketch Plan Review #1
135 S. Main Street
TMP #33-014-027
Perkasie Borough, Bucks County, PA

Dear Cassandra:

In response to the Applicant's request, Gilmore & Associates, Inc. (G&A) has conducted a Sketch Plan review of the following plans: 1) Existing Features Plan of 135 South Main Street prepared for 135 South Main, LLC, as prepared by Charles E. Shoemaker, Inc. one (1) sheet, dated February 6, 2026, and 2) Rezoning Exhibit Plan and Site Sketch Plan No. 5 of 135 South Main Street prepared for 135 South Main, LLC, as prepared by Charles E. Shoemaker, Inc. two (2) sheets, dated February 11, 2026, in reference to the latest Perkasio Borough Zoning Ordinance (Chapter 186) and Subdivision and Land Development Ordinance (SALDO) (Chapter 164). We offer the following comments for consideration by the Borough.

I. General Information

The subject site is located at 135 South Main Street (S.R. 4087), between East Walnut Street (S.R. 0152) and Strassburger Road, and is split between the R-1A and R-2 Residential Zoning Districts. The site consists of tax map parcel 33-014-027. The Applicant and Owner of Record for the site is 135 South Main, LLC.

The site consists of an existing six-unit residential building with the current use of a "Residential Conversion" (B6) that was previously approved by Special Exception along with an associated gravel driveway and parking area with access onto South Main Street (S.R. 4087). The remaining area consists of individual trees, open space, and 'Waters of the United States', which consists of an unnamed tributary to the Pleasant Spring Creek draining into an underground storm sewer system at the northern property line.

The Applicant proposes to rezone the portion of the site within the R-1A Zoning District to the R-2 Zoning District for consistency through the entire parcel. Furthermore, it appears that the Applicant is proposing to construct three (3) twin two-family dwelling units (B2a Use), which is a use permitted by right in the R-2 Zoning District but not permitted in the R-1A Zoning District, with associated parking while keeping the existing multi-family dwelling unit, which use exists in the R-2 Zoning District.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

According to FEMA map 42017C0256J, dated March 16, 2015, the site is located in Zone “X”, which is outside the 0.2% annual chance floodplain. According to the U.S. Fish and Wildlife Service’s National Wetlands Inventory, the site contains ‘Waters of the United States’, which consists of a tributary to the Pleasant Spring Creek which is conveyed through the site by an underground storm sewer system. The site is served by public water and sanitary sewer provided by the Perkasio Regional Authority (PRA). Conceptual subsurface basins are shown beneath the proposed parking area for stormwater management.

II. Review Comments

A. Zoning Ordinance (Chapter 186)

We have identified the following issues in regards to the requirements and provisions of the current Perkasio Borough Zoning Ordinance:

1. §186-18.B.(2) – The zoning table notes a proposed B(2)(b) Two-Family Duplex use. The duplex use is defined as two dwelling units, each of which is totally separated from the other by a solid ceiling and floor extending from exterior wall to exterior wall. The plan appears to show a building dividing line at the center of each of the proposed buildings with a shared porch in the front which would meet the definition of a twin, two-dwelling unit separated from the other by a solid wall extending from ground to roof. The type of two-family dwelling should be clarified. We note that our review was based on twin, two-family dwellings.
2. §186-18.B.(2)(a) – Each twin dwelling unit must be placed on a separate lot. The parcel should be subdivided to provide separate lots for each twin, two-family dwelling or a variance would be required for the proposed uses on a single lot. We note that similar projects in the Borough that proposed condominium lots were able to demonstrate that each individual lot met the lot requirements. If a variance is requested from this section of the ordinance, then we recommend that the Applicant demonstrate that each individual lot meets the lot requirements.
3. §186-20.C.(3)&(5) – The zoning table lists the requirements for a two-family dwelling and then multiples the requirement based on three (3) two-family dwellings. The zoning table also identifies the 7,000 SF lot area required for the multi-family building. A third line should be added to the table demonstrating that the area of both uses combined is still less than the existing/proposed lot area.
4. §186-21 – The lot area and yards required for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirements of this chapter. As noted previously, we recommend that the Applicant provide a Zoning Compliance Plan to demonstrate that each proposed two-family dwelling unit and existing multi-family building can meet the individual lot area and yard requirements.
5. §186-28.B – At each point where a private accessway intersects a public street or road, a clear-sight triangle of 10 feet, measured from the point of intersection of the street line and the edge of the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two feet above the street grade. Clear sight triangles should be provided at the widened driveway entrance and any existing obstructions should be removed.
6. §186-45.B. – Based on the Borough’s Street Classification Map, South Main Street is classified as a collector street with a half-width right-of-way of 40 feet. The plan shows a 60-foot ultimate right-of-way for S. Main Street and should be revised to provide a 40-foot half-width ultimate right-of-way measured from the center line of S. Main Street. All zoning information, including front yard setback, lot area, lot coverage, etc. should be calculated based on the ultimate right-of-way.

7. §186-52.A – Outdoor lighting will be required for the parking areas, driveways and walkways. A lighting plan should be provided with the preliminary plan demonstrating compliance with the requirements of this section.
8. §186-55.A – A transportation impact study shall be required for all rezoning applications and in all applications for a zoning variance, special exception and conditional use. The Applicant is proposing to rezone a portion of the lot from the R-1A district to the R-2 district. A transportation impact study shall be performed in accordance with §164-41.2.
9. §186-56.A – The base site area shall subtract land within the ultimate right-of-way of existing roads or utility rights-of-way or easements. The zoning table notes a lot area of 43,026 SF which appears to be the area to the title line. The base site area should be revised to only include the area to the ultimate right-of-way. Also, we note that the Borough has documentation pertaining to the existing storm sewer system within the site, which we recommend that the Applicant request a copy of the document to verify that there are no conflicts with the proposed improvements. A copy of the document should be included in the preliminary submission package.
10. §186-70.E – In no case shall parking areas for three or more vehicles be designed to require or encourage cars to back into a public street in order to leave the lot. A turn around area should be provided at the end of the parking aisle to allow vehicles and delivery trucks sufficient space to turn around and not be required to back out of the parking lot or a variance will be required.
11. §186-70.K – In any parking area of more than three spaces in a residence district or abutting a residence or apartment district, all spaces not within a building shall be buffered with evergreen or other suitable planting which shall be at least four feet in height, designed to screen noise, odors, visibility and headlight glare and located between such parking spaces and any lot in a residence or apartment district that abuts directly or across a street. Buffering will be required for the proposed parking lot. Also, we note that complaints have been documented from the property owner directly across S. Main Street from the existing driveway pertaining to headlight glare shining into the front windows of the dwelling. We recommend that the grading of the proposed driveway entrance be designed so that there is a reduction in headlight glare into the front windows.
12. §186-70.L – All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property. Lighting plans will be required to demonstrate lighting for the parking lot does not impact the neighboring properties.
13. §186-102 – In granting a special exception, the Board may attach such reasonable conditions and safeguards, as it may deem necessary. The Applicant obtained a special exception for the residential conversion of the existing multi-family building. A copy of the special exception should be provided to our office to determine if any restrictions/conditions included with the special exception would impact the proposed development.
14. §186-122.C – The Applicant is proposing an amendment to change the zoning of the subject property from split R-1A and R-2 zoning to a R-2 zoning for the entire parcel. Each petition by one or more owners of property to be affected by a proposal for amendment, supplement, change or modification shall be signed and acknowledged and submitted in writing to the Secretary of the Borough Council. On receipt of said petition, the Borough Council shall transmit a copy of the petition to the Planning Commission. Within 30 days of its submission to the Planning Commission, the Commission shall submit to the Borough Council a report containing the Commission's recommendation, including any additions or modifications of the original proposal. The amendment shall follow the requirements listed in sections §186-122 and §186-123.

B. Subdivision and Land Development Ordinance (SALDO) Chapter 164

Although our office has not completed a comprehensive review of SALDO, the following comments are provided for reference when preparing formal land development plans:

1. §164-20.B.(3) – Provision for additional street width may be required by Borough Council where the minimum width does not meet with the specific requirements for the individual street classification. S. Main Street is a collector street which requires a 40-foot-wide cartway. The existing cartway only appears to be 33 feet and would need to be widened to an additional 3.5 feet to provide the 20-foot half width cartway. We note that the existing cartway is curbed with sidewalk to the north and south of the site and widening the cartway would result in an inconsistent width along the roadway. Also, S. Main Street is a state road, owned by PennDOT. Any widening would need to be approved by PennDOT. We recommend the Applicant request a waiver from this requirement.
2. §164-25.A.(1)(f) – The edge of any parking area or parking driveway shall not be closer than 15 feet to the outside wall of the nearest building. The proposed parking area is approximately 9 feet from the existing multi-family building. The parking lot layout should either be revised to provide the required 15-foot separation or a waiver will be required.
3. §164-25.A.(2) – A landscape plan shall be provided to demonstrate compliance with the parking lot landscaping requirements of §164-25.A.
4. §164-26 – A sidewalk connection should be provided from the public sidewalk along S. Main Street to the proposed sidewalk for the two-family dwelling units.
5. §164-32. – A portion of the stone wall for TMP 33-014-024 and a portion of the wood tie barrier for TMP 33-014-026 extend onto the subject property. These existing features should be relocated onto their parcels or easements should be provided for these structures.
6. §164-32.D. – Where a subdivision is traversed by a watercourse, there should be provided a drainage easement conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage but not less than 20 feet or as may be required or directed by the Department of Forests and Waters. We note that the existing watercourse is carried through the site by the existing storm sewer system. These pipes are proposed to be relocated to bypass the proposed stormwater management facilities for the development and connect to the existing inlet on S. Main Street. A blanket easement for this stormwater facility was granted to the Borough by the previous property owner on April 18, 2016 for access, inspection and maintenance by the Borough.
7. §164-33.D. – In the design of storm sewerage systems, the future use of undeveloped areas upstream shall be taken into account in calculating pipe sizes. The drainage area for the unnamed tributary to the Pleasant Spring Creek that drains through the site should be evaluated and any areas of future development should be identified to determine the maximum flow anticipated to the bypass storm pipe through the development.
8. §164-36.D.(1) – For each residential dwelling unit, a minimum of 1,500 feet of land shall be dedicated for recreation space. Based on six (6) additional residential dwelling units, 9,000 SF of park and recreation land should be provided. The land proposed to be dedicated should be in accordance with §164-36.D.(3) through (8). The Borough may assess a park and recreation fee in lieu of dedication of \$1,500 per dwelling unit of \$9,000.00 total.

9. §164-37.E.(2) – Access and circulation for fire-fighting equipment, furniture-moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. Circulation exhibits for delivery trucks, trash trucks and emergency vehicles should be provided. A snow storage area should be considered as well.
10. §164-37.L.(1) – Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided. A trash collection area should be designated on the plan and screened accordingly.

C. Stormwater Management Ordinance

1. §158-15.E. – The plan proposes conceptual subsurface stormwater management facilities in the parking area for the proposed improvements. It is noted that a soils evaluation of the project site shall be required to determine the suitability of infiltration facilities at the location of the proposed stormwater BMP. All regulated activities are required to perform a detailed soils evaluation by a qualified design professional which, at a minimum, addresses soil permeability, depth to bedrock, and subgrade stability. Infiltration testing should be performed at the bottom elevation of the proposed BMP and testing results should be provided with the preliminary plan submission.

D. General Comments

1. The adjacent property owner of TMP 33-014-022 has requested a review of the existing Catalpa/Bean tree, fence, paving stones, and brush and trees along the common property line. We note that the Site Sketch Plan does not show any of the existing vegetation or fencing along the eastern side to remain. The Applicant should discuss these features with the adjoining Property Owner as part of this development and the results of the discussion documented and submitted with the preliminary submission package.
2. The plans show a rectangular concrete area at the northeastern corner of the site. The adjacent property owner has requested clarification on the location of existing paver stones along the property line. The preliminary plan should clarify this stone structure, locate the existing paver stones and specify them for removal if they are on the adjacent property.
3. The plan references a Lot Consolidation Plan last revised November 30, 2017. The referenced lot consolidation plan should be provided to determine if any restrictions or easements were included in the consolidation which would impact the proposed development.
4. South Main Street (S.R. 4087) is a state road owned by PennDOT. The plan proposes to enlarge the existing driveway access to this road. An Applicant who encroaches within the legal right-of-way of a State highway or proposes a change in the use or intensity of use for an existing driveway, is required to obtain a Highway Occupancy Permit (HOP) from the Pennsylvania Department of Transportation (PennDOT). PennDOT permits will be required for both the driveway widening and for the change in the intensity based on the increased traffic from the additional residential units.
5. A legal description for all easements, and road ROW to be dedicated to PennDOT and the Borough should be provided to the Borough for review and approval prior to final plan recording.

If you have any questions regarding the above, please contact this office.

Sincerely,

Douglas C. Rossino

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Borough Engineers

DCR/tw

cc: Andrea L. Coaxum, Borough Manager
Linda J. Reid, Assistant Borough Manager
Megan McShane, Executive Assistant
Jeffrey P. Garton, Esq., Borough Solicitor
Gavin Laboski, Esq., Loboski Law
Elan Shirman, 135 South Main, LLC
Chad W. Brensinger, P.E., Charles E. Shoemaker, Inc
Erik Garton, P.E., President, Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 26, 2026

File No. 25-00157.01

Cassandra Grillo
Zoning Officer and Code Enforcement Administrator
Borough of Perkasio
620 West Chestnut Street, P.O. Box 96
Perkasie, PA 18944

Reference: 135 South Main Street – Planning Review
135 S. Main, LLC
Tax Map Parcel Number: 33-014-027

Dear Ms. Grillo:

As requested, Gilmore & Associates Inc. has reviewed the Sketch Plan Application for 135 South Main Street prepared by Charles E. Shoemaker Inc., dated February 11, 2026.

Background Information Summary

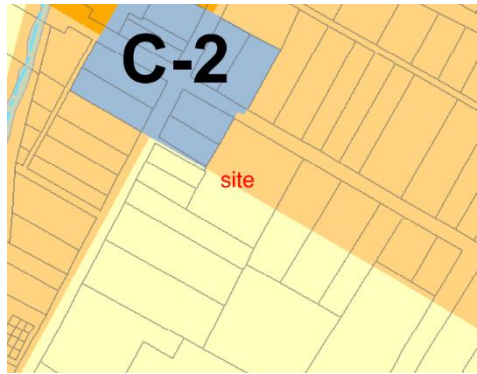
Application Title: 135 S. Main Street
Plan Stage: Formal Sketch Plan Application
Applicant: 135 S. Main Street, LLC
Plan date: February 11, 2026
Location: 135 S. Main Street, Perkasio Borough
Total Site Area: 0.988 Ac

The site consisting of TMP Nos. 33-014-027 is approximately 43,026 SF (1.094 Ac). The plans propose rezoning the portion of the site within the R-1A Single Family Residential Zoning District to the R-2 Two Family Zoning District. The plan proposes three (3) new duplex buildings (1370 SF each), with each building containing two units, with one entrance drive to the property and parking lot containing thirty-six (36) parking spaces. The existing 2-1/2 story structure currently contains six (6) dwelling units to remain the same. The site has frontage along S. Main Street with one access drive. Public water and public sewer service are proposed.

We offer the following comments for your consideration:

1. Existing and Surrounding Land Use

- a. The site currently contains an apartment building, driveway, parking, lawn and existing trees. The site is surrounded by residential uses to the north, east, and south-east with commercial use directly to the south. There is residential use across S. Main Street to the west.



Zoning Map



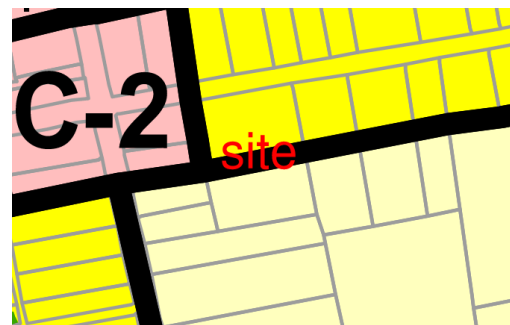
Bucks County Parcel viewer

2. Consistency with the Comprehensive Plan

- a. As per the 2014 Perkasio Borough Comprehensive Plan Future Land Use Map, the site is designated Medium/High Density Residential and Low Density Residential. The purpose of this land use category is to retain the lower density residential character as it now exists, while providing for the protection of natural resources and the preservation of permanent open space and minimizing the amount of impervious surface. The proposed use is generally consistent with the Future Land Use Map.



Existing Land Use Map Comp Plan 2014



Future Land Use Map Comp Plan 2014

- b. As per the Land Use Vision Map of the Bucks 2040 Vision Plan (pg. 62) the site is categorized as "Suburban Center" with unique history, character, and sense of place and serve a regional center providing goods, services, and jobs for people throughout the county. Development and redevelopment in Suburban centers should continue to include compact and efficient development, a mixture of uses, a variety of transportation options, walkable neighborhoods, distinctive communities with a strong sense of place and range of housing types. The proposed land use is generally consistent with the Bucks 2040 Vision Plan.

3. Use Regulations

- a. As per ZO §186-20.C(1)(a), two-family, duplex dwellings are permitted by right in the R-2 Two-Family Residential District if the provisions set forth in §186-18.B.(2)(c) table of Dimensional Requirements are met. The required minimum lot width at the building setback

line is 40 feet for two and three bedrooms. Each twin dwelling must be placed on a separate lot per (§186-18.B(2)(a) and shall comply with the minimum required lot width at the building setback line to demonstrate compliance with the requirements of the ordinance or a variance would be required.

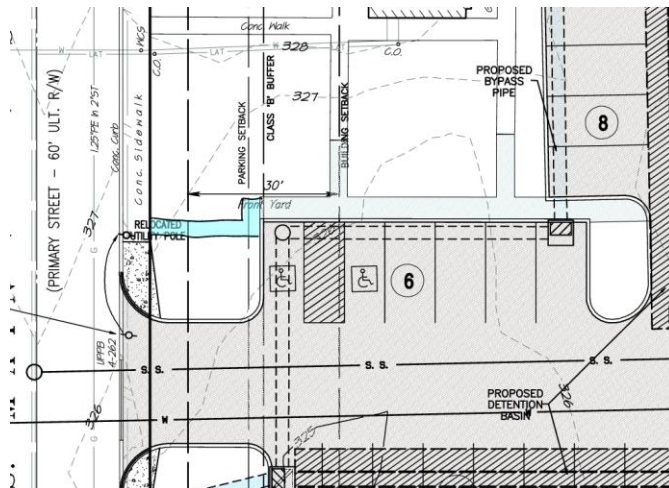
- b. As per ZO §186-20.C(1)(c), residential conversion (B6) is permitted by special exception in the R-2 Residential District, in accordance with Article XI and when all requirements of Article IV, Use Regulations and Restrictions are met. A special exception was granted for the “Residential Conversion” of the existing building on April 11, 2024. The current use of the property is multi-family residential.
- c. As per ZO §186-18.B(2)(c), the minimum required average lot area per dwelling unit is 4,000 SF for two-bedrooms, and 4,500 SF for three bedrooms. Each twin dwelling must be placed on a separate lot per (§186-18.B(2)(a) and shall comply with the minimum required average lot area to demonstrate compliance with the requirements of the ordinance or a variance would be required.
- d. As per ZO §186-21, the lot area and yard of any new building or use shall not include any part of a lot that is required by any other building or use. Plans shall be revised to demonstrate compliance with the requirements of the ordinance or a variance would be required.

4. Landscaping/Lighting

- a. As per ZO §186-18.B(6)(c) off-street parking lots with three or more spaces shall be buffered from abutting residences with hedge evergreen material placed on three-foot centers. Alternately a four-to five-foot-high fence may be erected to provide visual screen. Future submissions should provide evergreen visual screening to demonstrate compliance with the requirements of the ordinance.
- b. As per SALDO §186-54 landscaping plans shall be prepared by a landscape architect to promote use and arrangement of plant material and shall comply with the buffering requirements set forth in §186-54. A-E.
- c. As per SALDO §186-52.C Any proposed outdoor lighting such as poles mounted, building or driveway lights, shall be shown on the lighting plan and shall not exceed 0.5 footcandles at the property line.

5. Pedestrian Connections

- a. A concrete sidewalk exists along S. Main Street. Plans should include a pedestrian connection from the proposed parking lot to the existing sidewalk (noted below in blue) to eliminate disjointed pedestrian connections in and around the site.



6. General Planning Comments

- a. We recommend a centralized location for mailboxes be provided for this proposed development.
- b. Any architectural renderings of the proposed duplexes should be included in future submissions.
- c. Locations for trash and recycling collections should be shown on the plan in a convenient location for both collectors and tenants.
- d. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each comment has been satisfactorily addressed.

If you have any questions or require additional information, please do not hesitate to contact -me by phone at 610-587-8811 or by email ablank@gilmore-assoc.com.

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

Adrienne L. Blank, R.L.A, ASLA
Landscape Architect
Gilmore & Associates, Inc.

JSG/sjy/sl

- cc: Andrea L. Coaxum, Borough Manager
Linda J. Reid, Assistant Borough Manager
Megan McShane, Executive Assistant
Jeffrey P. Garton, Esq., Borough Solicitor
Gavin Laboski, Esq., Laboski Law
Elan Shirman, 135 South Main, LLC
Chad W. Brensinger, P.E., Charles E. Shoemaker, Inc.
Erik Garton, P.E., President, Gilmore & Associates, Inc.

ECONOMIC DEVELOPMENT UPDATE REPORT PERKASIE BOROUGH BUCKS COUNTY, PENNSYLVANIA



March 2026



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



ECONOMIC DEVELOPMENT PLAN UPDATE

PREPARED FOR: PERKASIE BOROUGH, BUCKS COUNTY, PA

BOROUGH COUNCIL

ROBIN SCHILLING, PRESIDENT
JACLYN CORNELIUS, VICE PRESIDENT
LILLI BENNER
COLLIN GARR
JOE GREEN
EMMA HAWKINS
KELLY LAUSTSEN
DAVID WEAVER
DAVE WORTHINGTON

MAYOR

JEFF HOLLENBACH

PROJECT STEERING COMMITTEE

JOE WADE
DONTE KING
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BRUCE COSTA
MEGHAN GREVER
DAVID WEAVER
KELLY LAUSTSEN
STEVE ROSE
RANDY FAULKNER
ROBIN SCHILLING
EMMA HAWKINS

ANDREA COAXUM, BOROUGH MANAGER

LINDA J. REID, ASSISTANT BOROUGH MANAGER

Funding for this Study provided, in part, by: Keystone Communities Grant through the Pennsylvania Department of Community & Economic Development funded by the Commonwealth Financing Authority.



**COMMONWEALTH FINANCING
AUTHORITY (CFA)**

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DRAFT

1. INTRODUCTION

PROJECT DESCRIPTION

As Perkasie Borough plans for the future, it is vital that the Borough has a clear updated vision that reflects the wants and desires of the community. This plan seeks to assess the economic conditions of the commercial areas to develop an effective plan for transformation. It outlines strategies to engage the community, with public participation, by establishing a steering committee, launching a community survey, hosting public meetings to gather community input, and developing a business and property inventory list to identify potential retail opportunities. This data will be used to formulate strategies to attract and/or retain certain retail businesses and ultimately will evaluate if a Keystone Community Designation is to be actualized.

This project is funded, in part by a Keystone Communities Grant through the Pennsylvania Department of Community & Economic Development.

PROJECT GOALS AND OBJECTIVES

The goal of this plan is to develop a Five-Year Strategic Plan, Vision Statement, and recommendations for the Organizational Structure to implement the Five-Year Strategic Plan and strengthen the economic vitality of Perkasie. The plan is based upon the following goals and objectives, as defined by the Borough:

- Launch a public outreach component to determine marketing goals, gather input, and understand the wants and desires of the current population.
- Complement the current business mix and identify missing business types and opportunities for enhancing the commercial areas.
- Analyze Current Commercial and Town Center Zoning Districts so that future development will meet and answer the needs of Borough residents and businesses.
- Align the recommended economic development vision to drive the five-year strategy and sustainability plan.
- Identify opportunities to obtain financial support to invest back into their Main Street Program if a designation is decided.
- Develop linkages between commercial areas and the Borough's extensive trail system as a potential to attract a new, active demographic and present opportunities for economic and community development.
- Align efforts to provide cohesive and useful support within a shared five-year strategic plan.

EXECUTIVE SUMMARY

The 2026 Economic Development Plan Update reinforces Perkasie Borough's commitment to fostering a resilient, diversified economy by prioritizing an effective plan for "transformation", expanding opportunities, and cultivating a competitive business climate that fits within the unique "sense of place" of the community. Building on the 2014 foundation, this update focuses on actionable, community-driven strategies to enhance regional draw, leveraging local assets and fostering innovation on what sets Perkasie apart from surrounding commercial districts.

Through the community engagement process of this year long project, the overarching theme identified is to "**maintain authenticity.**" The top three desires of the community identified were that the community wants to be perceived by the target audience as:

1. A vibrant hub for arts and culture.
2. Charming place to live with family friendly events and quaint housing.
3. A walkable community with access to trails.

The identified market position statement is:

For people looking for healthy living, small-town charm, Perkasie offers unique shops and exciting dining options with vibrant community events in an engaging downtown. This historic borough blends scenic beauty with walkable neighborhoods and quaint housing that differentiates it from competing commercial areas.

The desired perceptions identified through community engagement identifies the brand as:

Healthy living, a vibrant hub for cultural and arts, a charming place to live with family friendly activities, quaint housing, and a walkable community with access to trails.

The identified focus of the downtown economic development strategy is:

To preserve historic buildings, develop a town center, improving connectivity while supporting local entrepreneurs and attracting new businesses that fit within the community’s “small-town” charm of Perkasie.

The identified draft Vision statement towards economic development:

For people seeking healthy-living in a walkable and small-town charm experience, Perkasie offers a unique blend of independent shops, diverse dining options, and a thriving arts and cultural scene, distinguishing itself from sprawling suburban areas by providing community-focused events and easily accessible historic environment. We strive to be the go-to destination for those seeking a friendly, engaging downtown experience.

The robust community engagement process for this project included a kick-off Visioning public meeting, five steering committee meetings, a community survey, a stakeholder's meeting, a second public meeting, a presentation to the Planning Commission, and a presentation to Borough Council for consideration and adoption.

Key Recommendations of the 2026 Economic Development Plan Update include:

- Market the unique trail opportunities, breweries and activities in Perkasie to draw visitors from nearby communities.
- Further study the pursuit of a local historic district.
- Further study (vacant parcel area) of Perkasie Square Shopping Center for a potential zoning amendment to address future growth outside of the commercial core.
- Integrate effective way-finding signage that specifically caters to shopping and dining experiences, to encourage visitors to explore the unique charm of Perkasie's Town Center and connect the Town Center to the other commercial cores within the Borough.
- Recommendation to pursue a Main Street Designation for the entire Borough, through the Main Street Matters Program of the Department of Community and Economic Development to launch the key strategies identified:
 - Foster Business Retention and Expansion: Infill vacant properties with a diverse mix of business types that creates and protects the unique qualities and sense of place of Perkasie.
 - Develop centralized support for businesses through Strategic Branding & Marketing.
 - Enhance the arts and cultural activities through placemaking.
 - Improve infrastructure for walkability in Perkasie.

With Perkasie's strong community spirit, unique historic assets and robust trail network, the Borough is slated for the next step for community economic development. This plan serves as a roadmap for sustained economic development, ensuring a high quality of life for residents while strengthening the identity of Perkasie's unique sense of place.

As part of this project a 5-year strategic plan has been developed. If designation is actualized, then the detailed work plans will be developed by the volunteer committees when the organization for downtown revitalization is established.

The recommended organization structure is to be developed under the umbrella of the Borough as an established entity so that designation can be applied for immediately, with a transition down the road to a separate non-profit organization to maximize funding potential opportunities. Main Street designation provides a structured, comprehensive framework ensuring initiatives continue over the long-term creating a lasting organizational structure. Main Street designation is successful because it focusses on local business growth, improved public spaces, and community engagement. The Main Street Program attracts investment and boosts local economies.

2. BACKGROUND AND CONTEXT

This Economic Development Plan Update for Perkasie Borough is a continuation of the recommendations and economic development strategies found in Chapter 11 of the Perkasie Borough Comprehensive Plan 2014.

As the Borough experiences demographic changes and plans for future development/ redevelopment, planning for economic development with updated strategies is needed to fully actualize Perkasie's unique community.

After the fire of 1988, Perkasie Borough kickstarted the revitalization of the Town Center with the "PlayShopDineUnwind" vision that played on the extensive park and recreational facilities that serve residents and attract visitors from around the region. Building on the successes of that initiative, Perkasie has continued to focus on Economic Development. Perkasie has a unique story to tell about its historically important Victorian residential and commercial building of the 1800's. Perkasie's growth has been significant, but Borough Council has identified the need from the community for a planning process to move forward with key Economic Development initiatives.

EVALUATION OF STRATEGIES IN 2014 COMPREHENSIVE PLAN

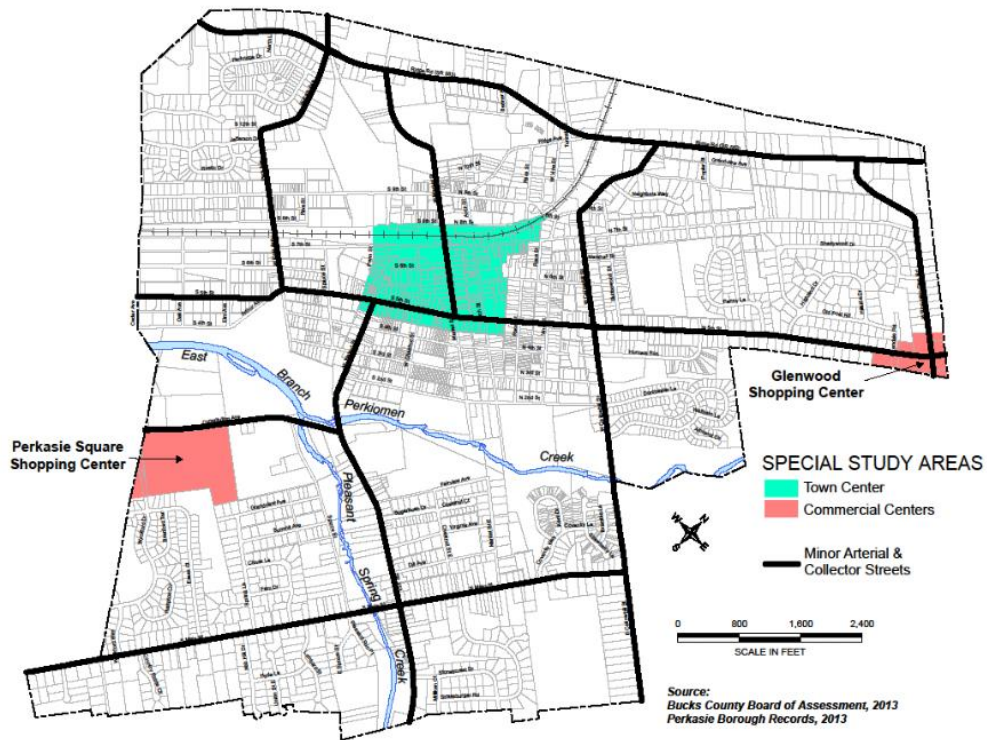
The Borough's economic development vision recommends that marketing and promotion strategies should be re-evaluated periodically. The key component of the marketing and promotion strategies set forth in Chapter 11 of the Borough Comprehensive Plan (2014), **PlayShopDineUnwind** vision was to foster a vibrant, walkable, mixed-use downtown while maintaining Perkasie's small-town character.

The plan also indicated that when asked to identify ways to improve business success, the top responses included "enhance communications with business community." Both strategies are relevant today but need to be updated and refined as consumer tastes and desires change quickly in today's retail and business environment.

Other key strategies identified in the Plan included:

- A unified initiative with support and communication between the business community.
- The retail market analysis recommended retail development will be an important part of the revitalization of the Town Center area. (p. 115)
- The Plan stressed the importance of providing a sizable, centrally located downtown public/civic space and included plans for the development of Shelly's block. (p. 133) Also termed Perkasie's "missing block" which is in the area between 6th, 7th, Market & Chestnut Streets where the original buildings were demolished during Perkasie's urban renewal project in 1967-1968 and was left vacant until the Shelly's property was constructed in 1976.
- Encourage the adaptive reuse of historic buildings such as the train station and freight house with redevelopment into retail, restaurant, or brew pub with outdoor gathering space. p. 135
- Provide Wayfinding signage outside the Borough to direct visitors to the Town center. P. 140
- Encourage streetscape improvements such as curb extension or bulb-out landscape curb as a strategy to improve walkability and safety. P. 142
- The Special study areas included were the Town Center Overlay District and 2 Commercial Centers as indicated below:
 - Glenwood Shopping Center and
 - Perkasie Square Shopping Center (p. 127)

Figure 15
Special Study Areas



The Market analysis (1999) recommended the Main Street approach in the revitalization of the downtown area, which includes taking a comprehensive approach by building upon existing amenities, implementing design improvements, effective marketing, and other economic strategies (p. 116).

DEMOGRAPHIC DATA

To better understand the makeup of the community, population characteristics and trends have been analyzed, using the latest American Community Survey (ACS) data (2023). This analysis includes population, number of households, income, age, race and ethnic composition, and consumer demand for the determined trade area, over the thirteen-year period (2010-2023) since the 2014 Borough's Comprehensive Plan.

SUMMARY

Since 2010, the average age of Perkasie residents has increased by one year and the Borough has seen a significantly upward trend in household income. Average household family size remained stable at just above 3 persons and there was a substantial rise in the senior population. The changes in the age distribution of Perkasie residents mirrors national trends: a growing number of Generation X (ages 45-60) as they surpass Baby Boomers as the largest living generation, and the highest earning group in the U.S. according to the Financial Post published May 15, 2025¹. The attraction of this generation is important to the Borough's business recruitment strategies as individuals in this age group are more likely to open small businesses² as they generally have an entrepreneurial spirit, disposable incomes, are coming into inheritance and want to achieve financial independence. The impact of the aging shift will be felt in business development and recruitment and in the marketing strategies on how they spend their time and money in Perkasie. The upcoming business recruitment efforts must prioritize attracting this dynamic demographic whose spending habits and business development potential will shape the town's future.

Building on these findings, the five-year plan suggests utilizing the communities predominantly German, Irish, and English ancestry to foster events like the Upper Bucks Celtic Festival to stimulate local economic growth. This offers a strategic opportunity to authenticate identity when developing promotional events for five-year strategic planning. Adding a beer festival that supports the existing breweries already established could be considered. An example of this is in a similar town in Boyertown where a yearly Oktoberfest event has successfully helped sustain the revitalization organization for over the last decade.

Lastly, this five-year strategic plan directly addresses these demographic changes, laying the groundwork for sustained economic vitality. These tailored strategies ensure the Borough remains competitive and vibrant. The full demographic data report and graphics are attached in *Appendix I*.

¹ "Posthaste: Move over boomers and millennials, this forgotten generation is the top earner now"
<https://financialpost.com/news/generation-x-gaining-power-over-boomers-millennials-gen-z>

² <https://www.forbes.com/sites/biancabarratt/2021/07/28/50-plus-women-are-the-new-entrepreneurial-superpower-heres-why/>

3. PUBLIC OUTREACH

A driving component to this project is the public participation and outreach element to understand the wants, desires, and the needs of the community. An ongoing outreach strategy is important as retail markets change quickly. The outreach component includes public visioning meetings, steering committee meetings, and a community survey.

PUBLIC MEETINGS

Two public meetings were held at Perkasie Borough Hall to gather input and feedback for the Borough's Economic Development Plan Update. The first public visioning meeting was held at the beginning of the project in April 2025 and included forty-three (43) attendees participating in the exercises to gather input from each person. The first public meeting summary is attached in *Appendix A*. The second public meeting was held on March 11, 2026, and included seventeen (17) attendees. The purpose of this meeting was to solicit input on market analysis findings, image development and key strategies and recommendations. The identified strategies were well received with an overall poll in favor of pursuing the Main Street Program to launch the key strategies identified. A summary of the second public meeting is attached in *Appendix A*.

STEERING COMMITTEE

A steering committee was formed to provide feedback and direction throughout the project. The steering committee consisted of eleven (11) participants, including business owners, residents, and borough committee volunteers. Five steering committee meetings were held throughout the project to provide direction on the updated vision, strategic goals, and desires of the community. The steering committee meeting summaries are attached in *Appendix B*.

COMMUNITY SURVEY

A Community Survey was launched early in the project which collected responses from June 16, 2025, until June 30, 2025. Within that time frame, 382 responses were collected which was "statistically significant" with 4% of the Borough's population completing the questionnaire. For a population size of 9,176, a sample size of 369 would be required to have a confidence level of 95% and a margin of error of 5% making it statistically significant. The survey included fourteen (14) questions to capture the needs and wants of the community and to understand their interests, desires, and traits. Key takeaways of the Community Survey include:

- Most of the respondents were residents, followed by visitors, property owners and business owners with half of the respondents aged 46-65, who generally felt safe walking in the Borough.
- The farmers market and community events, dining/beverage, and recreation were the reasons for visiting Perkasie. The walking/jogging/hiking trails were the most frequently visited of all the recreation facilities within Perkasie.
- The respondents generally found available parking within the Borough.
- The community would like to see more family-friendly activities, more outdoor recreation and more retail shopping in the Borough.
- "Preserving historic buildings and sites in the borough" was identified as one of the key economic strategies.
- Some interesting ideas and suggestions for making Perkasie more vibrant included developing "restaurant week", "history walking tours" and "increase retail and dining options".

- Lack of business/events followed by lack of information about what’s available and “hours of operation” received the most responses when asked, what prevents you from patronizing the businesses in Perkasie Borough.
- “Shopping”, “dining” and “food” were the reasons for visiting nearby communities. The nearby communities identified are Quakertown, Doylestown, Souderton, Sellersville and Dublin.

Overall, there was an expressed desire to support current businesses, strengthen the commercial core, with a recommendation to focus on retail trade development while maintaining the unique assets and charm of Perkasie.

The full community survey report is attached in *Appendix C*.

CONCEPTUAL IMAGES

Conceptual images were provided throughout the community engagement process and during the steering committee meetings to determine marketing goals and develop the vision statement. Conceptual images are attached in *Appendix D*.

4. THE MARKET ASSESSMENT FOR COMMUNITY TRANSFORMATION

ECONOMIC CONDITIONS OF THE COMMERCIAL AREAS

Establishing the community baseline will help create realistic expectations and a better understanding of the complexities of commercial development. Delaware Valley Regional Planning Commission (DVRPC) [Retail District of Greater Philadelphia](#) indicates that the percentage of vacant buildings in 2013 in Perkasie was 2%, which grew to 14% in 2020 and 27% in 2022. This significant increase in vacancies over nine years follows the national trend of a shift towards remote work and e-commerce and captures the retail district data following the COVID-19 pandemic. The emergence of e-commerce³ has led to a reduction in retail space demand, resulting in reduced foot traffic for traditional brick-and mortar stores according to Main Street America's 2024 Main Street Trends Survey.⁴ More diverse downtowns were, generally, less impacted by the economic shutdown related to the COVID-19 pandemic. Because of Perkasie's relatively small residential population, number of civic and office uses, lack of cultural uses, and higher-than-average vacancy rate, Perkasie was assigned a diversity score of 62 and a pandemic impact score of 53. While the mix of retail types is diverse, the share of retail use (percentage of total retail sales) is low for the region, presenting an opportunity to increase diversity to fortify what is already a relatively resilient downtown.⁵

Diverse Downtowns | Perkasie Borough, PA

For the 75 downtowns analyzed, each were assigned a Diversity Score and a Pandemic Impact Score on scales of 1–100, with one being the most diverse and least impacted. The more diverse downtowns were generally less impacted by the pandemic.

Perkasie's downtown has a relatively small residential population, and a number of civic and office uses. However, it lacks the walkability and cultural uses of other downtowns, and has a higher than average vacancy rate. While the mix of retail types is fairly diverse, the share of retail uses is low for the region. These qualities are why Perkasie received a Diversity Score of 62, which indicates that it is less diverse than most downtowns.

The downtown received a Pandemic Impact Score of 53, which indicates the pandemic had a relatively average impact on Perkasie's downtown. The greatest impact was on the downtown's trade area during the shutdown. This suggests there may be ways to increase diversity in order to fortify what is already a relatively resilient downtown.

62

Diversity Score

Built environment, mix of uses, population, transportation, and types of downtowns

53

Pandemic Impact Score

Visits and trade area pre-pandemic, and during the shutdown and reopening periods



Delaware Valley Regional Planning Commission (DVRPC) also identified Perkasie's retail District Typologies as **Brewery** and **Circuit** because Perkasie has at least one craft brewery located within the district boundaries and has one or more of the region's Circuit Trails within ¼ mile of the district. Marketing these unique assets could be considered as part of a future marketing and promotional strategy for the Borough.

Key Insights:

- Marketing "Brewery and trails" as unique assets for Perkasie.

³ Ecommerce is defined as commercial transactions that are conducted electronically.

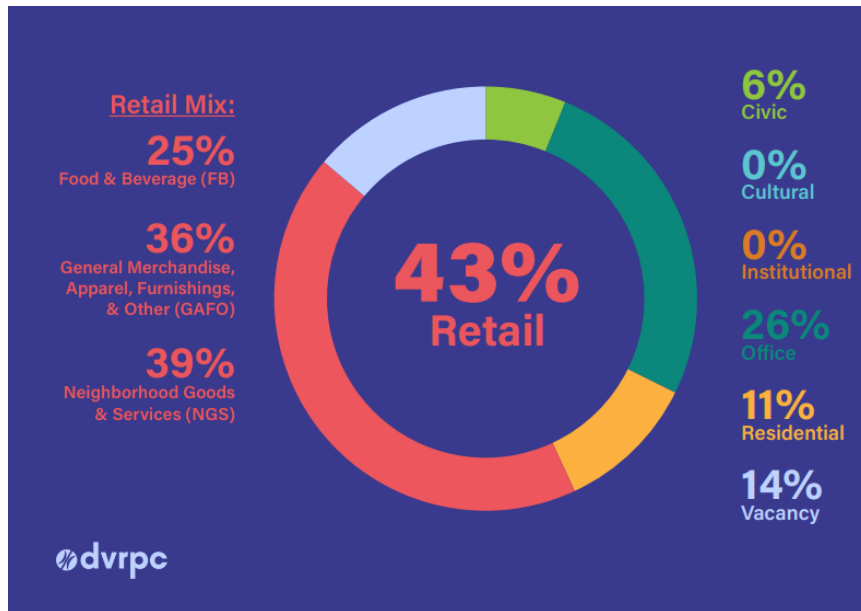
⁴ Main Street of America 2024 Main Street Trends Survey

⁵ DVRPC Location Analytics Findings Perkasie https://cdn.dvrpc.org/sites/default/files/inline-images/DVRPC_Location%20Analytics%20Findings_Perkasie.pdf

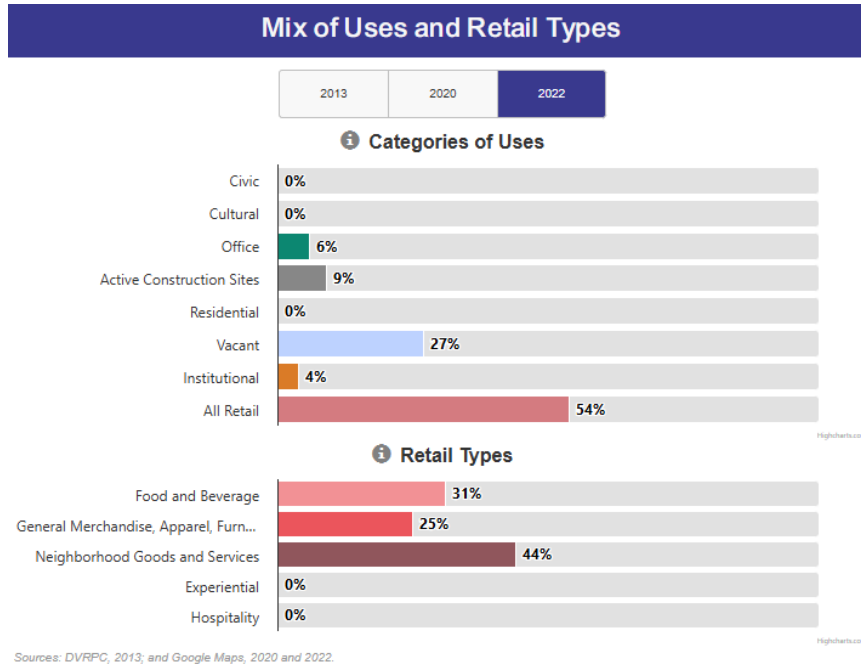
- The percentage of total retail sales is low for the region, creating an opportunity to increase diversity in retail offerings and cultural use.

ANALYSIS OF CURRENT COMMERCIAL AND TOWN CENTER ZONING DISTRICTS

According to DVRPC, retail (including food and beverage [F&B], general merchandise, apparel, furnishings, and other [GAFO] and neighborhood goods and services [NGS]) accounts for 43% of the uses in Perkasie, which is lower than the average of 57% for the seventy-three downtowns analyzed in the region. Other uses noted in the DVRPC study for Perkasie Borough include: 26% office use, 11% residential, 14% vacancy and 6% Civic. Both institutional and cultural were 0%, presenting an opportunity for these uses to increase resiliency.



Furthermore, DVRPC identified that the mix of uses and retail types changed significantly since 2013. Some of the notable uses that shifted from 2013 to 2022 included reductions in office and residential use and increase in *All retail use* and *Vacant use*. Vacancy use increased significantly, from 2% in 2013 to 27% in 2022.

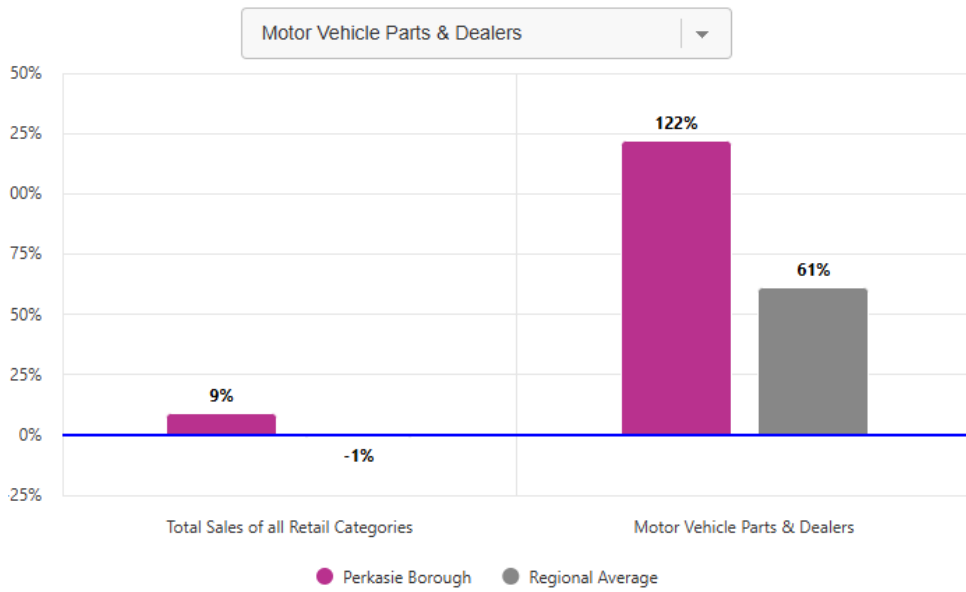


Sources: DVRPC, 2013, and Google Maps, 2020 and 2022.

According to DVRPC, the notable retail types that increased significantly since 2013 were *Food and beverages* which increased from 20% to 31% and *Neighborhood Goods and Services*, which increased from 27% to 44%. The notable retail types that reduced over nine years were *General merchandise and apparel* which reduced from 53% to 25%. Both experiential and hospitality remained the same at 0%.

According to DVRPC *Revitalizing Suburban Downtown Retail Districts: Strategies and Best Practices*, in some downtowns, a decrease in pedestrian activity was offset by a rise in auto body repair stores, light industry and manufacturing⁶. Municipalities can offer business owners incentives to relocate to more appropriate locations or adjust zoning to encourage more retail pedestrian activity for future development. In Perkasie Borough, the percentage change in estimated sales by retail category for *motor vehicle parts and dealers* from 2020-2023 was 122% compared to the regional average of 61% which indicates a high number of these types of businesses compared to other downtowns in the region.

Percent Change in Estimated Sales by Retail Category, 2020-2023

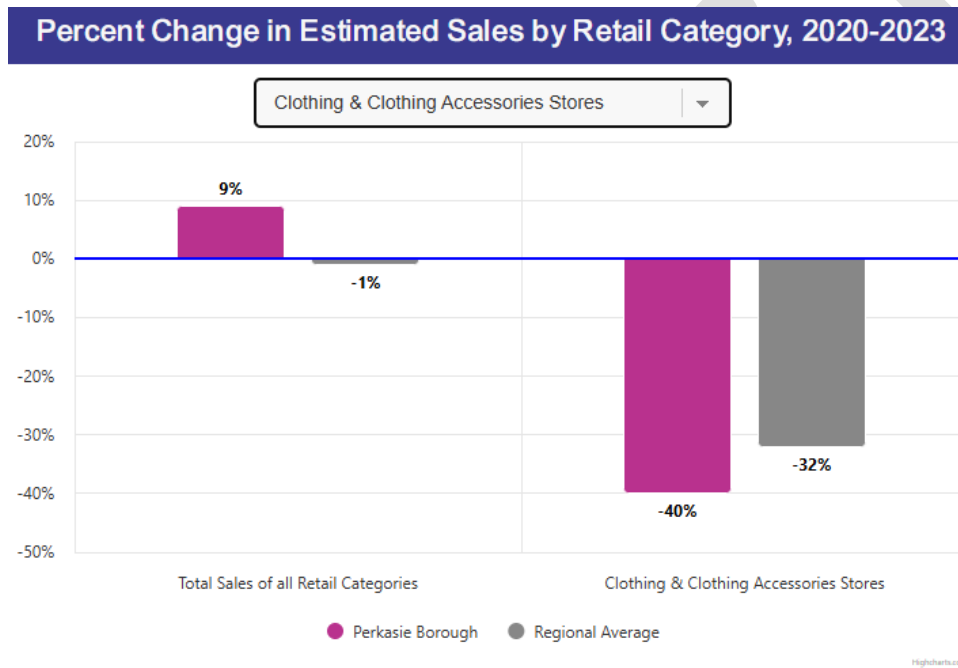


According to [Walk Score.com](https://www.walkscore.com), Perkasio Borough’s most recent walkability score is 77 out of 100 which is considered very walkable and indicates that most errands can be accomplished on foot. This walk score is based on the following categories: dining & drinking, groceries, shopping, errands, parks, schools, and culture & entertainment. A previous walk score of 68 out of 100 was also listed for Perkasio. Consideration of monitoring the walkability score over time could be part of the marketing strategy.

RETAIL SUPPLY/DEMAND

A market assessment can help identify any unmet retail demand. DVRPC has an interactive map that includes retail supply and demand for Perkasie Borough and other municipalities.⁷ In the retail industry, gap analyses are used to determine when a “surplus” or “leakage” exists. A surplus indicates that sales in a specific retail category exceed local demand, which means that consumers from elsewhere are coming to the community to make purchases. This brings outside wealth into the local economy. Conversely, leakage indicates that there is a local demand for a specific retail category, but consumers are leaving the community to purchase those goods or services elsewhere. The result being money and wealth leaving the local economy.

Perkasie Borough’s percent change in estimated sales in the category of *Clothing & Clothing Accessories Stores*, between 2020-2023 went from 9% to -40%, indicating a “leakage” exists and/or sales do not meet the local demand because consumers are leaving the community and/or purchasing online to purchase those goods and services elsewhere.



Source: Buxton Co., 2020 & 2023

Highcharts.com

Other gaps or “leakage” in Perkasie indicating an unmet retail demand include:

- Electronics & Appliance Stores -44%
- Furniture & Home Furnishing Sales-19%
- Sporting Goods, Hobby, Book, & Music Stores -11%
- Building Material, Garden Equip & Supplies -12%

⁷ <https://www.dvrpc.org/webmaps/retail/>

RESTAURANT MARKET POTENTIAL

Esri’s Community Analyst features a combined report for *Retail Demand by Industry* derived from Consumer Spending databases within the trade area for Perkasie Borough based on Esri 2025/2030 ⁸. The *Retail Demand by Industry Report* indicates additional retail opportunities appropriate for downtown Perkasie, identified as part of the market analysis and based on area supply and demand. This report indicates that \$19,132,355 is the total household spending on *Food services & Drinking Places* in the trade area of Perkasie Borough, with a spending potential index of 110 with the average spending by consumers in the geographic area is likely to be 10 percent more than the U.S. average. This spending data includes 290 total businesses in the trade area of Perkasie Borough and is based on household spending. The current business inventory in Perkasie Borough identifies twenty-one (21) restaurants/bars. A significant opportunity to capture \$19,000,000 in total spending on Food Services & Drinking Places exists in Perkasie Borough.

Restaurants represent the biggest retail opportunity for Perkasie!

RETAIL DEMAND BY INDUSTRY ESRI 2025/2030- PERKASIE BOROUGH, PA (PAGE 10)

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	110	\$33,416.48	\$124,142,215
44-45	Retail Trade	109	\$28,266.45	\$105,009,860
722	Food Services & Drinking Places	110	\$5,150.03	\$19,132,355

FULL-SERVICE RESTAURANTS

\$19,000,000 total spending
63,000 SF⁹



Perkasie Ram Pint House & rooftop Lounge/Photo credit Instagram

RETAIL TRADE

\$100,000,000 total spending
333,000 SF



Threddies Perkasie/ photo credit Threddies.com

The full Esri Retail Demand by Industry report ¹⁰ is attached at the end of this document in Appendix E.

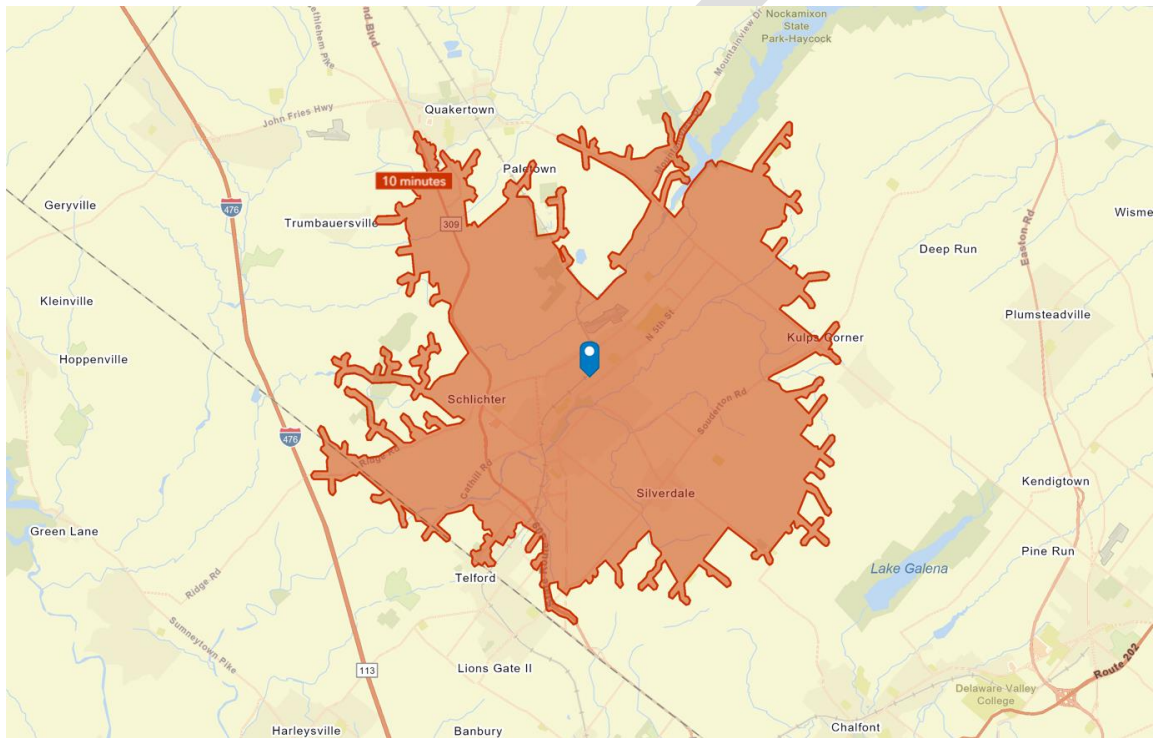
⁸ Esri 2025/2030 Consumer Spending databases are derived from 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

⁹ Based on an average retail sale of \$300 per SF

¹⁰ Source: Retail Trade, Food Service & Drinking Places “-Definition: Esri 2025 estimates of the total (aggregate) amount spent, average amount spent per household, and Spending Potential Index (SPI) within the *Retail Trade & Food/Drink (NAICS 44-45, 722)* NAICS Industries

RETAIL MARKETPLACE

The Retail Marketplace locator identified in the 2014 Comprehensive Plan (page 131) of Chapter 11 Economic Development Plan has changed as the result of e-commerce (electronic commerce). Retail “Surplus/leakage” was developed during a marketplace with little e-commerce (on-line shopping), using data sources that cannot adequately differentiate e-commerce sales from store-front sales. As the proportion of e-commerce sales grows, it has become increasingly difficult to model retail sales at the local level. In terms of substitution, Esri staff have developed A Retail Market Potential Report in 2022 to better analyze local consumer spending. To coincide with Chapter 11, a drive time of 10 minutes was specified as the trade area to determine localized retail potential. The drive time is based on the center point of N 7th Street & W. Market St. Perkasie, as demonstrated in the trade area map below.



New retail opportunities exist for Home Furnishing Stores; Jewelry, Luggage and Leather Goods Stores; Sporting Goods; Hobby, Musical Instruments and Book Stores; Clothing and Accessories Stores and General Merchandise!

The Retail Demand by Industry report for a 10-minute drive time indicates a total spending for retail trade of \$29,728.67 with a spending potential index of 115. The Spending Potential Index (SPI) is household-based, and

in the geographic area. Esri’s Consumer Spending by industry data provides information about the estimated spending by households for retail goods in an area. The aggregate value represents the expected total amount spent by all households. The average value represents the typical amount spent per household. The SPI compares average local expenditures to U.S. levels. The SPI value for the U.S. is 100. If, for example, the SPI value for a geographic area is 120 this implies that average spending by consumers in the geographic area is likely to be 20 percent more than the U.S. average. Sources: Esri and Bureau of Labor Statistics. See [Retail Demand](#) for more information on Esri Retail Demand.”

represents the amount spent on a product or service relative to a national average of 100. The following Retail categories are above the national average, indicating retail potential for these goods and services:

- Home Furnishing Stores 124 SPI
- Bldg. Material & Garden Equipment & Supplies 121 SPI
- Clothing and Clothing Accessories Stores 115 SPI
- Shoe Stores 113 SPI
- Jewelry, Luggage, and Leather Goods Stores 120 SPI
- Sporting Goods, Hobby, Musical Inst., and Book stores 116 SPI
- Book Stores and News Dealers 117 SPI
- General Merchandise Stores 114 SPI

The full Esri Retail Demand by Industry report based on a 10-minute drive time is attached at the end of this document in Appendix E.

TOWN CENTER ZONING DISTRICT

The Town Center Overlay Zoning District was created to facilitate the growth of commerce and economic development in the downtown while still preserving the overall character of the Borough. The boundary includes the area of the commercial core, as shown below with hatching on the Town Center Overlay Zoning District Map:



Uses permitted in the Town Center Overlay District include those permitted in the underlying residential, commercial and industrial (R-2, C-2, or I-2) districts. Uses prohibited in this district relate to motor vehicle repair garage, gasoline stations, or motor vehicles sales and rental, as these uses can take away from pedestrian walkability goals of the commercial core. Mixed use and adaptive reuse are encouraged in this district containing a mixture of uses such as commercial, office, and retail in combination with residential use. Mixed Use development has been recently amended to be permitted by-right in the TC Overlay District. Off-street parking requirements have been recently updated (2022) and currently apply within the Town Center Overlay District as follows:

Within the C-2 portion of the TC District

- Retail shops require one (1) off-street space per 500 square feet of total floor area.
- Entertainment and recreation facility, indoor, non-governmental requires one off-street parking space per 75 square feet of total floor area or one (1) off-street parking space per six (6) seats, whichever is greater.

Within any other portion of the TC District

- Retail shops require one (1) off-street space per 300 square feet of gross floor area
- Outdoor entertainment and recreational facilities require one (1) off-street space per four persons present when such facilities are filled to capacity.

Reduction of nonresidential parking requirements is permitted, through either joint use or reservation of land for future parking. Within the C-2 or I-2 portion of the TC Overlay District, where two or more business uses on two or more adjoining lots provide for parking in a coordinated, shared and common parking area, each such business use shall be eligible to reduce the required number of parking spaces by 10%.

ASSESSMENT OF CURRENT BUSINESS MIX

In an era with greater teleworking capacity and competition from e-commerce, proactively working to attract visitors to a downtown, main street, or retail district is growing increasingly important. A key component in creating a vibrant downtown is fostering a walkable retail-oriented downtown marketplace for dining, shopping, and leisure activities. The main street approach to revitalization uses a 10-10-10 framework for revitalization where there are at least ten food service establishments, ten destination retail shops, and ten of these shops are open after 6:00 pm. This framework can be used for business recruitment goals to attract new businesses with the focus on developing a mix of restaurants and retail shops following the 10/10/10 rule of downtown revitalization. A current business property listing has been created to evaluate the baseline of the economic conditions. There are thirty-four (34) destinations (entertainment venues, restaurants/bars, and retail stores) on this current list, indicating a resilient baseline. The resilient baseline generally meets the 10/10/10 rule except for shops remaining open after 6:00 pm. A more detailed analysis of operational hours and strategies to support business openings after 6 pm could be considered. A more detailed summary of the Business and Building Inventory is included at the end of this document. The full Business and Building Inventory list is in *Appendix F*.

COMPETING DOWNTOWNS AND COMMERCIAL AREAS

Surrounding downtowns that were identified in the community survey as places people visit when not in Perkasie included Quakertown, Doylestown, Souderton, Sellersville and Dublin with shopping and dining the activities that drew them there. In comparison, to Perkasie Borough, these communities were identified in Delaware Valley Regional Planning Commission (DVRPC) Retail District study as having a District Typologies that included ‘Historic’ – having a national register or local historic district located within their retail district¹¹. Total visits by Quarter, 2022-2024 were also identified in the retail study with Doylestown Borough with the highest total visits of 366,866. Of these listed below, Quakertown Borough is the only current designated Main Street Program.

Municipality	Typology	Total Visits by Quarter 2024
Quakertown Borough	Brewery//Circuit/Classic/Expanding/Historic	183,663
Doylestown Borough	Brewery/Classic/Historic/Transit-Oriented	366,866
Souderton Borough	Circuit/Classic/Historic	48,734
Sellersville Borough	Circuit/Historic	62,913
Dublin Borough	Historic	<i>not identified per DVRPC</i>
Perkasie Borough	Brewery/Circuit	70,107

The community has reiterated its interest and commitment to historic preservation throughout the community engagement process. A key strategy identified “to maintain authenticity” speaks to the desire to preserve historical assets.

A recommendation to further study the pursuit of a local historic district should be considered.

¹¹ DVRPC Retail Districts of Greater Philadelphia/total visits by quarter <https://www.dvrpc.org/webmaps/retail/>
 Chapter 4 The Market Assessment for Community Transformation

A recommendation to market the unique trail opportunities and activities in Perkasie should be considered to draw visitors from nearby communities.

Downtowns can adapt and innovate to create vibrant, resilient, and appealing spaces for residents, businesses, and visitors. With people moving into the Borough and recent business openings a marketing strategy to create a revitalized shopping district was identified. Items considered include:

- The primary goal for the retail district is to infill abandoned properties and create a revitalized shopping district, identified consistently throughout the community engagement process as key strategies for the Borough.
- If art galleries, art studios or cultural elements can be used to revitalize the downtown retail district,¹² the promotional goals discussed during Steering Committee # 4, identified key goals for enhancing art and culture that included:
 1. *“Create more availability for lease rentals on the first floor of town center buildings.”*
 2. *“Develop places for people to linger with outdoor seating, benches, adding art backdrops, welcome signs, outdoor string lighting, and local art featured on banners.”*
 3. *“Develop / host an arts festival.”*
- Ways to showcase and highlight the downtown Typologies **Circuit** and **Breweries** that were identified by DVRPC include:
 - Promote the Liberty Bell Trail as a gateway to 7th street similar to the [10,000 flower’s project](#) that visually connects the trolley tunnel trail entrance to the shopping district.
 - Market Perkasie breweries and businesses by building a clear *Visit / Shop Perkasie* identity consistently across marketing initiatives, during events, and with wayfinding signage.
 - Focus on tourism: develop an enhanced town map, partnering with Visit Bucks County.



Photo Credits tenthousandflowersproject.com/projects

¹² DVRPC.org report p. 49

Commercial areas identified in the 2014 Comprehensive Plan as Special Study areas include Perkasie Square Shopping Center and Glenwood Shopping Center. Both commercial areas are located on the outskirts of the borough and consist of big box stores including a drug store, coffee shop, supermarkets, Fine Wine and Good Spirits, Dollar Tree, fast food, hair and nail salons, tire shop and an eight (8) acre vacant parcel, slated for potential development. This vacant property was identified as “*potential change of zoning*” in Chapter 11 of the Perkasie Borough 2014 Comprehensive Plan which recommended that the I-2 light industrial zoning district for this property be changed to the C-1 business professional zoning district (page 172). The purpose of this district is to provide areas for modern office, retail, personal service, and related uses to serve the surrounding neighborhoods, complementing (not competing) with the Town Center, which is still relevant today.

A recommendation to further study this area should be considered for a potential zoning amendment to address future growth outside of the commercial core.

PERKASIE (SOUTH)

The South Perkasie commercial area has historically been defined as the area of the borough, south of the river (the East Branch of the Perkiomen Creek) and generally has been seen as separated from the commercial core. Perkasie South includes Glenwood Shopping Center and Perkasie Square Shopping Center. The construction of the walking bridge (Twin Bridges) to Lenape Park has improved pedestrian connectivity, however adding wayfinding signage with a clear Visit/Shop Perkasie identity could help unify disjointed perceptions.

The outward migration of economic activity and consumers toward big-box discount stores and the rise of e-commerce (on-line shopping) has historically led to disinvestment of traditional downtown business districts. Commercial centers located outside of the “town center” containing large supermarkets or big-box stores, generally have a negative effect on downtown revitalization efforts as they draw essential retail activity, customers, and potential investment. The primary impact is that residents are pulled outside of the commercial core for their shopping needs and has led to closure of local, independent downtown businesses like grocery, hardware, and clothing stores. Large commercial centers are relying on automobile travel rather than pedestrian traffic. This shift in shopping patterns reduces the consistent stream of foot traffic that is vital for the health of commercial core businesses like restaurants and salons. The two business centers offer after hour retail needs not currently offered in the Town Center. Consideration to include wayfinding signage to direct customers from the other commercial centers to the “town center” with consistent designs that help identify the brand could be considered.

A recommendation to integrate effective wayfinding signage that specifically caters to shopping and dining experiences, would encourage visitors to explore the unique charm of Perkasie’s Town Center and also from the Town Center to the other commercial cores within the Borough.

TRENDING CONSUMER ATTITUDES AND BEHAVIORS INVENTORY AND ASSESSMENT OF CURRENT BUSINESS AND BUILDINGS

The Perkasie Borough business and property listing includes 138 sites. Seventeen (17) of these are vacant or underutilized (14%), leaving 121 occupied spaces which have been assigned to the following categories for simplification:

- Automotive wholesale trade (11)
- Service business (46)
- Manufacturing/Industrial (24)
- Restaurant/bar (21)*
- Retail Store (11)*
- Entertainment Venue (2)*
- Office building (1)
- Financial Institution (1)
- Local Business (3)
- Office Building (1)

*Even though Perkasie has a high vacancy rate compared to other downtown areas in the region, Perkasie potentially has thirty-four (34) destination places.

The full Business and Building Inventory listing is in Appendix F.

Destination places include retail stores, entertainment venues, restaurants and bars and local businesses. Showcasing these attractions that are already here, as part of a merchant’s group strategy could help shift community perceptions about vacancies. Creating a business inventory map or developing community brochures could be considered as a promotional strategy. Below is an example of a business inventory map in a Main Street America Community. If Perkasie decides to seek Main Street designation, committee volunteers could develop a similar map as part of the work plans. Main Street designation is further discussed in Chapter 8.



COMMUNITY SURVEY

The community survey identified the desire for more shops and destination places. Below are some specific wishes mentioned by the respondents for future recruitment initiatives:

- tea café/specialty shops
- bowling alley, movie theater, skating rink, pickleball court, community center
- theatre/event space
- music and art studios/stores
- toy store
- health food stores
- hobby stores/bookstores
- bagels shops, ice cream

DEMAND FOR LIVE THEATER

Esri forecasts for 2025 and 2030 indicate, per the Retail Market Potential Report based on a 10-minute drive time from Perkasie center, that 14.1% went to Live Theater in the last 12 months with a Market Potential Index (MPI) of 121. (The MPI of 100 represents the U.S. average.)

Entertainment (Adults)			
Attended Movie Last 6 Mo	44,393	54.3%	102
Went to Live Theater Last 12 Mo	11,517	14.1%	121
Went to Bar or Night Club Last 12 Mo	17,269	21.1%	109
Dined Out Last 12 Mo	50,394	61.6%	110
Grocery (Adults)			
HH Used Bread Last 6 Mo	14,120	94.8%	100
HH Used Chicken (Fresh or Frozen) Last 6 Mo	11,737	78.8%	103
HH Used Turkey (Fresh or Frozen) Last 6 Mo	3,277	22.0%	110
HH Used Fish or Seafood (Fresh or Frozen) Last 6 Mo	8,879	59.6%	104
HH Used Fresh Fruit or Vegetables Last 6 Mo	13,806	92.7%	102
HH Used Fresh Milk Last 6 Mo	12,328	82.8%	101
HH Used Organic Food Last 6 Mo	3,909	26.3%	106

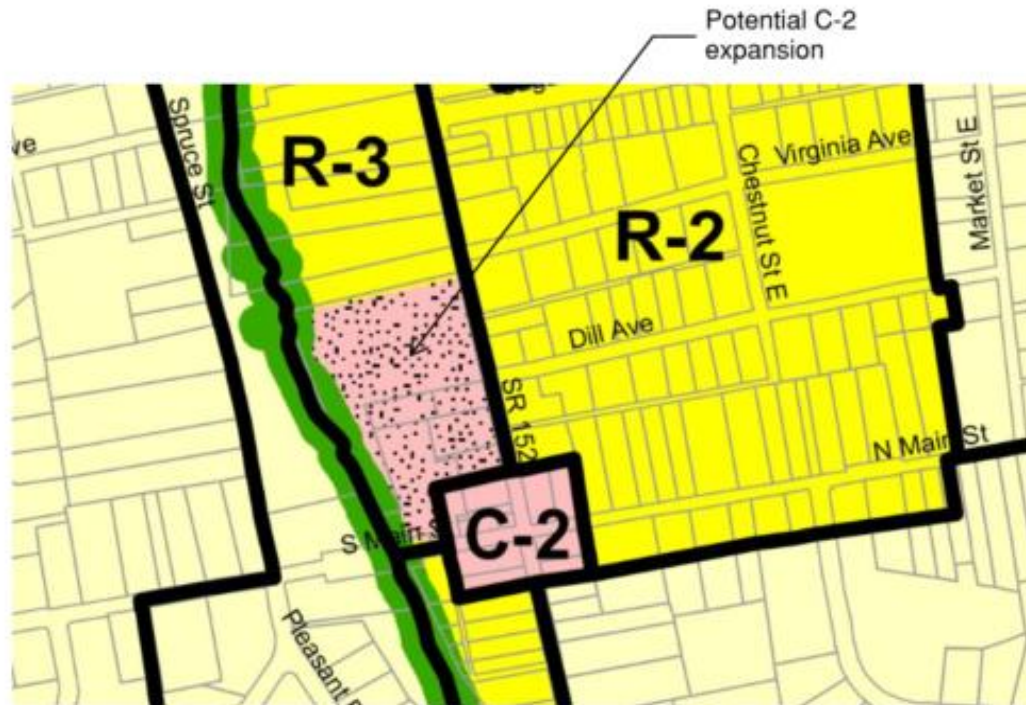
The Full Retail Market Potential Report based on a 10-minute drive time is attached in Appendix E.

APPROPRIATE LOCATIONS FOR RETAIL INDUSTRIES AND CAPACITY FOR GROWTH

The Chapter 11 Perkasie Comprehensive Plan 2014 identified the LI Light Industrial zoning district that abuts the Town Center to the north and the west as an opportunity to promote the light industrial area as a “small business incubator” that could address the need for small startup businesses seeking reasonably priced and sized leasable space and utilizing adaptive reuse (page 173). Limiting the extent of retail businesses in the Light Industrial area should be considered to minimize the risk of competing with, or overshadowing, future concentration of retail businesses that are envisioned within the Town Center. Potential opportunities for growth in these areas include:

- Freight house (former Septa Freight House at 8th and Market streets)
- Perkasie Train Station – (Septa Station at 50 South Seventh Street) as a potential visitor center for Perkasie with its central location, historic significance, and available parking.
- Vacant store fronts/buildings concentrated in the Town Center Overlay District.

Expanding the C-2 District centered on South Main Street and East Walnut Street, was recommended in Chapter 11 Perkasie Comprehensive Plan (2014) on page 171. Further study of this area should be considered for a potential zoning amendment to address future growth outside of the commercial core.



SOCIO-ECONOMIC PSYCHOGRAPHICS PROFILE

A psychographic profile is a profile of a person or group of people, their interest, hobbies, behavior, and lifestyle choices. Psychographic segmentation in marketing helps create a detailed buyer persona, a fictional profile of your ideal customer, that can ultimately improve your messaging and help your brand.¹³

¹³ [Psychographic Segmentation: Definition, Examples, and Steps](#)

5. THE IMAGE DEVELOPMENT REPORT/DEVELOPING A BRAND FOR DOWNTOWN

Developing a Brand for Downtown can help steer the action plan for ongoing economic revitalization. Town branding is an ongoing process about branding the place. Everyone in your town knows what the brand is. It is why they live there. It is what they do on the weekend, it is where they take people who visit. It is how they relax, what they miss when they are away, and why they want to raise their kids there or retire there¹⁴. Be prepared to evolve the branding strategy to reflect changing needs and capitalize on new opportunities. To effectively position the Perkasie community experience, the brand messaging needs to focus outwardly on the place as a destination, rather than focus on the organization doing the branding. Identifying the strengths of what makes Perkasie unique is a great start to the branding exercise. Highlighting the assets already existing, such as the Circuit trails and Breweries that were identified as part of the marketing assessment, is an opportunity to tell the story of what makes Perkasie a great place to live. The community survey and public engagement have identified several recurring themes to identify the brand for Perkasie:

- Charming place to live/ quaint housing
- Access to trails/walkable community
- Dining/Restaurants/shops
- Historic buildings/community events



Discover holiday magic and small-town charm in Perkasie

These themes identify Perkasie as **a blend of small-town charm, historical preservation, and a strong sense of community**. The responses during the public meeting identified events, walkability, and local businesses as strong assets of the Borough. The participants also ranked parks and green spaces as economic strengths. These are the unique brand identity for Perkasie Borough.

¹⁴ Downtown and Business District Market Analysis, Bill Ryan, March 2022 "[Marketing, Image, and Branding](#)".

Other distinguishing features that make Perkasie special include:

- 1937 Roebling Style Pedestrian Footbridge – Lenape Park
- Christmas Tree Lighting
- Covered Bridge
- Perkasie Park- Victorian-era camp meeting life
- Perkasie Carousel-Menlo Park
- Rich history in craftsmanship and manufacturing



Perkasie Park - Annual Founder's Day /Genuine Small-Town Charm



Perkasie Clock



1937 Roebling Style Twin Foot Bridges - Lenape Park

Historical assets give the commercial core a competitive edge over the surrounding competing commercial districts. The Perkasie Historical Reconnaissance Survey (2019) listed the following as eligible for National Registry:¹⁵

LISTED

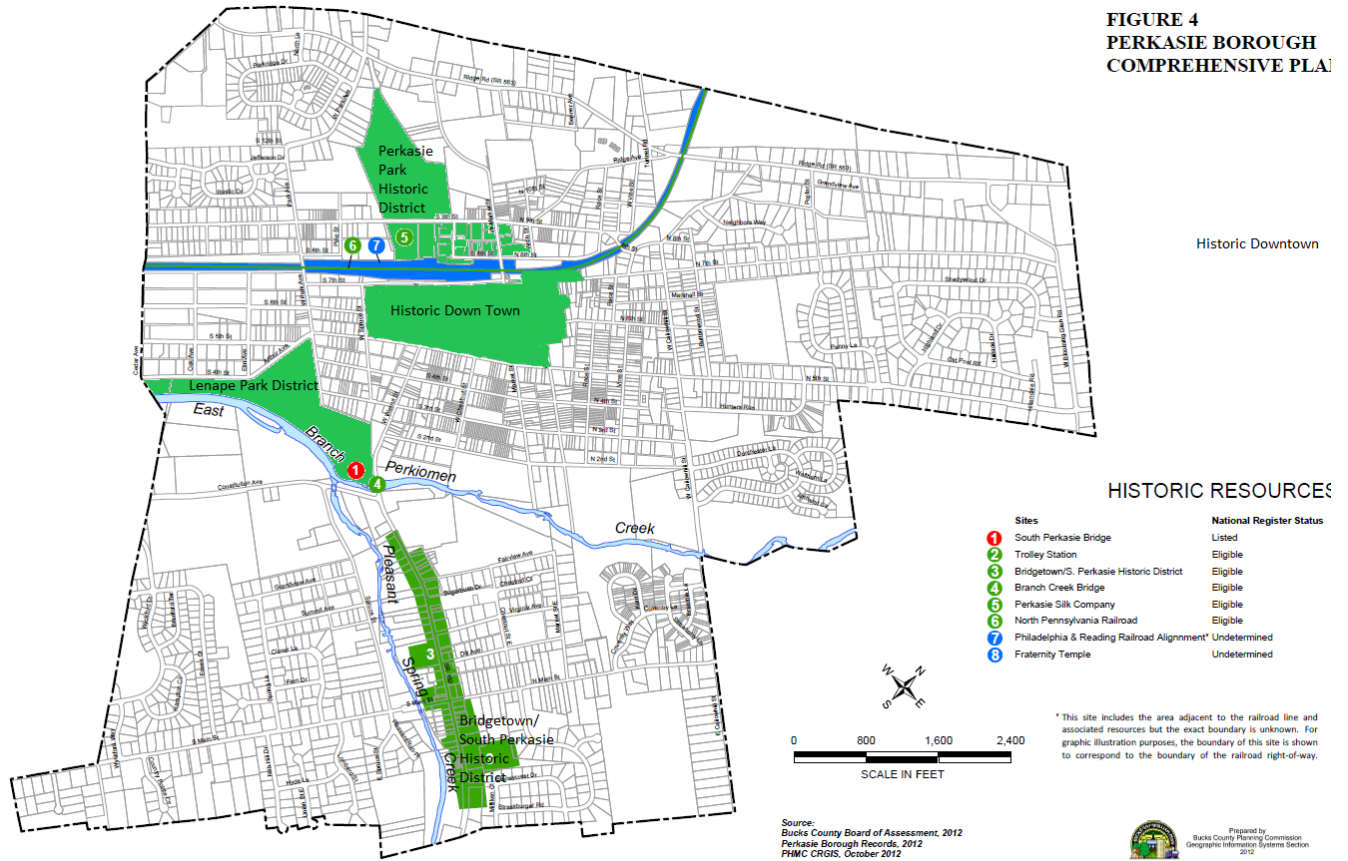
- Delbar Products
- South Perkasie Covered Bridge
- Lehigh Valley Transit Station
- Perkasie Park Camp -Meeting Grounds

ELIGIBLE

- Perkasie Borough Central District
- Bridgetown – South Perkasie District
- Lake Lenape Park
- North Pennsylvania Railroad
- Perkasie Silk Company

¹⁵ <https://preservingperkasie.com/2019/03/10/tour-town-centers-historic-buildings/>

**FIGURE 4
PERKASIE BOROUGH
COMPREHENSIVE PLAN**



According to Preserving Perkasie (A local history source¹⁶) “Perkasie Park offers a blend of historical charm and natural beauty, making it a unique destination for those interested in leisurely walks, architectural appreciation, and a glimpse into the past.”

Visit Bucks County identifies the Borough “for its picturesque downtown, quaint shops, and cozy restaurants.”¹⁷ These unique assets become the selling points to attract residents, businesses, and visitors developing a compelling downtown brand. The Borough has developed an “events-based” strategy to attract people to the Borough. Expanding this strategy by telling the story of what people can expect from the downtown experience can include not only the history, and character, but aspirations as well.

“Experiences” offered in the downtown like the car show and farmers market also set it apart from other competing areas.

¹⁶ <https://preservingperkasie.com/>

¹⁷ <https://www.visitbuckscounty.com/blog/stories/post/spend-a-day-in-perkasie/>



Image taken from Visit Bucks County¹⁸



"Fall Festival Farm life to Town Center" and Farmers Market

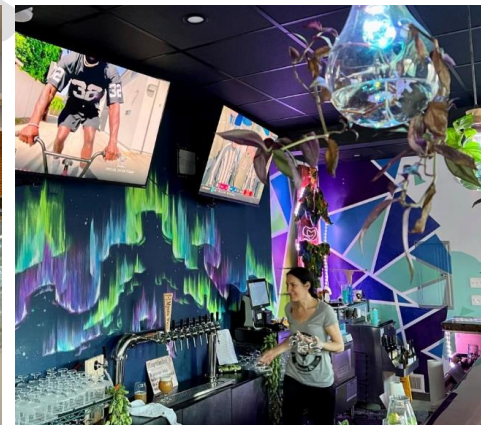
Public engagement identified a desire for a mix of businesses, support for businesses, and a desire to expand cultural, arts and events as things to continue to offer and expand in downtown Perkasie.

These aspirations, as identified from public engagement, can be translated to the following strategic goals:

1. Create a stronger business climate - strengthen the commercial core, recruit merchants that fit the brand, and support current businesses by offering group advertising, promotions, and events.



Haasis Gluten Free Bakery – 316 W. Walnut Street



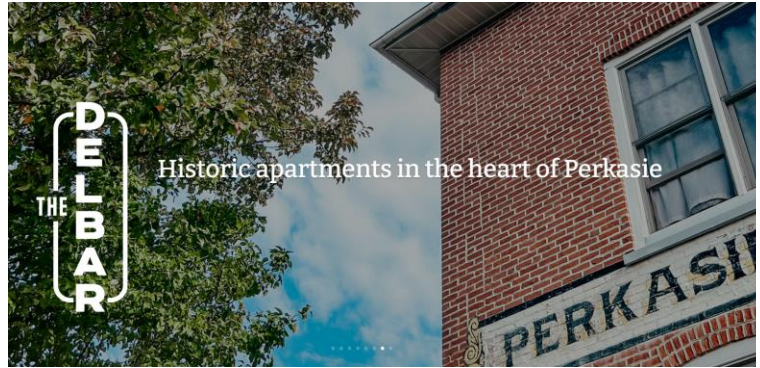
Mystic Ways Brewing – A "magical" experience

2. Expand population growth – Perkasie is a great place to live, set in a historic setting with charming neighborhoods.

¹⁸ <https://www.visitbuckscounty.com/blog/stories/post/spend-a-day-in-perkasie/>



The Delbar- "Historic apartments"

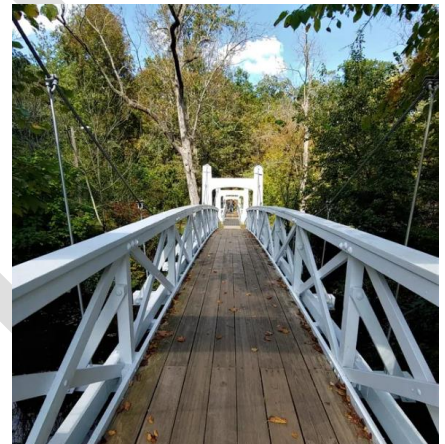


601 W Spruce St Building (Photo Credit: Thedelbar.com)

- 3. Increase tourism – continue the events strategy by providing things to do while promoting the trails and recreational activities.
 - Offer more art and music opportunities.



Music in the Park -Perkasie's Amphitheater Park in Lenape Park



Pedestrian Foot bridge-Lenape Park

The "voice" Perkasie's brand should depict is to be welcoming and warm while portraying a community spirit. The tone is to be positive, genuine, friendly and could even provoke a feeling of safety. The voice should be consistent across all communications.



Examples of voice for branding



PROFILE OF THE CURRENT CUSTOMER GROUP

The current customer group's personality and voice were identified by the community survey. Most of the responses were from residents and visitors between the ages of 46-65 and their families, who came (to the Borough) to attend events/farmers market and for dining and beverage. They walk, jog, or hike the trails when utilizing the existing recreation facilities and are generally family oriented with a desire to see more festivals, movie nights, and holiday events. This age group generally may have vision changes that are common, middle adulthood (or midlife) is often a time of increased career satisfaction, and reevaluation of life, with a focus on inner contentment. Challenges facing midlife adults¹⁹ include developmental tasks such as:

- Losing parents and experiencing associated grief.
- Adjusting to home life without children (often referred to as the empty nest).
- Dealing with adult children who return to live at home (known as boomerang children in the United States).
- Becoming grandparents.
- Preparing for late adulthood.
- Acting as caregivers for aging parents or spouses.
- The Borough has a significant upward trend in household income with this age group as the highest earning group in the U.S.
- Individuals in this age group have entrepreneurial spirit, disposable incomes, are coming into inheritance and want to achieve financial independence.
- Consumers with higher discretionary income tend to be less price sensitive.
- 50+ consumers occupy a unique space as they border the line between when the internet and digital communication became commonplace and the postwar economic and population boom that defined their upbringing. They like online and offline marketing services.

The traits and personalities of this age group (46-65) include an interest in brisk walking for thirty minutes but not necessarily running a marathon. Generally, "use it or lose it" is a good mantra for this stage of development. They want facts and authenticity and don't appreciate disingenuous messages. It's important to communicate quickly, directly, and authentically to middle adulthood consumers, who have been on the receiving end of multichannel marketing efforts for longer than their younger counterparts have been alive. Nostalgia and other emotional appeals can be invaluable to fostering engagement among middle adulthood consumers.²⁰ They tend to research brands, read reviews and are loyal to a service provider.²¹ These traits help identify the targeted market position statement for Perkasie.

¹⁹ <https://open.maricopa.edu/devpsych/chapter/chapter-10-adulthood/>

²⁰ <https://comingofage.com/blog/ten-behavioral-distinctions-of-older-customers/>

²¹ <https://comingofage.com/blog/position-your-product-as-a-gateway-to-meaningful-experiences/>

MARKET POSITION STATEMENT

The market position statement for the downtown area outlines how the downtown area aims to be perceived by its target audience, highlighting unique strengths and competitive advantages. It answers the question “What is the unique value proposition of this commercial core and how does it stand out from other areas? This concise statement will guide marketing and development efforts. A market position statement should include the following:

- Identify who the downtown area is trying to attract (e.g., young professionals, families, tourists, residents).
 - Consider their needs, preferences, and what they are looking for in a downtown experience.
- Highlight what makes the downtown experience special and different from other areas.
- Focus on key differentiators like unique shops and restaurants, cultural attractions, walkability, historical significance, vibrant nightlife, or affordable housing.
- Explain how the downtown stands out from competing areas (e.g., other downtowns, suburban shopping centers, or online retail.)
 - Emphasize the specific benefits that the downtown offers over these alternatives.

DESIRED PERCEPTION IDENTIFIED THROUGH COMMUNITY ENGAGEMENT INCLUDE:

The downtown area wants to be perceived by the target audience as:

1. A vibrant hub for arts and culture:



10,000 Flower's Project– Photo credit PTIA-Perkasie Instagram



SEPTA Freight car at the corner of N. 8th Street and W. Market Street. "Newest mural a focal point for community pride and tourism".
Photo credit: Perkasie Borough

2. Charming place to live with family friendly activities and attainable housing:



Farmers Market



Perry Mill Townhomes – N. 8th street and W. Market Street.

3. A walkable community with access to trails/fitness:



Pedestrian Foot bridge-Lenape Park



Activated Streetscapes Photo Credit: PTIA-Perkasie Instagram

The development of a market position statement should include primary goods and services offered and the primary consumer segments served.

- The primary goods offered include:
 - A unique small-town historic charm experience with a blend of independent shops and diverse dining options (breweries), scenic beauty, and access to trails.
- The primary consumer identified are:
 - Residents, and visitors with a target towards prime adults or “mid-lifers” between the age of 46-65 and their families.

The identified market position statement is:

For people looking for healthy living, small-town charm, Perkasie offers unique shops and exciting dining options with vibrant community events in an engaging downtown. This historic borough blends scenic beauty with walkable neighborhoods and quaint housing that differentiates it from competing commercial areas.

This market position statement is an internal document that can guide marketing and sales.

CONCEPTUAL MARKET ANALYSIS

A market analysis for a downtown area accesses the economic landscape to understand the current and potential market for businesses and development. It's a data driven exercise that helps identify opportunities, understand consumer behavior, and guides strategies for revitalization and growth. Analysis of the trade area, customer segments, competition, and overall market trends are already affecting the Main Street experience. While the market is primarily local/regional in nature, it is also influenced by shifts in national or global trends.

Through the following exercise (discussed during committee meeting #3) we uncovered opportunities and looked at how the district functions, which assets (destination places) are connected, including parking lots, and areas of infill needed. If for example, the market strategy is to “*infill vacant properties with a diverse mix of business types that fit within the brand*” then it's important to understand how consumers interact spatially with different business uses, and other activities.²² Connectivity can make all the difference in the outcome of new market strategies. Even if the data suggests there is an opportunity, it may not be realized if the connectivity is not in place.

COMMUNITY ASSETS - DRAW PEOPLE TO THE COMMERCIAL CORE

Data has demonstrated that there are market opportunities for restaurant and retail trade, but it might not show where there are assets to drive those opportunities. Data has suggested that Perkasie can support additional restaurants. However, this strategy may shift if restaurants were relying on a population of families who are now attending activities outside of the community.

²² <https://mainstreet.org/the-latest/news/main-spotlight-the-art-of-market-analysis>



The Perk -501 E Walnut Street



Free Will Brewing – 410 E. Walnut Street



Mystic Brewing Company

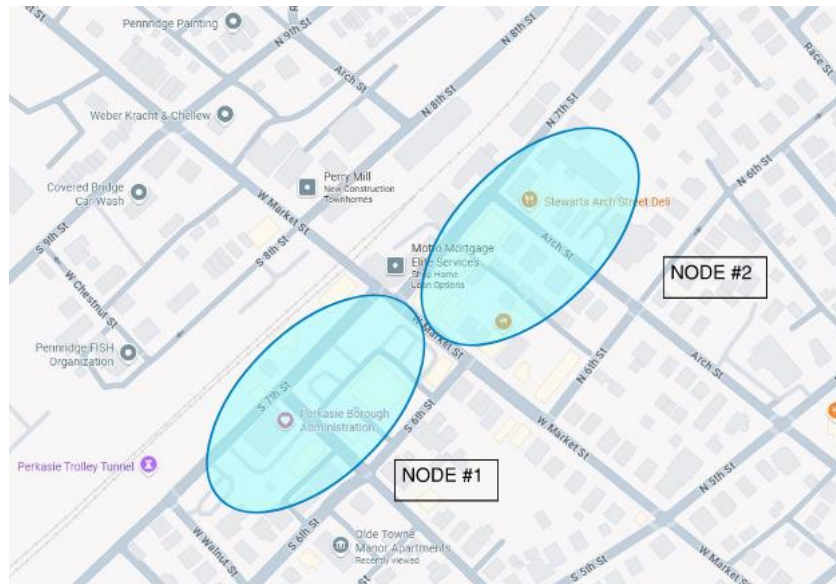


Van Lieus Brewing Co

NODAL DEVELOPMENT - HOW ASSETS IN THE BOROUGH ARE CONNECTED/ OR DISCONNECTED.

Barriers can prevent people from moving through the commercial core and other commercial areas. Connectivity can make all the difference in the outcome of new market strategies. ²³ In the commercial core of West Market Street, the parking lot (S. 7th and W. Chestnut St.) was identified in the 2014 Comprehensive Plan (p. 115) as a break or disconnect in pedestrian movement that currently exists and a “disruption of the storefront continuity of 7th and Market Streets”. The marketing strategy to redevelop this block could serve as a link between these two areas and further strengthen the commercial core of the borough which still applies today.

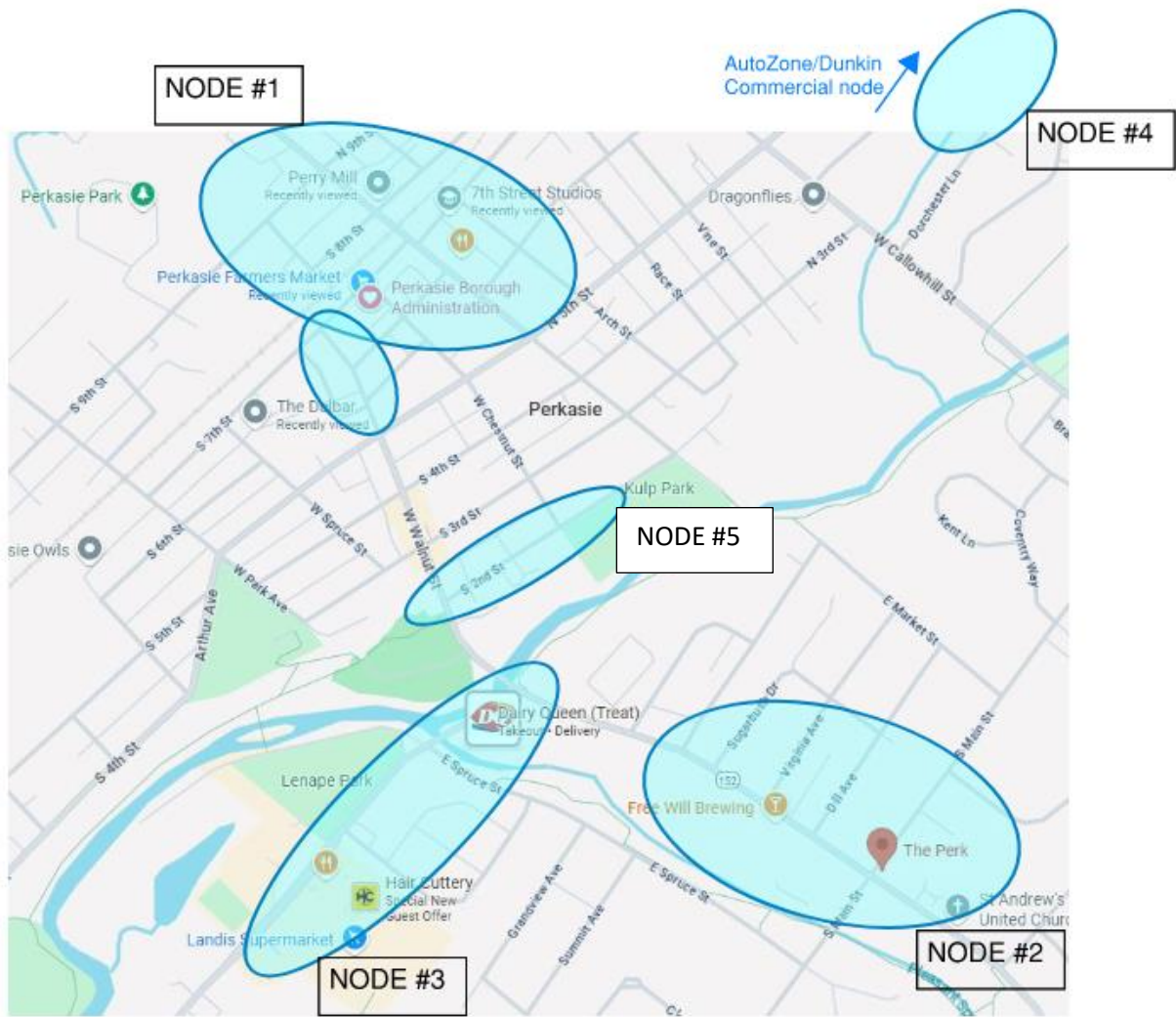
²³ <https://mainstreet.org/the-latest/news/main-spotlight-the-art-of-market-analysis>



Map 1 – Commercial Core-West Market Street

Other physical disconnects that currently exist include:

- Walnut Street cluster of businesses (Node #1)
- AutoZone/Dunkin' – Commercial node outside of downtown (Node #4)
- 2nd street area basketball, baseball, and recreation assets detached from downtown (Node #5)
- Dairy Queen Commercial Corridor disconnect from downtown (pedestrian connection through park) (Node #3)



Map 2-South Perkasie

Areas primed for redevelopment identified in the 2014 Comprehensive Plan (and have not yet been redeveloped) included:

REDEVELOPMENT OF SHELLY’S PARKING LOT.

One of the responses in the Community Survey suggested “turn Shelly’s into a theater/event space with movies and live performances.” This was identified as a retail marketing strategy in the 2014 Comprehensive Plan and still applies today.



Photo credit: Visit Philadelphia

SEPTA RIGHT -OF-WAY.

“The development of retail uses (former railroad station and freight house) and parking along South 7th street could create a connection of the Town Center’s two commercial areas.” As identified in the 2014 Comprehensive Plan on p. 115. Further use of the right of way for borough redevelopment purposes is a relevant marketing strategy today.

Overall, Perkasie’s unique historic assets offer opportunities to create vibrant, resilient, and appealing spaces for residents, businesses, and visitors. The conceptual market analysis indicates a desire to *“support local entrepreneurs and attract new businesses that fit within the community’s small-town charm of Perkasie.”* This “experience” and “sense of place” that is unique to Perkasie, sets it apart from its surrounding competitors. The targeted customer group enjoys the walking trails and are generally family oriented with a desire to see more festivals, movie nights, and holiday events. They prefer fact driven messaging communicated directly, and authentically. The desired perceptions identified through community engagement identifies the brand as:

Healthy living, a vibrant hub for cultural and arts, a charming place to live with family friendly activities, quaint housing, and a walkable community with access to trails.

6. THE FIVE-YEAR STRATEGIC PLAN

STRATEGY STATEMENTS/OVERALL GOALS

Developing a Strategy Statement with overall goals will help direct the initiative for downtown revitalization. Through the public engagement exercise and community survey the following recurring themes were identified for Perkasie borough:

- *CHARMING PLACE TO LIVE/QUAINT HOUSING*
- *ACCESS TO TRAILS/WALKABLE COMMUNITY*
- *DINING /RESTAURANTS/SHOPS*

The community survey identified the top three most important economic strategies in the Borough as:

1. *PRESERVING HISTORIC BUILDINGS AND SITES IN THE BOROUGH*
2. *DEVELOPING A TOWN CENTER*
3. *IMPROVING CONNECTIVITY WITH ADDITIONAL TRAILS AND PATHS (RECREATION)*

A desire for a mix of businesses, support for businesses while expanding on Cultural, Arts and Events, was also uncovered through the community engagement process. The Community survey identified “*Art installations around town,*” “*more retail shopping,*” “*better sidewalks, bike paths*” and “*turn Shelly into a theater/event space with movies and live performances*” as suggestions for creating a more vibrant and welcoming environment.

The identified focus of the downtown economic development strategy is:

To preserve historic buildings, develop a town center, improving connectivity while supporting local entrepreneurs and attracting new businesses that fit within the community’s “small-town” charm of Perkasie.

Types of arts and culture activities/businesses identified through community engagement included, music and art studios/stores, and theatre/event “maker” spaces.



Photo 1 Storyhouse at Grosvenor Park open air there in Chester photo credit: UK travel



Photo 2 Clay & Kiln Collective Salem Photo credit: Agibail Dollins/Statesman Journal

Examples of art businesses and placemaking installations from other communities include Studio B Art Gallery (founded in 2008) in Boyertown, Pennsylvania which was developed by a group of artists and citizens who wanted the area to have a place for creativity.²⁴ This local art gallery has become a destination anchor and community asset and is supported through the local revitalization organization (Building A Better Boyertown).



Photo 3 Jeila Gueramian's "It Reminds Me of You", is an immersive environment made with blankets, patchwork quilts, embroidery and beading. Photo credit: Maansi Srivastava/The New York Times

Another example of art installations involving “placemaking” is Murray’s Imagination Alley pocket park located in Murray Kentucky. This project involved activating an alley by creating seating, a mural, new lighting, and including Wi-Fi in the court square.



Murray, KT/Photo credit imagination alley Murray KT

For more information visit:

<https://www.tourmurray.com/blog/o651a90emhgbeoufkxs3b8m5th686>

²⁴ <https://www.studiobb.org/about/>
Chapter 6 The Five-Year Strategic Plan

The identified draft Vision statement towards economic development:

“For people seeking healthy-living in a walkable and small-town charm experience, Perkasie offers a unique blend of independent shops, diverse dining options, and a thriving arts and cultural scene, distinguishing itself from sprawling suburban areas by providing community-focused events and easily accessible historic environment. We strive to be the go-to destination for those seeking a friendly, engaging downtown experience.”

The Vision /Statement identified above can be broken down to the following four key goals and objectives which become the Implementation Plan:

ACTION PLAN/IMPLEMENTATION PLAN FOR ECONOMIC DEVELOPMENT

1. GOALS

- a. Infill vacant properties with a diverse mix of business types that creates and protects the unique qualities and sense of place of downtown Perkasie.
- b. Improve infrastructure for walkability in Perkasie.
 - i. Develop a Town Center.
 - ii. Develop an access plan to identify barriers to walking and biking, prioritize key connections and provide tailored recommendations.
- c. Enhance the arts and cultural activities in the commercial core.
- d. Develop a centralized support for businesses.
 - i. Group advertising initiative.
 - ii. Main Street Manager position/Main Street Designation for the entire borough.

2. OBJECTIVES

- a. Infill development to improve economic resiliency and diversify the business landscape while encouraging adaptive reuse of structures.
 - i. Measurable outcome: Business growth metrics: an increase in the average gross revenue of participating businesses, as well as the reduction in commercial vacancy rate.
- b. Improve access and safety for all users. Make the community more age-friendly by improving ease of access for all ages. Connect trails to sidewalks, eliminate disjointed pedestrian connections.
 - i. Measurable outcome: An increase in foot traffic, higher average transaction values (spending per customer), and improved sales figures.
- c. Create an inviting place through streetscaping, public art, and cultural programming that reflects the unique identity and improves social cohesion.
 - i. Measurable outcome: a measurable increase in the total dollar value of private investment in façade improvements, interior buildouts, renovations, mural projects and placemaking projects.

- d. Provide central unified initiative for business support.
 - i. Measurable outcome: an increase in the number of businesses utilizing group advertising, assistance, workshops, and mentoring.

3. ACTION ITEMS/IMPLEMENTATION STRATEGIES/IMPLEMENTATION PLAN

Strategies for Achieving the Community Goals include:

- a. Develop a business recruitment initiative/provide group marketing opportunities for businesses.
- b. Develop a access plan to promote walkability.
- c. Utilize streetscaping, public art, and placemaking strategies to animate public spaces.
- d. Implement a revitalization initiative for Main Street Revitalization with a designation boundary of the entire borough.

Implementation Plan					
	Action Item	Immediate	0-3 years	5- years	ongoing
A	<p>Infill vacant properties with a diverse mix of business types that creates and protects the unique qualities and sense of place of downtown Perkasie.</p> <p>1. Encourage and create more availability for lease rentals on the first floor of town center buildings.</p>				*
B	<p>Improve infrastructure for walkability in downtown Perkasie.</p> <p>1. Develop a Town Center 2. Develop a downtown access plan to identify barriers to walking and biking, prioritize key connections and provide tailored recommendations. 3. Promote the Liberty Bell Trail as a gateway.</p>			*	
C	<p>Enhance the arts and cultural activities in the commercial core.</p> <p>1. Develop places for people to linger with outdoor seating, benches, adding art backdrops, welcome signs, outdoor string lighting, and local art featured on banners. 2. Develop / host an arts festival.</p>		*		
D	<p>Develop a centralized support for businesses.</p> <p>1. Group advertising initiative. 2. Main Street Manager position/Main Street Designation (entire borough). 3. Market Perkasie breweries and businesses by building a clear Visit/Shop Perkasie identity consistently across marketing initiatives, during events and with wayfinding signage.</p>	*			

STRATEGIC WORK PLANS

The Pennsylvania Downtown Center (PDC), a leading authority on Main Street Revitalization, recommends the four-point *Main Street Approach* to revitalization: Economic Vitality, Design, Organization and Promotions. If designation is actualized specific work plans will be developed by each committee with volunteers coordinating the efforts. To align with this project’s focus on Economic Development, the following Economic Vitality work plan has been prepared as a sample based on the strategic goals identified during the community engagement:

ECONOMIC VITALITY COMMITTEE WORK PLAN 2026

TASK	TIMETABLE	LEAD	BUDGET
A. Infill vacant properties with a diverse mix of business types that fit Perkasie’s brand <ul style="list-style-type: none"> • Encourage adaptive reuse • Business recruitment • Business expansion 	Ongoing	Community led - supported by Main Street Manager	
B. Develop a downtown access plan to identify barriers to walking/biking	Ongoing		
C. Enhance the arts and cultural activities in the commercial core. <ul style="list-style-type: none"> • Centrally located public /civic space • Arts/mural/placemaking initiative 	Ongoing	Community led - supported by Main Street Manager	
D. Develop centralized support for businesses <ul style="list-style-type: none"> • Main Street Designation/Manager position • Group advertising 	On-going		

Work plans for organization, design, and promotions are to be prepared by the working volunteer committee members once designation is actualized and working committees are established.

MAIN STREET PROGRAM FIVE YEAR STRATEGIC PLAN

The following Five-Year Strategic Plan has been prepared as a sample based on the strategic goals identified during the community engagement. The Programs goals and objective forms will be developed and completed by the future committees.

Program Goals & Objectives: To strengthen and diversify the economic base of downtown Perkasie.

Plan	Programs & Projects	Main Street Program Year					5 Year	Responsibility Committee Organization or Task Force
		1	2	3	4	5		
Item #	Commonwealth's Fiscal Year Organization's Fiscal Year	2026	2027	2028	2029	2030	Totals	
1	Note: IKL= In Kind Labor							Economic Vitality Committee
	Objective: Infill vacant properties with a diverse mix of business types that fit Perkasie's brand	I	o-m	o-m	o-m	o-m	0	
	Cost						\$0.00	
2	Objective: Develop walkability plan	P	P	I	o-m	o-m	0	Economic Vitality Committee
	Cost						\$0.00	
3	Objective: Enhance the arts & cultural activities in the commercial core	P	I	o-m	o-m	o-m	0	Economic Vitality Committee
	Cost						\$0.00	
4	Objective: Develop centralized support for businesses	I	o-m	o-m	o-m	o-m	0	Economic Vitality Committee
	Cost						\$0.00	
5	Objective: Implement fundraising plan	I	o-m	o-m	o-m	o-m	0	Economic Vitality Committee
	Cost						\$0.00	
		P	Planning	I	Implement	O-M	Ongoing / Main.	

7. VISION STATEMENT AND TRANSFORMATIONAL STRATEGY

COMMUNITY VISION STATEMENT

While the marketing position statement defines how a brand is perceived by its target audience, the vision statement describes the long-term aspirations of an organization. From community engagement, the recurring themes repeated for desires of the community were that the community wants to be perceived by the target audience as:

1. A vibrant hub for arts and culture.
2. Charming place to live with family friendly events and quaint housing.
3. A walkable community with access to trails.

THE IDENTIFIED VISION STATEMENT TOWARD ECONOMIC DEVELOPMENT IS:

“For people seeking a walkable and small-town charm experience, Perkasie offers a unique, healthy-living blend of independent shops, diverse dining options, and a thriving arts and cultural scene, distinguishing itself from sprawling suburban areas by providing a community-focused and easily accessible historic environment. We strive to be the go-to destination for those seeking a friendly, engaging/vibrant downtown experience.”

As described by The Pennsylvania Downtown Center, The Main Street Approach is centered around transformational strategies. A transformational strategy articulates a focused, deliberate path strengthening downtown. Transformational strategies should be a stretch, but they should also be realistic and should be based on the assets the downtown area currently has in place. “Catalyst Strategies” are ready to use programs, off the shelf transformational strategies that can be adapted to a wide variety of places and customized to local needs.²⁵ Some examples of catalyst strategies include:

- Agricultural economy
- Arts
- College Town
- Elder-Friendly + Aging in Place
- Ethnic specialties
- Knowledge Economy
- Recreation
- Tourism
- Placemaking, etc.

²⁵ <https://mainstreet.org/about/how-we-work/the-main-street-approach>

The top three (3) Transformational Strategies, supporting the vision statement identified above and through the community engagement process are:

1. Enhance the arts and cultural activities/Placemaking.
2. Healthy Living / Recreation – this strategy capitalizes on existing regional resources such as trails/parks, identified as one of Perkasie “niche” activities, as well as the spas and fitness facilities in the Borough.
3. Business Activation and Development – activate current vacant sectors and support the growth of established businesses.

Some additional transformational strategies also identified include:

1. Maintaining Authenticity -preserving the historic integrity of existing buildings.
2. Town Center- Create a centrally located public/civic space.

The big picture goal desired for the downtown area is to **“maintain authenticity.”**

CONCEPTUAL IMAGES

Conceptual Images below (selected to demonstrate the transformational strategies identified above.)



Photo credit Main Street CTS-5

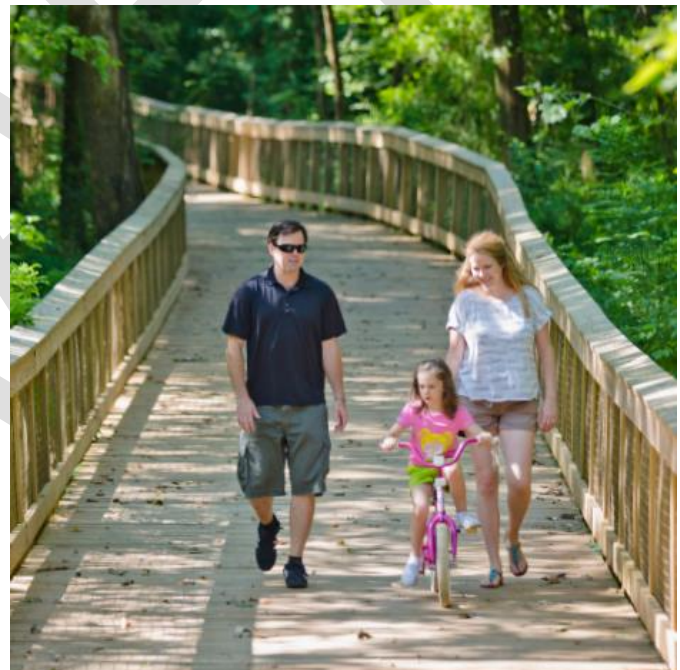


Photo credit: Main Street CTS-5



Photo credit: Google maps



Photo credit: Mystic Brewing



Columbia MD Photo credit: Stephen Cherry Photography, LLC

SUPPLEMENTAL INFORMATION

Arts involve all creative industries including film, music, dance, fine art, theatre, etc. Creative industry workers often keep odd hours, enlivening the district. Art often serves as a draw for other types of business. If the transformational strategy is to become a hub for arts and culture, then example activities that can be included in future work plan tasks prepared/decided by committee members, if designation is actualized can include:

- Create a public arts strategy
- Pair artist with retailer for window displays
- Develop live/workspace



Photo credit: Perkasie Borough



Thomson, ExploreGeorgia.org

Photo credit: Thomson, ExplorGeorgia.org

8. ORGANIZATIONAL STRUCTURE AND SUSTAINABILITY PLAN

ORGANIZATIONAL STRUCTURE

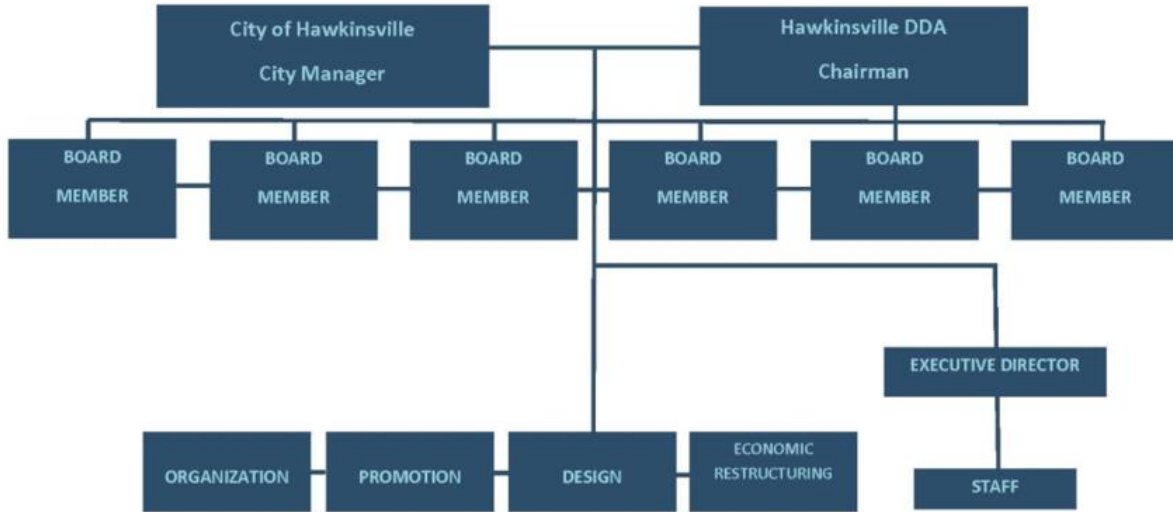
The organizational structure for Downtown development can be directed by the Borough (municipal management) or as a separate, non-profit organization, with a governing board overseeing operations. Options for municipal management can include:

- **Direct municipal management:** where the local government can choose to lead the revitalization effort directly, with management carried out by municipal staff or a committee. The City of Reading, Lansdowne Borough (Lansdowne Economic Development Corporation (EDC), and Mt. Lebanon Municipality are examples of municipal managed designated programs.
- **Establish a partner organization:** The municipality can work with established economic development groups or help create a new organization, such as a nonprofit or a Business Improvement District (BID), to execute Main Street Activities. An example of this structure is The West Chester Business Improvement District (BID) and the Ardmore Initiative which are both examples of organizations, which are governed by Board of Directors, who are appointed by Borough Council and represent a range of stakeholders like business owners, property owners, and community representatives. The board oversees operations, which are managed by an Executive Director responsible for administration, operations, and planning.
- **Provide support to an external group such as a non-profit:** where the municipality can provide funding, leadership, or serve on the board of an external Main Street organization, which can operate independently from the government. Examples of this structure include “*Greater Easton Development Partnership (GEDP)*,” *Downtown Lewistown Inc.* and “*Quakertown Alive.*” *Quakertown Alive* is a separate non-profit organization, (not part of the municipality) but formed by the Upper Bucks Chamber of Commerce in 1998. The Board of Directors sets policy and ensures the program stays on track with its revitalization efforts.

ORGANIZATIONAL STRUCTURE DIAGRAM

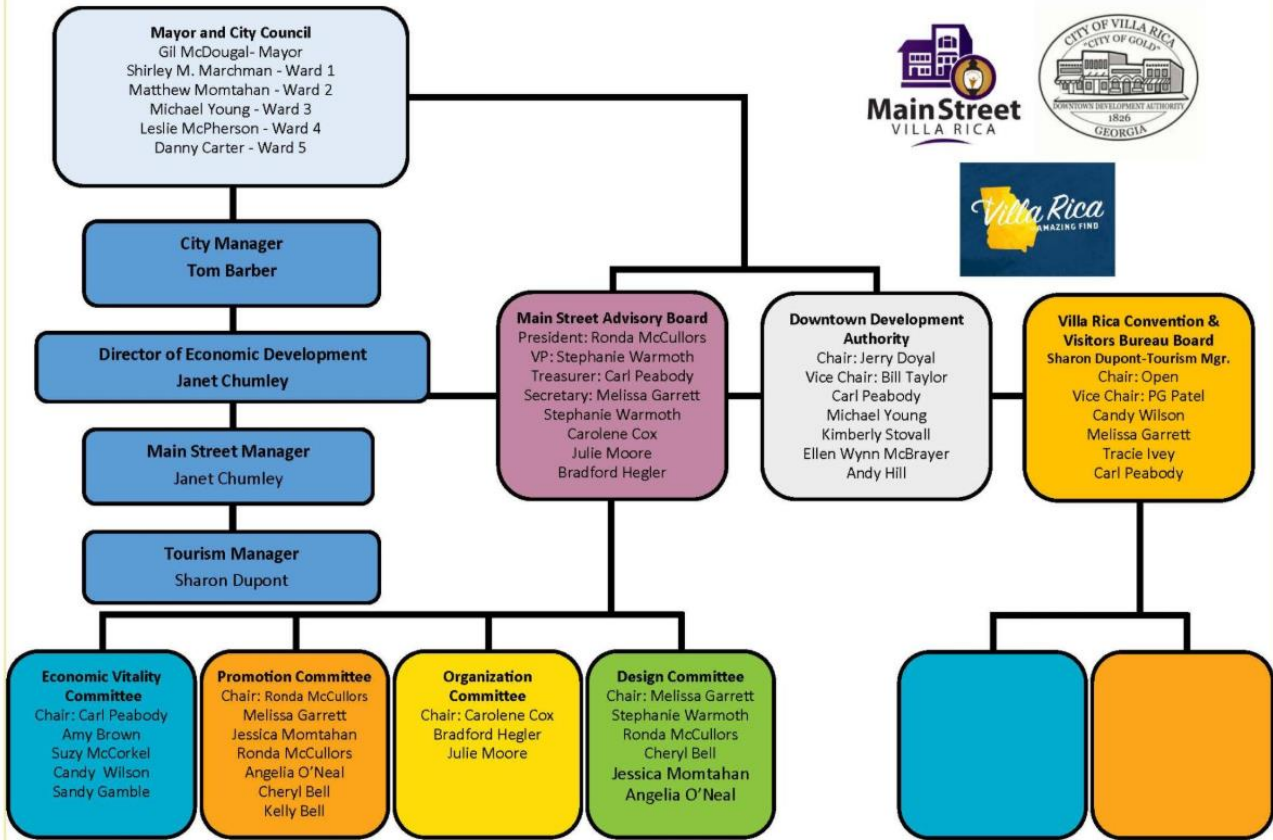
The Organizational Structure Diagram or Organizational Chart is a diagram showing graphically the relation of one official to another, or others or one department to another or one function of an organization to another. The purpose of this chart is to help visualize a complete organization in a picture. A well thought out chart balances leadership with community engagement and is tailored specifically to the needs and conditions of your community. ²⁶: Common models that follow the Main Street approach typically include Governing board, program director, and volunteer working committees. Below are examples of organizational charts from other communities. Perkasie Borough will help develop the organizational chart if designation is actualized.

²⁶ <https://georgiamainstreet.org/resource-library-category/organizational-charts/>
Chapter 8 Organizational Structure and Sustainability Plan

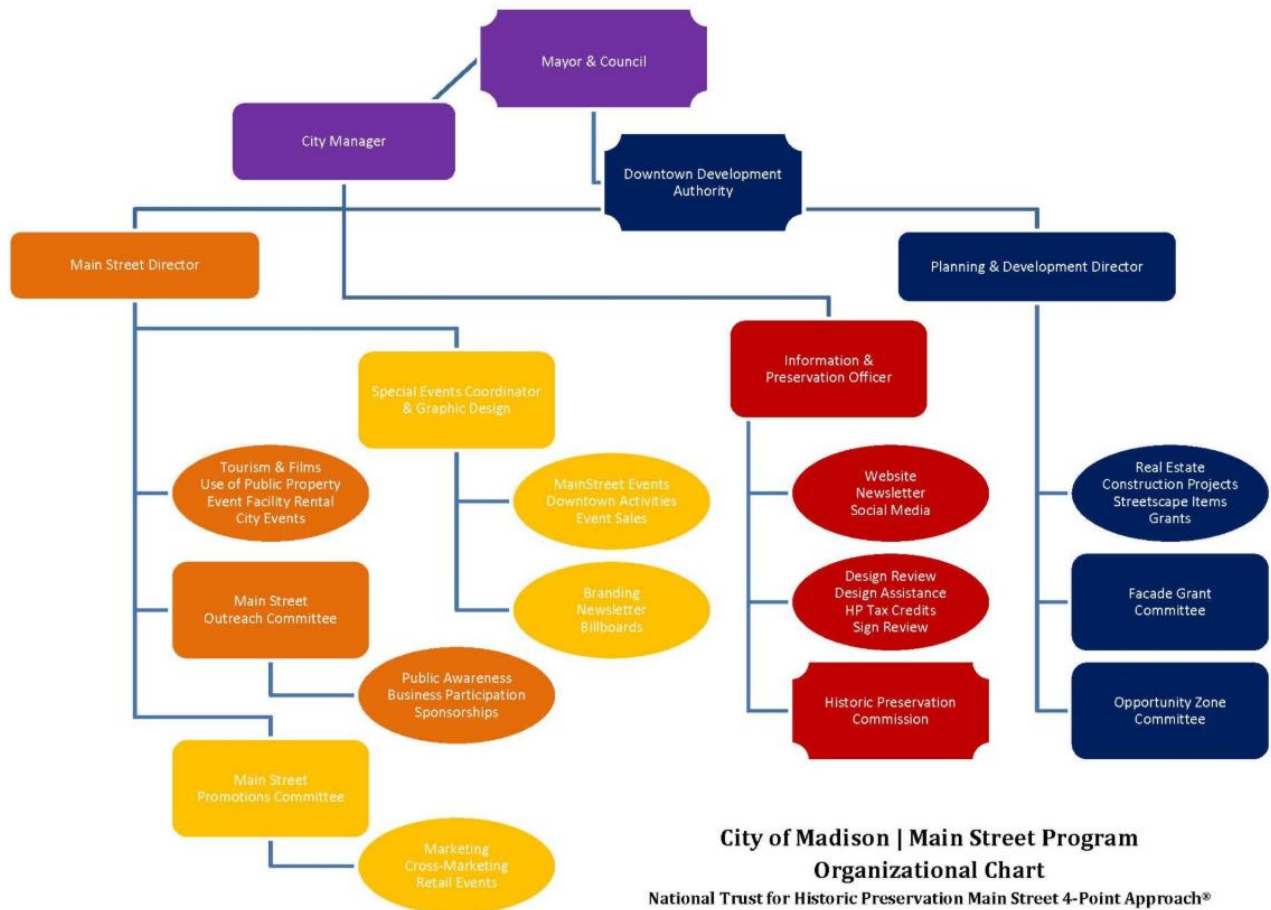


Taken from City of Hawkinsville Downtown Development Authority, Georgia (Municipal directed)

Economic Development, Main Street & Tourism Organizational Chart



Taken from Main Street Villa Rica, Georgia -Partner Organization structure



Taken from City of Madison Main Street Program (Municipal directed)

PROS/CONS OF EACH ORGANIZATIONAL STRUCTURE OPTION:

Municipality

- If under the umbrella of the municipality, the organization has minimum overhead expenses and would not need to factor in rent, electricity, insurance, or financial audit expenses.
- “Special study areas” (*Glenwood Shopping Center, Perkasie South, and Perkasie Square Shopping Center*) could be included if designation boundary became the Borough boundary and would be excluded if the designation boundary became the Town Center boundary. Further study is recommended to determine designation area if Main Street Matters designation is actualized.
- Exempt from federal income tax related to their charitable mission and state income tax, sales, and property tax exemption.
- Since the borough already has two years of satisfactory operational experience, it can apply for Main Street Matters designation right away.

Separate non-profit 501.C3 organization

- Benefits of a separate non-profit charitable organization would allow the organization to apply for funding as its own entity, diversifying funding opportunities such as:

- Eligible to apply for public and private grants that are not available to other entities. Membership funding sources are applicable.
- Able to accept charitable contributions such as estate donations and membership fees. Contributions made to 501(c)(3) are tax-deductible for the donor which can encourage more giving.
- Exempt from federal income tax related to their charitable mission and state income tax, sales, and property tax exemption.
- Discounted bulk-rate from U.S. Postal Service.
- “Special study areas” (*Perkasie Square Shopping Center, Perkasie South and Glenwood Shopping Center*) may or may not be included depending on boundary of designated area. Further study is recommended to determine designation area if Main Street Matters designation is actualized.
- Creating a nonprofit organization takes time, effort, and money. Fees are required to apply for incorporation and tax exemption with state and federal entities, as well as maintaining such status through annual renewals. A yearly/biannual audit would be required, with bookkeeping administration support and attorney or other consultants’ expenses as needed.
- *Nonprofit organizations, business improvement districts, and other similar entities are required to provide documentation of at least two years of satisfactory operational experience relevant to the requested designation program and/or activities.

Business Improvement District (BID)

- A business improvement district (BID) is a special self-taxing district that collects revenue within its boundaries for the benefit of small businesses in the district. Funds are often used to pay for public facilities, improvements, or services, including upgrades, security, marketing, or other services²⁷. If under a Business Improvement District (BID), then some of the funding could be drawn from a levied tax (millage rate) based on the assessed value of the properties within the district. For example, within the “*Pottstown BID*” boundary the majority of properties have an assessed value of \$1-\$99,000. Within this range, the average BID fee for this group would be \$191 annually. Residences are often exempt from these additional mandatory taxes. Generally, BID assessments range from 3%-6% but can go as high as 10% of the value of real estate taxes.²⁸
- Benefits of creating a BID include increase in public safety, tourism, cleanliness, property values, community pride, and business sales.²⁹
- BID’s require the support of the affected property owners. If more than 40% of the affected property owners oppose the establishment of a BID then a BID would not take effect.
- “Special study areas” (*Perkasie Square Shopping Center, Perkasie South, and Glenwood Shopping Center*) would be excluded from a BID as BID’s generally have centralized boundaries or along Main corridors, not located near outskirts of the Borough.

After review of the options and discussion with the Steering Committee, it has been determined that the following is the best organizational structure option for Perkasie Borough, if they decide to further pursue the Main Street Matters designation and continue with the program:

²⁷ Small business toolkit/strategies. <https://antidisplacement.org/tool/business-or-community-improvement-districts/>

²⁸ DVRPC – Municipal Implementation Tool #2 (BIDS) October 2002.

²⁹ Pottstown BID PowerPoint slides 010224.

The recommended organization structure is to be under the umbrella of the Borough as an established entity so that designation can be applied for immediately, with a transition down the road to a separate non-profit organization to maximize funding potential opportunities.

NATIONAL MAIN STREET PROGRAM FOUR POINTS TO REVITALIZATION

The Main Street Program is a community driven methodology to revitalize downtown and central business districts, which has been applied across the United States since the early '80s.³⁰ Main Street has proven to be the most successful approach to economic development. The four standing committees below are the core of the program's implementation and focus on the "four Points" of the Main Street Approach³¹. These volunteer committees work together to initiate the strategic Plan and typically operate under the direction of the Board of directors who operate under the Borough if that's the deciding structure.

- Economic Vitality Committee: works on business recruitment, development, and supporting existing businesses.
- Design Committee: Concentrates on physical improvements, such as historic building rehabilitation, façade grants, streetscape enhancements, window displays, art installations and placemaking initiatives.
- Promotions Committee: handles, advertising, marketing, and special events to sell the image of Main Street.
- Organization Committee: focuses on fundraising, volunteer recruitment, and overall program management.

The Main Street designation follows the principles of Main Street America (formally, the National Main Street Center)³² including preservation based economic development with a strong emphasis on public engagement. Demonstration of Organizational Sustainability is needed, by creating a sustainable funding plan to employ a full-time manager for at least five years. The Main Street designation focuses on downtowns and commercial districts and can be applied to the revitalization initiative for five years. The designation boundary can include the entire borough, not just the Town Center Overlay. There are currently 81 Main Street designations in Pennsylvania³³. The 24-25 budget for Main Street Matters funding is \$20 million.

The state's Main Street Matters (MSM) program³⁴ lists "units of local government" as one of the eligible applicants for the program designation and funding.³⁵ Other eligible applicants include: Redevelopment and/or housing authorities, community development corporations, business improvement districts, neighborhood improvement districts, downtown improvement districts, and similar organizations incorporated as authorities.

³⁰ Pennsylvania Downtown Center- Main Street Program-About & History

³¹ Main Street American's Annual Report 2024.

³² Pennsylvania Downtown Center – Main Street Program-About & History

³³ <https://www.pa.gov/governor/newsroom/2025-press-releases/main-street-matters--gov-shapiro-lancaster-invest-main-streets-s>

³⁴ <https://dced.pa.gov/newsroom/shapiro-davis-administration-announces-new-20-million-main-street-matters-program-is-open-and-accepting-applications-for-funding/>

³⁵ Main Street Matters Designation Guidelines 2025.

BENEFITS OF MAIN STREET DESIGNATION INCLUDE:

- Funding for operational support, including the salary and benefits of the area manager. Communities that become designated through the Main Street Matters Program are invited to immediately apply for up to \$225,000 in grant funding based on the following scale:

- Year 1: Up to \$75,000
- Year 2: Up to \$75,000
- Year 3: Up to \$50,000
- Year 4: Up to \$25,000
- Year 5: Up to \$0



- Priority consideration for a variety of DCED programs such as anchor building grants, or other programs.
- Technical assistance and training for the designated area manager, local board, and committee members through DCED and assistance in accomplishing designation goals and strategies.
- Networking opportunities and eligibility for consideration under the Neighborhood Assistance Program (NAP) and Neighborhood Assistance Program Enterprise Zone Tax Credit (NAP/EZP).

A paid program director for management (Main Street Manager) would be funded for at least five years to demonstrate sustainability. This financial commitment could be a potential drawback of the Main Street Designation, along with additional tasks of reporting volunteer hours and economic development statistics. However, the volunteer efforts gained, private/public investment and community revitalization attained can offset these drawbacks. These volunteer committees work together to initiate the strategic plan. Reporting volunteer hours and reinvestment statistics to the Pennsylvania Downtown Center is a requirement for accreditation and for monitoring program success. The Pennsylvania Downtown Center (PDC) is a partner in helping communities revitalize their downtown and commercial districts as they provide training, and resources to volunteer committees, board members, and managers. The PDC is the only statewide nonprofit dedicated solely to the revitalization of the commonwealth’s core communities and works closely with the Department of Community and Economic Development (DCED) Main Street Matter’s Program.



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VOLUNTEER DEVELOPMENT STRATEGIES

The volunteers: a dedicated team of volunteers is essential to the committees and helps carry out the program's activities. The four standing committees (organization, promotions, design, and economic vitality) would be responsible for implementing the program's strategy. The estimated value of a volunteer hour is \$32.28 as of April 2025 according to independent sector ³⁶ and capturing volunteer hours is a key element in demonstrating the strength of the organization and a requirement for National Accreditation.

Strategies for volunteer development include partnering with schools, the county, and other organizations in the community to implement the revitalization initiative. Key strategies include providing training and mentorship, matching volunteers to roles based on their skills, creating leadership opportunities, and allowing for flexible scheduling with clear direction. Another key strategy of volunteer development is understanding the concept of the point person/chair managing no more than 6-8 people in a committee, as this size has been known to function well and not become overburdened in initiating the program.

EVALUATION OF MAIN STREET MATTERS PROGRAM DESIGNATIONS

As part of this planning project, Borough Council will ultimately decide if the Main Street Matters designation is to be pursued by Perkasie Borough. The strategic initiatives identified through community engagement align with the Main Street model for Perkasie Borough, and include:

- Enhance the arts and cultural activities/Placemaking
- Healthy Living / Recreation
- Business Advocacy
- Town Center development

³⁶ <https://independentsector.org/research/value-of-volunteer-time-methodology/>



With the overall theme of “Maintaining Authenticity,” Perkasie is primed for the Main Street Matter Program Designation for the entire borough as a logical next step to the economic development plan update. If Council decides to pursue the Main Street Matter Program and to become a designated **Main Street Community**, the following items will need to be prepared:

- Organization structure chart
- Committee work plans
- 5-year sustainability plan that demonstrates that a Main Street Manager can be financially sustained for 5 years

If designation is attained following the four key strategic initiatives identified, then understanding potential partnerships and funding sources is the key to successful next steps.

POTENTIAL PARTNERS AND FUNDING SOURCES

During the stakeholder focus group meeting conversations uncovered potential initiatives that align with the revitalization efforts. Below is a list of potential partners for collaboration in development of the organization.

Bucks County Community College – (Perkasie Campus) student branding/logo collaboration partnership, providing student/teacher collaboration on initiatives and volunteer development.

Bucks County Foundation – provide financial support through grants and scholarships, offering strategic guidance on community transformation, including offering endowment and legacy funding opportunities to 501.c(3) non-profit organizations.

Financial institutions – credit unions, national banks, microloan organizations, Community development financial institutions, and venture/angel investors.

Main Street America – access to national network and resources, educational opportunities, and collaboration on specific projects including access to funding opportunities.

Pennsylvania Downtown Center (PDC)– support to implement state-funded projects, including technical assistance, training, and resources. PDC is the only statewide nonprofit dedicated solely to the revitalization of the commonwealth’s core communities. ³⁷

Perkasie Historical Society – strives to preserve the history of Perkasie Borough, a partner in implementing the strategy of “Maintaining Authenticity.”

Perkasie Town Improvement Association (PTIA) – a strong partner to the organization with history of implementing façade grants, planning activities and hosting events as a tourism driver with business collaboration including ribbon cuttings and business spotlights.

SCORE – Services Corps of Retired Executives is a nonprofit group of retired business owners who donate their time as business counselors. They provide free and confidential business advice and workshops for start-up and existing businesses.

Upper Bucks Chamber of Commerce – through business support, networking and by acting as a partner for grant-funded initiatives. The chamber can help implement strategies and advocate for policies that support local revitalization efforts.

Visit Bucks County – work directly with businesses and organization on promotions, visitor guides, and event listings to reach a broader audience.

FUNDING SOURCES

Main Street Matters Program Designation: Department of Community and Economic Development (DCED) Main Street Matters Funding for Main Street Designation is an opportunity for communities to access funding for planning, façade and business improvements, public safety upgrades and more. It is designed to support downtowns, commercial cores, and commercial districts to create healthy, vibrant, and welcoming communities. Funding is available to support revitalization efforts in planning, business support, aesthetic improvements, and increase in safety and security.

- **Eligible:** units of local government: counties, cities, boroughs, towns, nonprofit organizations, economic development organizations, community development organizations, and business improvement districts.
*Nonprofit organizations, business improvement districts, and other similar entities are required to provide documentation of at least two years of satisfactory operational experience relevant to the requested designation program and/or activities.

- Eligible costs: salary and benefits of a professional Main Street manager/coordinator, travel/training, rent/utilities, professional services: bookkeeping, accounting, social media management, advertising.
- Application opens: July 1-August 31
- More information: <https://dced.pa.gov/programs/main-street-matters/>

OTHER FUNDING OPPORTUNITIES

Funding opportunities through the National Main Street Program include the following:

- Main Street America offers a T-Mobile Hometown Grant Program for up to \$50,000 to implement a community project of your choice, like revitalizing or repurposing a historic structure, creating a downtown asset or destination, or improving a space where friends and neighbors gather. Projects that add to a sense of place or could lead to further investment are of particular interest. Implementation of the project is required within a 12-month time period.
 - Winter 2025: Applications are due December 31, 2025, with awards selected late February 2026.
 - Spring 2026: Application open Jan. 1, 2026 - March 31, 2026 (Final Application Open Period).
 - Eligibility: local government entities and nonprofit organizations may apply (religious congregations are not eligible).
 - Applicants must be located in small rural communities with a population of 50,000 or less.
 - The applicant organization must own the site where the proposed project would be implemented or provide a description/confirmation of adequate permissions to alter the site.
 - Ineligible grant uses include:
 - Engineering and architectural plans or fees
 - Staff/salaries (beyond initial construction/rehabilitation/installation labor)
 - Operational and maintenance expenses
 - Reimbursement for projects already completed
 - Pass-through to private entities or initiatives
 - For more information visit: <https://mainstreet.org/about/partner-collaborations/t-mobile-hometown-grants>



Photo credit imagination alley Murray KT

(Murray's Imagination Alley pocket park placemaking improvements, seating, mural, lighting in Murray, Kentucky including Wi-Fi in the court square³⁸)

³⁸ <https://mainstreet.org/the-latest/events-opportunities?type=grants-funding>

EXTERNAL GRANTS:**Bucks County Association of Township Officials (BCATO)**

Bucks County Association of Township Officials (BCATO) offers scholarships to engage youth through The Pennsylvania State Association of Township Supervisors (PSATS). Two academic and two community service scholarships to be awarded, each worth \$1,500.

- More information can be found at: <https://www.psats.org/psats-scholarship-deadline-extended/>

Community Foundation:

The Bucks County Foundation is a tax-exempt charitable trust created to serve the Bucks County community. Establishing a fund within the Foundation is a simple way to leave legacy and make an investment in your community's future.

- Bucks County Foundation (BCF)
- PO Box 2073 Doylestown, PA 18901-0637, (Mrs. Mandy Mundy)
- Organizations that support the arts, culture, education, and the environment.

People, Parks, and Community Foundation (PRPS)

The People, Parks & Community Foundation (PRPS) is a 501©(3) nonprofit subsidiary of the Pennsylvania Recreation and Park Society, dedicated to fostering sustainable communities, improving local parks, and supporting recreation initiatives. Funding opportunities for up to \$30,000 is available through the People, Parks, and Community Foundation (PRPS) for the stewards of public lands, resources and facilities supporting recreational and educational opportunities, sustaining parks and open spaces, and promoting vibrant communities. No match is required. Application period: April 21- May 30, 2026.

Three programs are offered as follows:

- Capacity and Community Development - Support for education, or technical assistance on fundraising, grant writing, board training, leadership development, community engagement, visioning, resource management, or planning.
- Recreational and Educational development - Support for maintenance and public infrastructure improvements and upgrades; and connect people to nature and each other.
- Organizational Development - Provides funding support up to \$30,000 for such projects as research, partnership development, or other statewide ventures to benefit PRPS members, partners, and stakeholders.
- Purpose: supporting recreational and educational opportunities, sustaining parks and open spaces, and promoting vibrant communities.
- Eligibility: municipalities and non-profit organizations
- Total project cost: up to \$30,000
- Match: not required
- Application period: April 21-May 30, 2026
- Contact: 2131 Sandy Drive, State College, PA 16803
- Email: info@peopleparks.org or 814-234-8803
- For more information visit: <https://peopleparks.org/programs>

COMMUNITY GRANTS

Kauffman’s Equitable Entrepreneurial Ecosystems for Rural Main Streets

This program offers professional development training in entrepreneurial-led development through the International Economic development Council with priority given to applicants who demonstrate a sincere interest and commitment to expanding their own internal entrepreneurial ecosystem programming, coupled with a lack of resources and staffing to start and scale this work in their communities.

- Eligibility: Populations of 50,000 or less are eligible to apply.
- For more information: <https://mainstreet.org/about/partner-collaborations/the-kauffman-foundations-equitable-entrepreneurial-ecosystems-for-rural-main-streets>

Community Development Block Grant (CDBG)

This program has a widespread impact on Main Street Communities across the country. Administered by the Department of Community & Economic Development (DCED) this program plays a crucial role in supporting community and economic development at the local level. CDBG dollars can be used for building façade improvements, to green infrastructure to public facility improvements, housing rehabilitation, public services, community facilities, infrastructure improvement, development, and planning.

- Eligibility: Competitive program available to all municipalities that are not direct federal recipients of CDBG funds and state Act 179 entitlement municipalities with a population less than 10,000
- Minimum request: \$100,000
- Submission Due Date: February 6, 2026
- For more information visit: <https://dced.pa.gov/programs/community-development-block-grant-cdbg/>

FUNDING PLAN

With the overall theme of “Maintaining Authenticity,” Perkasie is primed for the Main Street Matters Program Designation as a logical next step for economic development. The funding plan is designed to demonstrate sustainability of a manager for at least five years.

The following Five-Year Administration Sustainability Plan template is for discussion and development if the Borough decides to move on to the next step. The funding source highlighted in yellow (page 4) is if the Main Street Matters Designation Program is a key funding source. To complete the template, the Borough will need to decide if the development of the organization is under the umbrella of the Borough, or as a separate nonprofit or similar entity.

The recommendation of this plan is to develop the organization structure under the umbrella of the Borough because it is already an established entity that can apply for designation to secure funding to support a manager for five- years. Then transition, in the future, to a separate non-profit organization to maximize funding opportunities.

The 5-year administration sustainability spreadsheet is included in Appendix G.

Appendices

Appendix A: Public Meetings

Appendix B: Steering Committee Meeting Summary

Appendix C: Community Summary

Appendix D: Conceptual Images

Appendix E: Retail Market Reports

Appendix F: Business and Building Inventory

Appendix G: Sustainability 5-year plan

Appendix H: Economic Development Plan Presentation

Appendix I: Demographic Data

DRAFT

Public Meeting Summary

A Public Visioning meeting was held on April 8th, 2025, at Perkasie Borough Hall to gather input and feedback for the Borough’s Economic Development Plan Update. Forty-three (43) attendees participated in the meeting, consisting of property owners, business owners, residents and stakeholders. Linda Reid, Assistant Borough Manager, opened the meeting by explaining the project was funded, in part, by a Keystone Communities Grant through the Pennsylvania Department of Community & Economic Development. Judy Stern Goldstein, RLA, ASLA from Gilmore & Associates, facilitated the meeting with staff support, by partitioning the participants into three (3) groups using the nominative group technique to gather input from each person. This process involved each individual in each group having the opportunity to provide their response to strategically posed questions. All responses were documented, and then group members had the opportunity to provide their response to the questions by ‘voting’ for the response they felt most closely aligned with their opinions relating to the plan during the meeting. We often find community consensus forming around several themes, which can then be incorporated into the Plan’s goals and objectives.

The following four questions were asked:

1. What are Perkasie Borough’s greatest economic strengths?
2. What are Perkasie Borough’s biggest economic development challenges or weaknesses?
3. What are the biggest opportunities (in economic development) we have to improve our town?
4. What are the detriments or key areas (in terms of economic development) we need to improve or invest in?

Response Summary

Many of the responses had similarities and were repeated between groups, with a few unique answers that were very specific. The most common answers for question one, “what are the Borough’s greatest economic strength” related to events, walkability and local businesses as strong assets of the Borough. The participants also ranked parks and green spaces as economic strengths.

The highest-ranking responses for the second question “the borough’s biggest economic development challenges” related to parking, hours of operation and how to maintain charm in the face of growth as notable challenges. Property owner vision versus community vision, and large commercial retailers were also identified as challenges.

Alternatively, a number of opportunities presented themselves from discussions in the third question “what are the biggest opportunities we have to improve our town”. Top-

Perkasie Borough – Economic Development Plan Update

ranking responses included encouraging use of empty buildings with more restaurants and nightlife, and increased walkability to support businesses.

For the final question “what are the detriments or key areas of economic development we need to improve or invest in?”, the overarching themes were investment in the development of Shelly’s Complex, bike paths, and communication within the community. Investment in small businesses, with connections to improve public/traffic safety, rounded out the items that were most frequently mentioned.

In conclusion, the recurring themes that emerged from the visioning exercise were that people liked the walkability of the Borough with its local businesses, parks and events. The attendees identified parking, limited hours of operation, and maintaining charm in the face of growth, as the main challenges to overcome. They see opportunities in activating empty buildings with restaurants and more nightlife. They want to see future investment in the development of Shelly’s complex and/or a town center, communication and support for small businesses, and investment in bike paths and walkability to enhance the unique qualities of the Borough.

To view all the responses, please see below.

PERKASIE BOROUGH COMPREHENSIVE PLAN PUBLIC VISIONING MEETING RESULTS	
QUESTION #1: What are Perkasie Borough’s greatest economic strengths?	
GROUP 1 RESPONSES	# OF VOTES
The breweries	7
Rich Historical Heritage	7
Events in Borough	8
The traffic count on 5th St. and Constitution Ave.	5
Menlo Pool	0
Electric Department	1
Public works maintenance	2
Geographic Location	5
The people	1
School District	1
Walkability/Paths	7
Borough Council	0
GROUP 2 RESPONSES	# OF VOTES
Concise Downtown	4
Green Spaces walking path by creek	6
Growing population	6
Diverse events	6
Not a pass-through community	2
Saving business owners	1
Walkability	14

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Local businesses	10
Diversity of industry	0
Smalltown feel	6
The mills	1
GROUP 3 RESPONSES	# OF VOTES
Farmer's market	9
Festivals	11
Parks	11
Downtown businesses	0
Loyalty of residents	4
Local businesses	13

PERKASIE BOROUGH COMPREHENSIVE PLAN PUBLIC VISIONING MEETING RESULTS

QUESTION #2: What are Perkasie Borough's biggest economic development challenges or weaknesses?	
GROUP 1 RESPONSES	# OF VOTES
Lack of affordable restaurants - not pizza	7
Lack of local support for retail	6
Lack of retail walkability	5
Current mindset/culture	7
Loss of industry/workers	3
Old vs. new ownership and less upkeep	2
Maintain charm in face of growth	10
Infrastructure and road maintenance/parking	4
GROUP 2 RESPONSES	# OF VOTES
Off the beaten path	3
Underdeveloped town center	8
Not enough parking	10
Lack of a community center	4
Lack of alternate transportation to business centers	6
Siloed economic hubs	5
Lack of collaboration with neighboring towns	0
Large commercial retailers	9
Public water safety	4
Lack of active business organization	7
GROUP 3 RESPONSES	# OF VOTES
Businesses underutilized by local population	2
Existing infrastructure	4
Changing trends in retail	7
Empty/Unused buildings	7
Unnecessary regulations	2
Property owner visions vs. community vision	9
Limited hours of operation	10
Consumer cost	1
Lack of parking	3
Limited choice	1

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PERKASIE BOROUGH COMPREHENSIVE PLAN
PUBLIC VISIONING MEETING RESULTS

QUESTION #3: What are the biggest opportunities (in economic development) we have to improve our town?	
GROUP 1 RESPONSES	# OF VOTES
More small business	4
More coordination among businesses	6
More effort to bring in people to spend money	7
Christmas tree lighting	4
Electric company	3
Street crosswalks	5
Town's geography	2
Expect more from incoming developers	9
Historical history	4
GROUP 2 RESPONSES	# OF VOTES
Growing population	2
Increasing walkability	8
Community involvement	1
More nightlife	11
Use of vacant buildings	11
Room to grow	1
Historical districts	5
More restaurants	4
More diverse businesses	5
Higher standard of living	1
Businesses to collaborate with schools for education	7
GROUP 3 RESPONSES	# OF VOTES
Utilizing empty/unused buildings	10
Loyalty of Borough residents	6
Old town history	4
Walkability of downtown	8
Encourage additional restaurant	10
Attracting anchor businesses	5
Utilize market center for arts and musical events	4

PERKASIE BOROUGH COMPREHENSIVE PLAN
PUBLIC VISIONING MEETING RESULTS

QUESTION #4: What are the detriments or key areas (in terms of economic development) we need to improve or invest in?	
GROUP 1 RESPONSES	# OF VOTES
Invest in small business	8
Retail is dependent on non-residents	1
Digital footprint/marketing	5
Lack of rental density on high traffic count road	5
Lack of cohesiveness	2

Perkasie Borough – Economic Development Plan Update

Need for anchors	1
Lack of connectivity - need crosswalks	5
Change without eminent domain	0
Better signage	6
Zoning/Business friendly	4
Willingness of people to pay for value of service	7
GROUP 2 RESPONSES	# OF VOTES
Risk of overdevelopment	5
Public services closing events	1
Family support	1
Gaps between destination areas	3
Communication within the community	9
Bike paths	12
Historical districts	3
Improve public/traffic safety	6
Rehabilitation of commercial buildings	3
Smooth road surfaces/road repairs	3
Wayfinding Signage	6
Main Street manager program to support small businesses	4
GROUP 3 RESPONSES	# OF VOTES
Shelly's complex	13
Lack of parking	4
Lack of incentive to attract business	7
Unattractive/Dated shopping center	3
Overdevelopment	3
Empty buildings	4
Handbook for prospective business owners	8
Inconsistent marketing of businesses	1



Perkasie Borough

Economic Development Plan Update

PUBLIC MEETING

Come learn about what's in the works for Perkasio
Borough...

...and share your thoughts on the proposed next steps for
continued *Economic Vitality!*

Join Us

April 8th, 2025, at 6:00pm
at Borough Hall

620 W. Chestnut Street, Perkasio, PA 18944



SCAN ME



Economic Development Plan Update

SECOND PUBLIC MEETING

Perkasie Borough residents and business are invited to review and provide feedback on the draft of Perkasie's updated Economic Development Plan

Come review the findings of this year-long project to create a vision, a strategy and a plan for Perkasie Borough's *Economic Future.*

Join Us!

**Wednesday March 11th, 2026,
at 6:00pm at Borough Hall**

620 W. Chestnut Street, Perkasie, PA 18944

For more information:

Scan the QR code or visit <https://perkasieborough.org/departments/economic-community-development/>



Perkasie Borough – Economic Development Plan Update

Second Public Meeting Summary

A Second Public meeting was held on March 11th, 2026, at Perkasie Borough Hall to collaborate on marketing analysis findings and present key strategies identified through the public engagement for the Borough's Economic Development Plan Update. Seventeen (17) attendees participated in the meeting, consisting of residents, property owners, business owners, and stakeholders. Linda Reid, Assistant Borough Manager, opened the meeting by re-introducing the project and explaining the timeline. Adrienne Blank, RLA, ASLA and Judy Stern Goldstein, RLA, ASLA from Gilmore & Associates, facilitated the presentation which identified the project purpose, process, key findings and recommendations. The presentation included an explanation of the Main Street Matters Program and concluded with a question-and-answer period

After a presentation on the process, findings, and recommendations, there was a question-and-answer period with the attendees. Key highlights and feedback that were shared included the following:

- Collaboration with Perkasie Town Improvement Association was discussed.
- A concern for taxing the business with more donations requests was expressed.
- This program could benefit our community as way to bring arts festivals and more foot traffic to support businesses.
- The different methods for structure of the future organization were discussed. Examples of other designated communities were identified. The organization under the structure of the borough was generally viewed as a good fit for Perkasie.
- The role of residents as a crucial part of this program was discussed with benefits to quality of life, increase in property values and property investment.
- A central organization to coordinate and collaborate on events was discussed.
- Volunteer development as a strategy to empower all groups was discussed.
- A poll was taken to determine favorability to the Main Street Program. 15 of the 17 attendees were generally in favor of pursuing a Main Street Matters Designation Program.

Summary

In conclusion, the key recommendations for pursuing a Main Street Designation to launch the key strategies identified were well received with most attendees expressing interest in the Program as next steps to economic development.

To view the presentation, please see Appendix H.

Steering Committee Meeting #1 Summary

The first steering committee meeting was held on June 11th, 2025, at Perkasie Borough Hall to direct the Borough’s Economic Development Plan Update. The following committee members attended the meeting: Randy Faulkner, Alice Krier, Bruce Costa, Kelly Laustsen, Meghan Grever, and Donte King. Assistant Borough Manager, Linda Reid also attended the meeting. G&A consultants Judith Stern Goldstein, R.L.A and Adrienne Blank R.L.A orchestrated the meeting. Upon introductions, Adrienne began the discussions with an overview of the project description, background information, and steering committee roles. The project is a continuation of the recommendations and economic development strategies found in Chapter 11 of the Perkasie Borough Comprehensive Plan 2014 and is funded in part by a Keystone Communities Grant through the Pennsylvania Department of Community & Economic development. Some of the key target project goals include:

- develop an updated vision that reflects the wants and desires of the community
- assess the economic conditions of the commercial areas to develop strategic goals and objectives
- ultimately decide if a Keystone Community Designation is right for the Borough and if a Main Street Manger is to be included in future strategic planning

An overview of the strategic goals from the Comprehensive Plan was discussed including the desire to develop a town center where the Shelly’s area is located. Walkability was discussed and how to encourage people using the trails to patronize the different businesses.

One asset not mentioned in the Comprehensive plan was the Art and Culture asset that has developed since 2014. New murals and new businesses have opened offering design, and creativity. “*Arts in the parks*”, trails, wayfinding, farmers market, and people moving into Perkasie have developed a unique draw. A community theatre is also desired.

Demographic Data was reviewed and discussed with a deep dive into the people who make up Perkasie borough since 2014. There was a shift in demographics from the largest age group being (25-44) to now being (45-64) overall, which is important to the Borough’s business recruitment strategies. Individuals in this age group are more likely to open small businesses as they generally have an entrepreneurial spirit, disposable incomes, are coming into inheritance and want financial independence. Ancestry, age and racial composition was also discussed and tying these characteristics to the promotional strategies.

The Community survey questions were reviewed and discussed with the following changes:

- include fitness activities in options
- remove downtown and replace with Perkasie Borough
- add a question to find out where people go when not in Perkasie and what draws them there

Perkasie Borough – Economic Development Plan Update

The community survey will go live June 16th at 8 am and will close June 30th at midnight. The committee was asked to help distribute and share the survey on social media and post the flyer.

Perceptions of Vacancies

The perception/reality of the vacancies in the town center overlay district were discussed with an overall agreement that there are vacancies in the commercial core. The perception was described as “*Perkasie is a vacant town with some businesses.*” “*Perkasie has a lot of funeral homes.*” Strategies for changing this perception are needed.

Some reasons why there are vacancies include:

1. landlords not making it a priority to fill vacancies
2. mixed use with tenants upstairs - hard to fill first floors with businesses in current market
3. many business properties have gone to residential.

Things that helped included the borough changing zoning to have mixed use as a by-right use.

A discussion about walkability followed with an emphasis on things to draw people to walk to the next business and placemaking opportunities.

Some other strategies discussed included:

- A desire for one voice and collaboration between business groups.
- A desire to make it cool for 12-year-olds, something for everybody, “improve the vibe”.
- History of town with “*heritage tours*’ add interest and things to do.
- History/Art/Family are key strategies to include in promotional efforts for Perkasie.

The project timeline was distributed.

The next steps include to develop a business inventory and property listing and evaluate consumer demand for the next Steering committee meeting scheduled for July 16th at 8:30 am.

Perkasie Borough – Economic Development Plan Update

Steering Committee Meeting #2 Summary

The second steering committee meeting was held on July 16th, 2025, at Perkasie Borough Hall to direct the Borough’s Economic Development Plan Update. The following committee members attended the meeting: Steven Rose, Dave Weaver, Kelly Laustsen, Meghan Grever, Bruce Costa, Alice Krier, Joe Wade and Donte King. Assistant Borough Manager, Linda Reid also attended the meeting. G&A consultants Judith Stern Goldstein, R.L.A and Adrienne Blank R.L.A facilitated the meeting.

An overview of the Conceptual Market Assessment for Community Transformation was reviewed and discussed with the following highlights:

- Perkasie diversity score (per DVRPC) compared to other regional downtowns
- The retail district typologies for Perkasie Borough are **Brewery** and **Circuit**.
- Vacancy use has increased significantly since 2013.
- Supply and demand for the retail trade area was discussed with an opportunity to capture \$19 million in restaurant/dining spending and \$100 million in retail trade spending.

A discussion about the restaurant business was held, including a shift to more self-serve trends and details on the difficulties in maintaining a storefront, local vs. chain, and a need for centralized promotional strategy to market what’s already here.

Group advertising, beer/bike events, trolley opportunities, lodging, Perkasie Town Improvement Association (PTIA), surrounding manager collaboration (Hilltown, E. Rockhill) and Visit Bucks County – The Bucks County Tourism Grant Program were discussed with a common theme to work together on the vision for Perkasie.

The Community survey summary and responses were reviewed and discussed with some highlights including:

- 382 respondents, with the majority being residents
- recurring themes included restaurants, shopping and community events with a general desire for more specialty shops, music, art, theater, and hobby stores and a general desire for more options for family activities of all ages.

A question arose about the Borough’s vision for Perkasie. Three of the council members are also committee participants, who reiterated that Council is supportive of this project and wants to embrace this plan.

The group consensus was a general desire to revitalize the shopping district but “we don’t want to be Doylestown”, we want to play to our strengths and have a centralized communication marketing strategy. The group seemed agreeable to the Main Street Program with a centralized Main Street Manager to help manage/promote the revitalization efforts.

Perkasie Borough – Economic Development Plan Update

A discussion followed regarding the strength of Perkasie, including:

- affordable housing, with 55 and older options and young professional housing options –(Delbar).
- dog friendly/pet friendly events, sports/little League, and art camps
- The survey reflects everything that Linda promotes including events and farmers markets.

The Business Property Inventory and assessment of the current business mix were discussed. With 128 sites, including 38 destinations, Perkasie generally satisfies the 10-10-10 rule to downtown revitalization, with at least ten food service establishments, ten retail destinations and at least ten of these shops open after 6pm. A business recruitment strategy with a focus on attracting a mix of restaurants and retail shops to compliment what's already here was suggested to diversify the town for more resilience.

The next steps include develop a conceptual market analysis and Five-year Strategic Plan for discussion at the next Steering committee meeting scheduled for September 17 at 8:30 am.

Linda to forward the criteria for the Main Street Program to the committee and Adrienne to provide the meeting summary.

The meeting finished at 10 am with a discussion about promotional ideas for marketing opportunities between businesses.

Perkasie Borough – Economic Development Plan Update

Steering Committee Meeting #3 Summary

The third steering committee meeting was held on September 17th, 2025, at Perkasie Borough Hall to direct the Borough’s Economic Development Plan Update. The following committee members attended the meeting: Kelly Laustsen, Meghan Grever, Bruce Costa, and Dante King. Assistant Borough Manager, Linda Reid also attended the meeting. G&A consultants Judith Stern Goldstein, R.L.A and Adrienne Blank R.L.A facilitated the meeting.

An overview of the Image Development Report/Developing a Brand for Downtown was reviewed and discussed with the following highlights:

- Perkasie experiences and key place identifiers such as tree lighting, twin bridges and “The Perk” were identified.
- The voice of Perkasie’s brand was described as genuine, positive and welcoming.
- The traits and personalities of the target audience were discussed.
- Physical disconnects/barriers that currently exist downtown were identified through nodal development and mapping exercise.
- The identified market position statement was discussed with an emphasize on “healthy living” and blending scenic beauty walkable neighborhoods with quaint housing.

An overview of the Five-Year Strategic Plan was reviewed and discussed with overall goals including preserve historic buildings, develop a town center, improve connectivity, support local entrepreneurs and attract new businesses that fit within the community’s “small-town” charm.

The Vision Statement and Transformational Strategy was reviewed and discussed with an overall goal to “**maintain authenticity**” with top three (3) strategies including:

- Enhance the arts and cultural activities through placemaking.
- Healthy Living/ Recreation – by capitalizing on existing regional resources such as trails/parks as well as spas/fitness facilities in the Borough.
- Business activation development and support.

All were invited to attend the presentation of the strategies identified thus far, at the Planning Commission meeting on September 24th at 7 pm.

A Stakeholder Focus Group meeting is scheduled for October 8th at 8:30 am at Perkasie Borough to collaborate with regional partners/stakeholders on the planning process.

The next steps include preparing the Organizational Structure and Sustainability Plan for the next Steering committee meeting scheduled for **January 14** at 8:30 am.

The meeting ended at 10:30 am.

Perkasie Borough – Economic Development Plan Update

Steering Committee Meeting #4 Summary

The fourth steering committee meeting was held on January 15th, 2026, at Perkasie Borough Hall to direct the Borough's Economic Development Plan Update. The following committee members attended the meeting: Kelly Laustsen, Meghan Grever, Bruce Costa, Alice Krier, and Donte King along with newly appointed members Emma Hawkins, and Robin Schilling. Assistant Borough Manager, Linda Reid, also attended the meeting. G&A consultants Judy Stern Goldstein, R.L.A and Adrienne Blank R.L.A facilitated the meeting.

An overview of the Organizational Structure and Sustainability Plan was reviewed and discussed with the following highlights:

- The organizational structure for downtown development can be formalized under the umbrella of the Borough, with pros being it's already an established entity to apply for designation. A transition to a separate non-profit in the future was discussed to further maximize funding opportunities. (A need to bridge perceived disconnect between business view and government "voice" through the overall shared vision was identified.) After discussion of all options, this was the one recommended by the Steering Committee.
- Perkasie Town Improvement Association (PTIA) can be a strong partner to the organization (revitalization initiative) and has implemented façade grants for Perkasie.
- Both the Historical Committee of Council (existing) and Economic Committee Volunteer Board (to be created) appointed by Borough Council were also identified to be a part of the revitalization organization structure.
- The Main Street Approach was reviewed and discussed as the best methodology to implement economic development with its well-established success both nationally and throughout Pennsylvania. Other examples of designated communities including Quakertown Alive, were discussed.
- A discussion about business improvement district (BID) as an organizational structure option was reviewed and discussed. Voting and assessment requirements for property owners did not seem like a good fit for Perkasie at this time.
- Commercial areas within the Borough were identified as partners with collaboration and cooperation on resources.

Volunteer development for the organization was reviewed and discussed. Through Main Street designation, PA downtown Center provides support for board training, main street manager training and committee training. Funding for paid scholarships and interns could be sought. The Bucks County Association of Township Officials (BCATO) offers scholarships to engage youth.

Perkasie Borough – Economic Development Plan Update

An overview of the Five-Year Administration Sustainability Plan was reviewed and discussed with support through the Main Street Matters Program. Brainstorming for other funding opportunities to sustain a full-time manager were discussed.

The following *Businesses priorities Summary* was identified and discussed with a desire “to walk rather than run” expressed with a unified “new” voice for the organization (revitalization initiative):

-Marketing Perkasie: build a clear *Visit / Shop Perkasie* identity and use it consistently across marketing, events, and signage.

-Wayfinding signage: tying in business districts to parks and trails, making it easier for people to connect what we already have.

-Social media: weekly business features, grouping like businesses together on posts, sharing events, tying in parks & rec activities, historical features, visit / shop campaign.

-Facade grants: to help improve the look of some retail buildings that look more industrial or general updates.

-Mixed use development: to create more availability for lease rentals on the first floor of town center buildings.

-Focus on tourism: getting more on the map / target with Visit Bucks County.

-Beautification of town center / downtown

-Arts & Culture: The last 3 could be tied together with places for people to linger like outdoor seating - benches, take photos that will be shared (art backdrops), welcome signs, bike racks, outdoor string lighting, local art featured on banners, having an arts festival.

Lastly, a discussion on increasing property values, attainable housing, support engagement and excitement was shared.

All were invited to attend the presentation on the findings, scheduled for the Second Public meeting on March 11th at 6 pm at Borough Hall.

Next steps include preparing the *Implementation Plan*, goals, and performance measures as part of the final plan for the Steering committee meeting #5 scheduled for Wednesday **April 8** at 8:30 am.

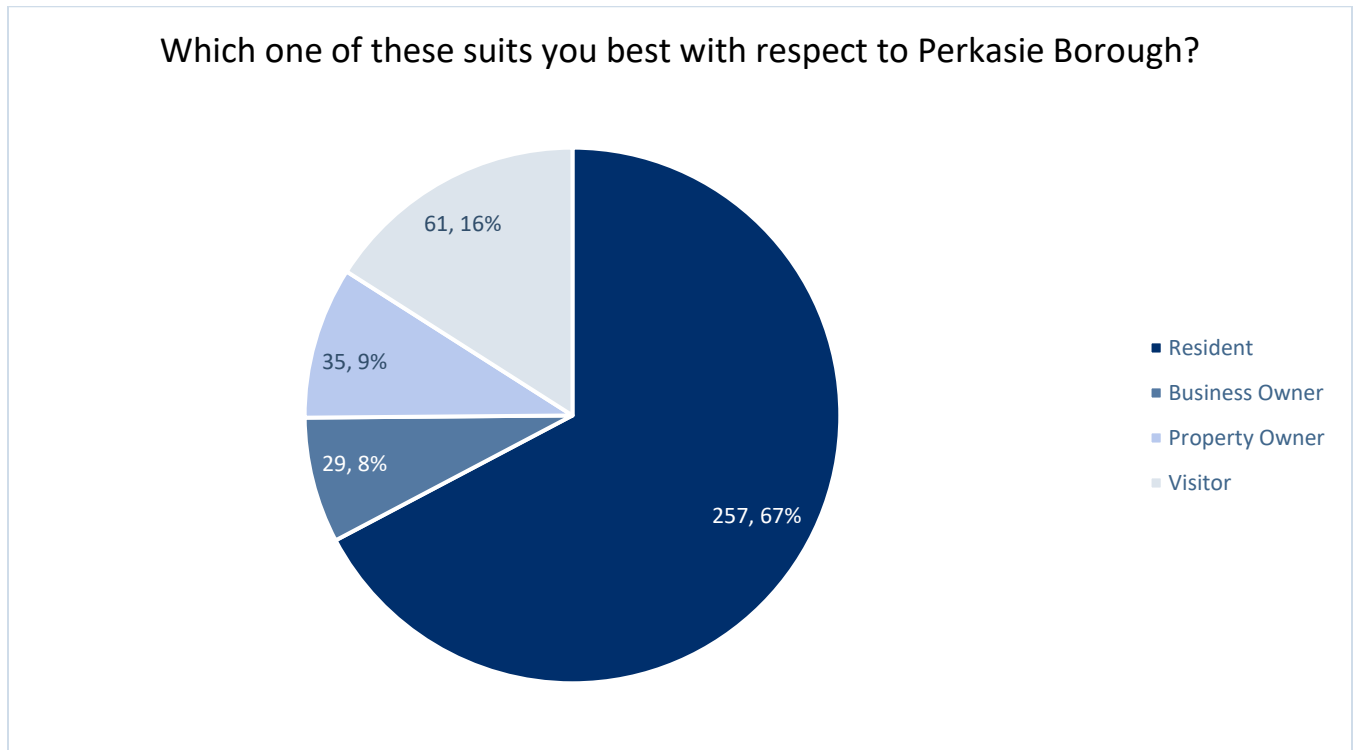
The meeting ended at 10:00 am.

COMMUNITY SURVEY

A Community Survey was launched early in the project which collected responses from June 16, 2025, until June 30, 2025. Within that time frame, 382 responses were collected which was “statistically significant” with 4% of the Borough’s population completing the questionnaire. For a population size of 9,176, a sample size of 369 would be required to have a confidence level of 95% and a margin of error of 5% making it statistically significant. The survey included fourteen (14) questions to capture the needs and wants of the community and to understand their interests, desires, and traits.

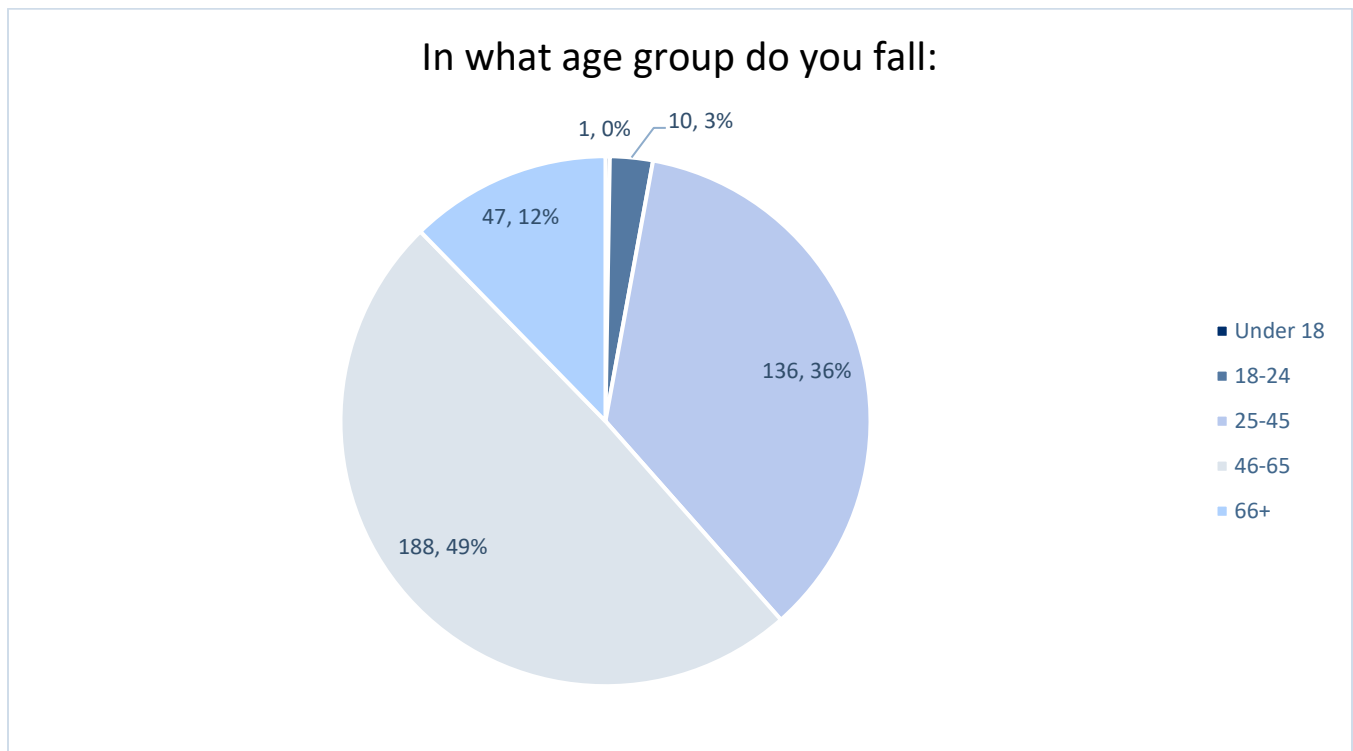
Question 1: Which one of these suits you best with respect to Perkasio Borough?

The first question asked respondents to identify how they best related to Perkasio Borough. The majority of respondents indicated that they are residents, followed by visitors, property owners, and business owners.



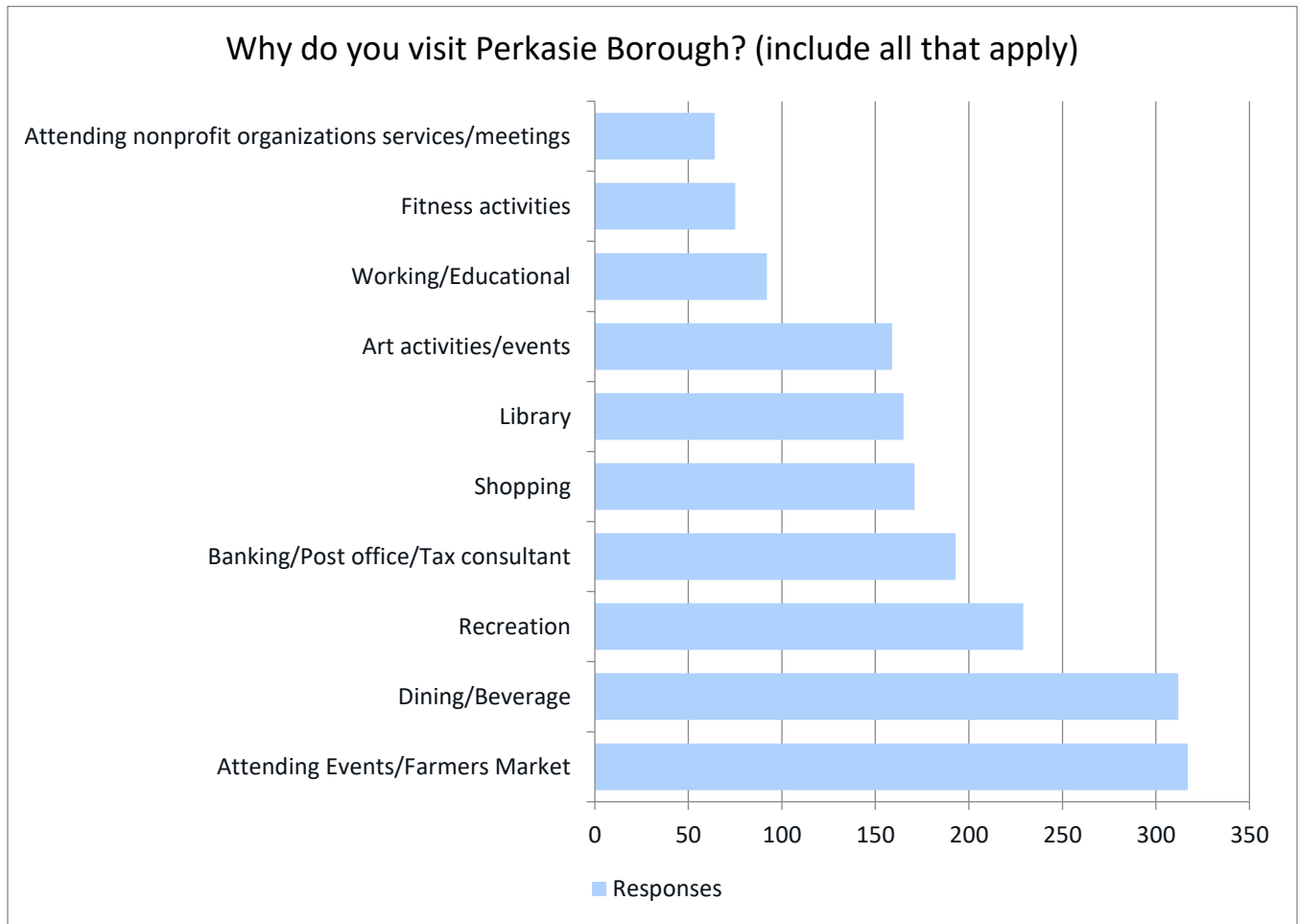
Question 2: In what age group do you fall:

The survey question indicated that nearly half of the respondents are between the ages of 46-65 (49%).



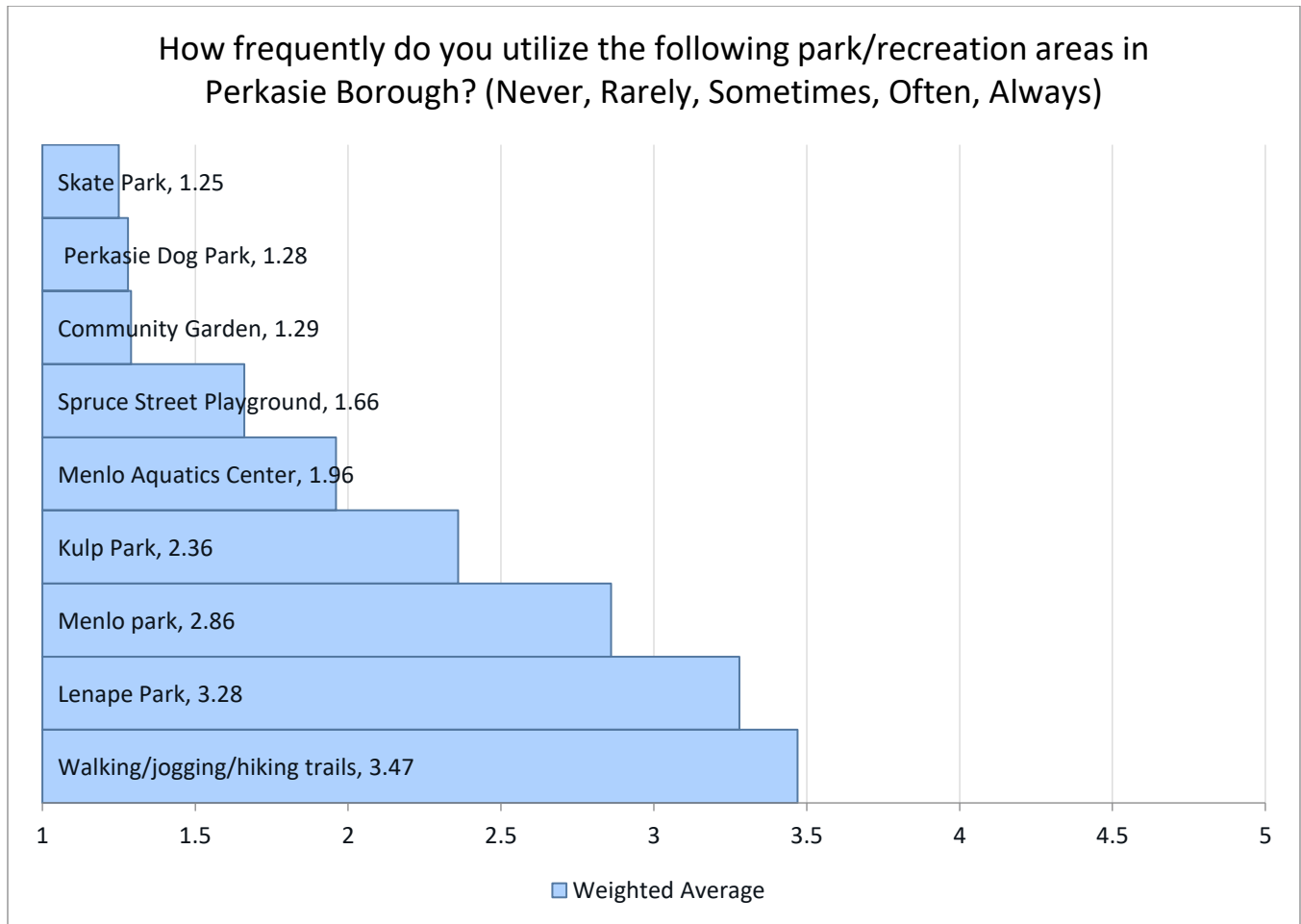
Question 3: Why do you visit Perkasio Borough? (include all that apply)

The survey asked respondents to choose any reasons that they have to visit Perkasio Borough. Attending Events/Farmers Markets received the most responses, closely followed by Dining/Beverage.



**Question 4: How frequently do you utilize the following park/recreation areas in Perkasio Borough?
(Never, Rarely, Sometimes, Often, Always)**

The survey asked respondents to the frequency that they utilize the existing recreation facilities within the park and recreation facilities within Perkasio Borough. Respondents ranked their answers on a Likert scale from 1-5, with 1 being a “Never,” 2 being a “Rarely,” 3 being “Sometimes,” 4 being “Often,” and 5 being “Always.” Walking/jogging/hiking trails has the highest weighted average of 3.47, which is followed by Lenape Park (3.28), and Menlo Park (2.86).



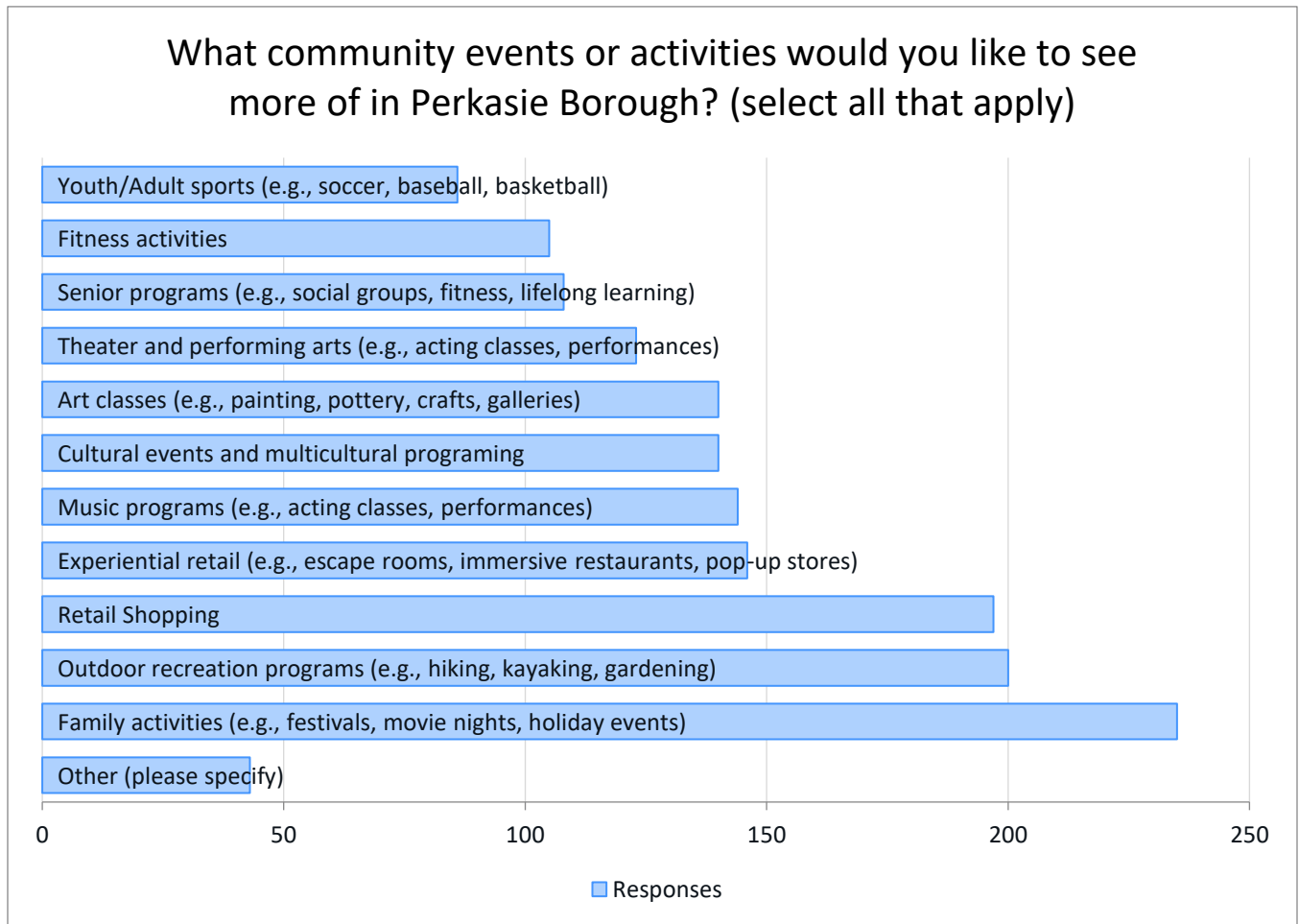
Question 5: How likely are you to find parking in Perkasio Borough?

Weighted Average: 4.04

The survey asked respondents to the frequency that they are able to find parking in Perkasio Borough. Respondents ranked their answers on a Likert scale from 1-5, with 1 being a “Never,” 2 being a “Rarely,” 3 being “Sometimes,” 4 being “Often,” and 5 being “Always.” There is also an option for respondents to indicate N/A, that the question was not applicable to them. The weighted average is 4.04, indicating that the respondents mostly answered between “Often” and “Always,” and that respondents generally found available parking within the Borough.

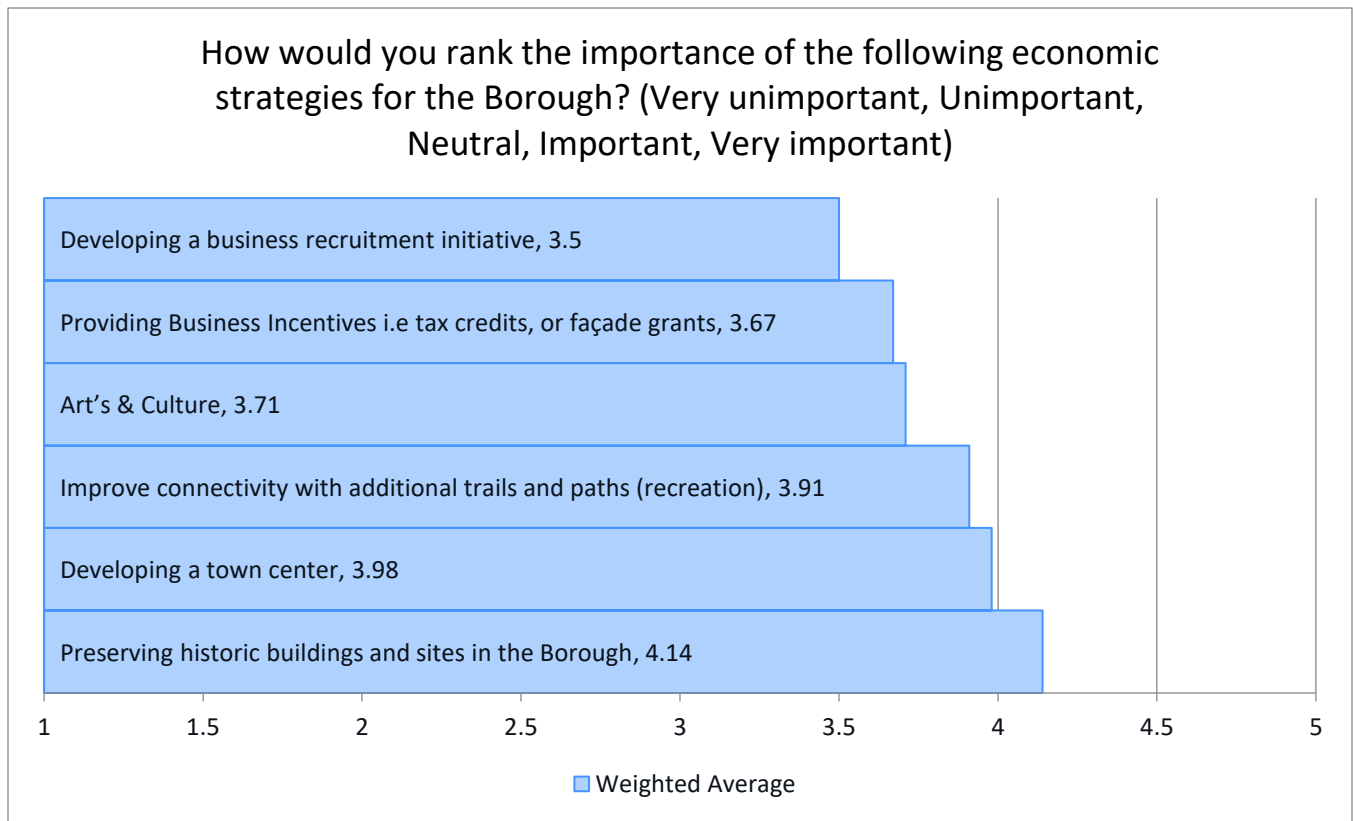
**Question 6: What community events or activities would you like to see more of in Perkasio Borough?
(select all that apply)**

The survey asked respondents what community events or activities they would like to see more of in Perkasio Borough, with the option to select multiple answers. Family activities received the most responses, followed by outdoor recreation programs, and retail shopping. There was an area where respondents could also write-in responses, in “Other.”



For the option of “Other,” respondents were provided an open-ended response to specify which community events or activities they would like to see. Not all respondents answered, however, the words most repeated within the open-ended responses are “restaurants,” “trail,” “events,” and “classes” as replicated in the following word cloud. For a full list of all responses please see the Community Survey Summary Data – Open ended responses in the appendix.

Question 8: How would you rank the importance of the following economic strategies for the Borough? (Very unimportant, Unimportant, Neutral, Important, Very important).

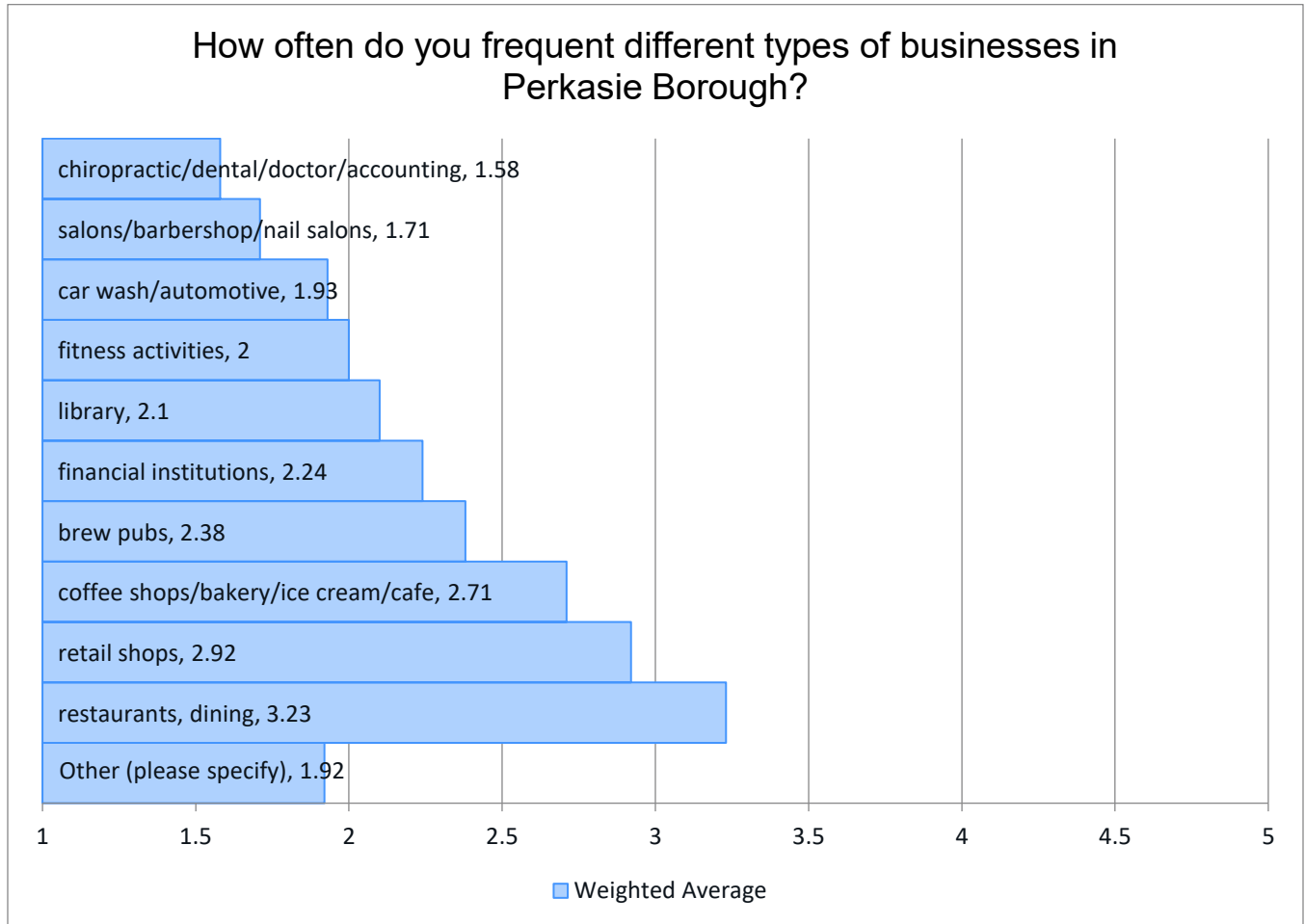


The survey asked respondents to rank the importance of the following economic strategies for the Borough. Respondents ranked their answers on a Likert scale from 1-5, with 1 being “Very Unimportant,” 2 being “Unimportant,” 3 being “Neutral,” and 4 being “Important,” and 5 being “Very Important.” All of the answers received a ranking of 3.5 or greater, indicating that the respondents generally positively weighed all of these economic strategies.

Preserving historic buildings and sites in the Borough had the highest weighted average at 4.14.

Question 10: How often do you frequent different types of businesses in Perkasio Borough?

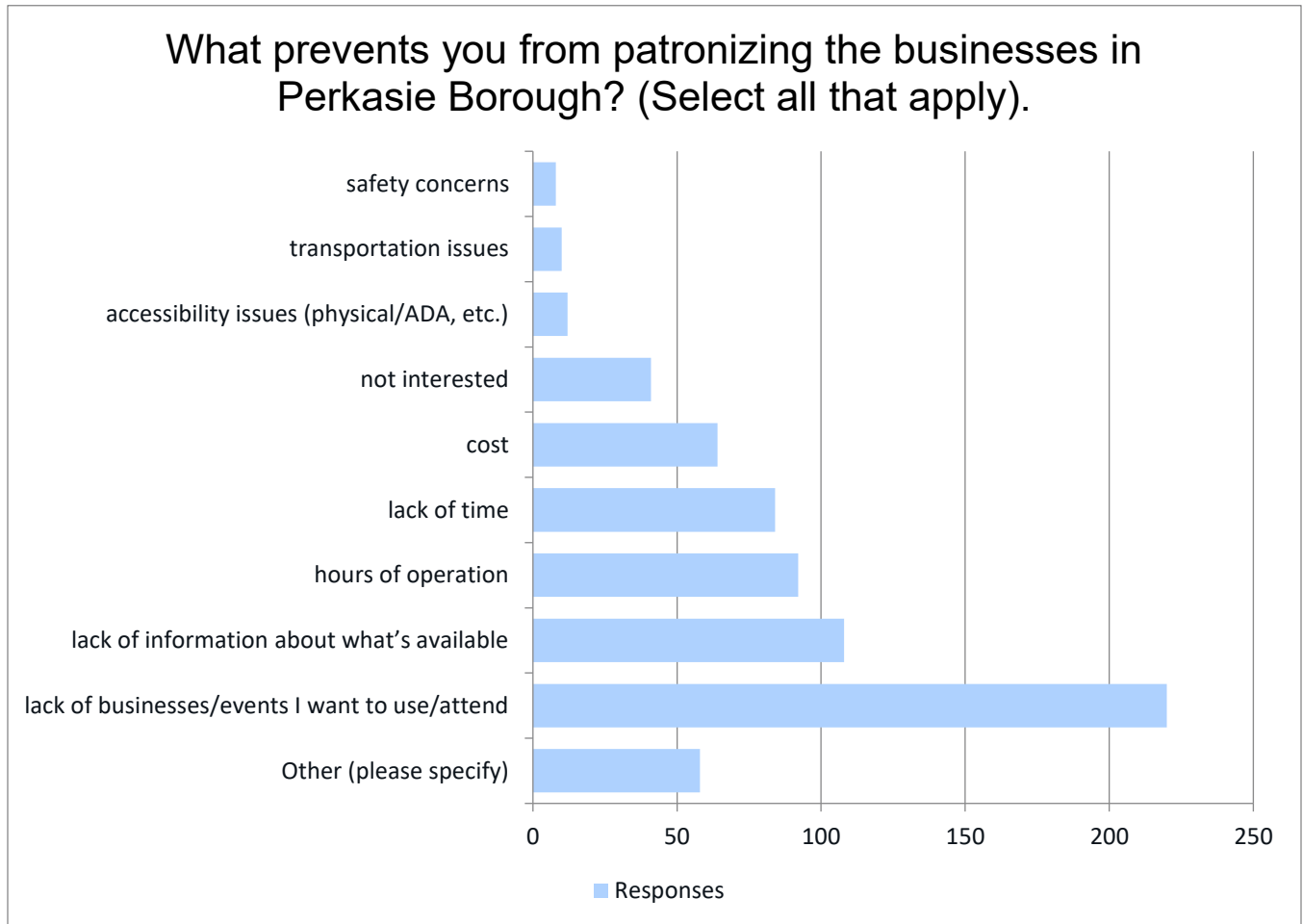
The survey asked respondents how often they frequent different types of businesses in the Borough. Respondents ranked their answers on a Likert scale from 1-5, with 1 being a “Never,” 2 being a “Rarely,” 3 being “Sometimes,” 4 being “Often,” and 5 being “Always.” There was an area where respondents could also write-in responses.



For the option of “Other,” respondents were provided an open-ended response to specify how often they frequent different types of business in the Borough. Not all respondents answered, however, the words most repeated within the open-ended responses are “time,” “shop,” “Park,” and “classes.”

Question 11: What prevents you from patronizing the businesses in Perkasio Borough? (Select all that apply).

The survey asked respondents to choose any constraints that prevent patronizing the businesses in Perkasio Borough. Lack of business/events I want to use/attend received the most responses, followed by lack of information about what’s available, and hours of operation.



For the option of “Other,” respondents were provided an open-ended response to specify what prevents people from patronizing businesses within Perkasio Borough. Not all respondents answered “other,” however, the most repeated words within the open-ended responses are “parking” and “businesses.”

The most repeated communities are “Quakertown,” “Doylestown,” “Souderton,” “Sellersville,” and “Dublin.”



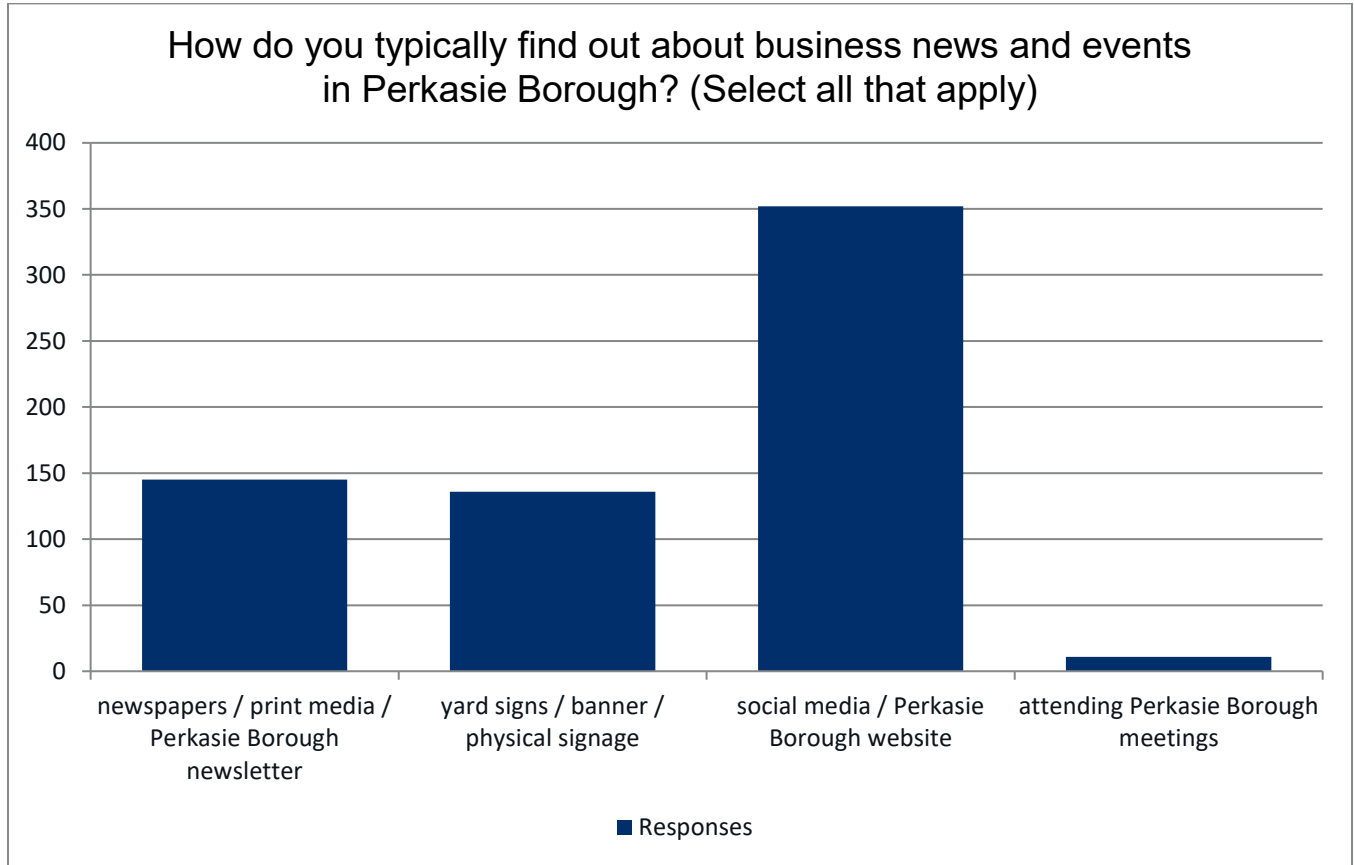
Question 13: What are your recommendations for improving the overall economic vitality of Perkasio Borough?

The respondents were provided with an open response to provide their recommendations to improving the overall economic vitality of the Borough. The most repeated words within the open-ended responses are “businesses,” “shops,” “restaurants,” “parking,” and “events.” The recommendations included common themes like business recruitment of art shops, gifts/clothing shops, full-service bakeries, outdoor recreation stores, dining, and theater, while supporting the business already existing by offering tax credits or tax incentives and more façade grants. Many of the responses included a desire to maintain the small-town charm with historic adaptive reuse of buildings while adding walkability improvements such as more sidewalks, walking paths with gardens, greenspace, outdoor dining and family friendly places and activities. Common themes included development of a town center, repurpose “Shelly’s area” and marketing strategies to “support current businesses using social media” or a centralized initiative for “better communication about what is here.” Some specific recommendations included “expand trail connections to Hilltown,” and “reintroducing passenger rail line for the community.” Overall, the recommendations included a focus on retail trade development while maintaining the unique assets and charm of Perkasio.



**Question 14: How do you typically find out about business news and events in Perkasio Borough?
(Select all that apply)**

Respondents were asked how they typically find out about business news and events within the Borough, and with the option to select multiple answers. Social media/ Perkasio Borough website received the most responses, followed by newspapers/ print media/ Perkasio Borough newsletter.



Survey questions

To understand the current conditions and perceptions of the people who know the community well, its residents, business owners, property owners and stakeholders, and to understand the wants and desires for the future, a survey is being launched with the following questions:

1. Which one of these suits you best with respect to Perkasie Borough?
 - A. Resident
 - B. Business Owner
 - C. Property Owner
 - D. Visitor

2. In what age group do you fall:
 - A. Under 18
 - B. 18-24
 - C. 25-45
 - D. 46-65
 - E. 66+

3. Why do you visit Perkasie Borough? (include all that apply)
 - A. Attending Events/Farmers Market
 - B. Dining/Beverage
 - C. Shopping
 - D. Working/Educational
 - E. Recreation
 - F. Attending nonprofit organizations services/meetings
 - G. Banking/Post office/Tax consultant
 - H. Library
 - I. Art activities/events
 - J. Fitness activities

4. How frequently do you utilize the following park/recreation areas in Perkasie Borough?
(Never, Rarely, Sometimes, Often, Always)
 - A. Menlo park
 - B. Walking/jogging/hiking trails
 - C. Lenape Park
 - D. Kulp Park
 - E. Spruce Street Playground
 - F. Perkasie Dog Park
 - G. Community Garden
 - H. Skate Park
 - I. Menlo Aquatics Center

5. How likely are you to find parking in Perkasie Borough?

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- A. Never
 - B. Rarely
 - C. Sometimes
 - D. Often
 - E. Always
 - F. N/A
6. What community events or activities would you like to see more of in Perkasie Borough?
(select all that apply)
- A. Art classes (e.g., painting, pottery, crafts, galleries)
 - B. Theater and performing arts (e.g., acting classes, performances)
 - C. Music programs (e.g., acting classes, performances)
 - D. Cultural events and multicultural programming
 - E. Outdoor recreation programs (e.g., hiking, kayaking, gardening)
 - F. Family activities (e.g., festivals, movie nights, holiday events)
 - G. Retail Shopping
 - H. Experiential retail (e.g., escape rooms, immersive restaurants, pop-up stores)
 - I. Youth/Adult sports (e.g., soccer, baseball, basketball)
 - J. Senior programs (e.g., social groups, fitness, lifelong learning)
 - K. Fitness activities
 - L. Other (please specify)
7. Do you agree with this statement? “I feel safe walking in Perkasie Borough?”
- A. Strongly disagree
 - B. Disagree
 - C. Neutral
 - D. Agree
 - E. Totally agree
8. How would you rank the importance of the following economic strategies for the Borough?
(Very unimportant, Unimportant, Neutral, Important, Very important)
- A. Preserving historic buildings and sites in the Borough
 - B. Providing Business Incentives i.e tax credits, or façade grants
 - C. Developing a town center
 - D. Improve connectivity with additional trails and paths (recreation)
 - E. Developing a business recruitment initiative
 - F. Art’s & Culture
9. What are your suggestions for creating a more vibrant and welcoming environment for residents, visitors, and businesses?
10. How often do you frequent different types of businesses in Perkasie Borough?

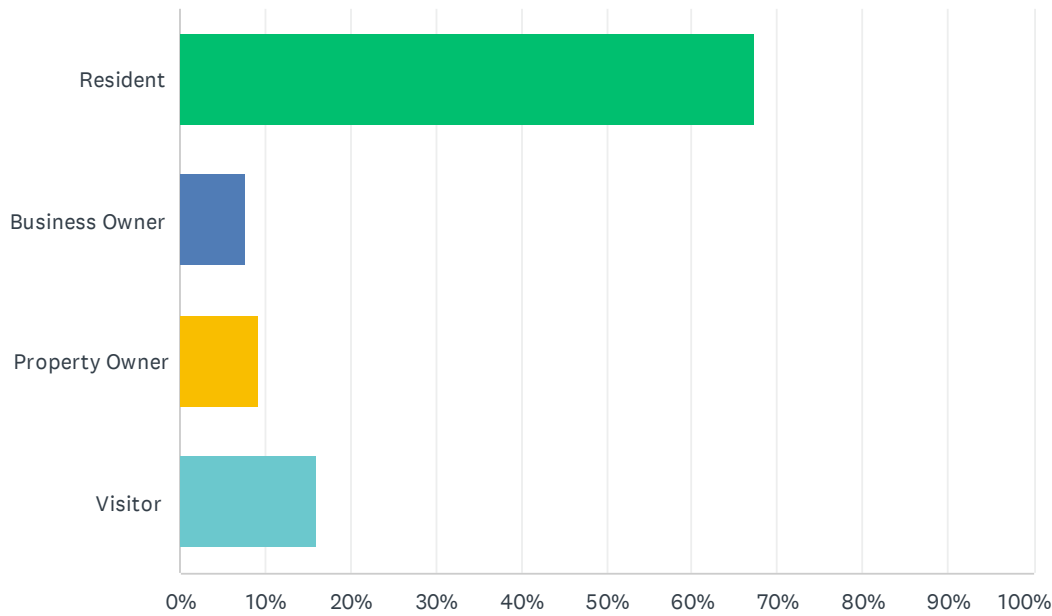
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(Never, Rarely (*1 time per month*), Occasionally (*2-3 times per month*), Often (*at least once per week*), Very often (*at least 2-3 times per week*))

- A. retail shops
 - B. restaurants, dining
 - C. brew pubs
 - D. financial institutions
 - E. chiropractic/dental/doctor/accounting
 - F. library
 - G. coffee shops/bakery/ice cream/cafe
 - H. car wash/automotive
 - I. salons/barbershop/nail salons
 - J. fitness activities
 - K. other
11. What prevents you from patronizing the businesses in Perkasie Borough? (Select all that apply).
- A. lack of time
 - B. lack of businesses/events I want to use/attend
 - C. accessibility issues (physical/ADA, etc.)
 - D. safety concerns
 - E. lack of information about what's available
 - F. transportation issues
 - G. cost
 - H. not interested
 - I. hours of operation
 - J. other (please specify)
12. When not in Perkasie Borough, which nearby community do you visit and what activity draws you there?
13. What are your recommendations for improving the overall economic vitality of Perkasie Borough?
14. How do you typically find out about business news and events in Perkasie Borough? (Select all that apply)
- A. newspapers / print media / Perkasie Borough newsletter
 - B. yard signs / banner / physical signage
 - C. social media / Perkasie Borough website
 - D. attending Perkasie Borough meetings

Q1 Which one of these suits you best with respect to Perkaskie Borough?

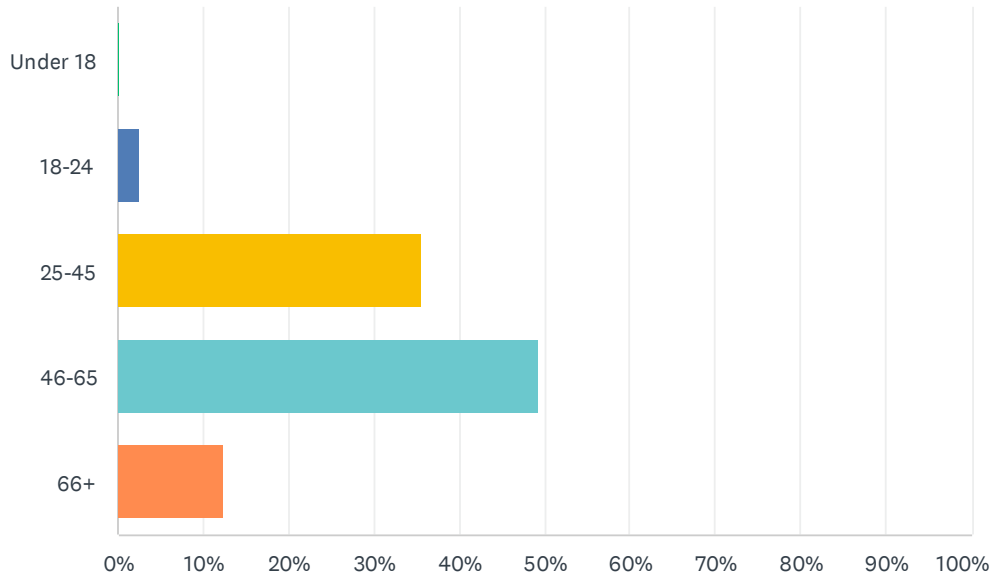
Answered: 382 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident	67.28%	257
Business Owner	7.59%	29
Property Owner	9.16%	35
Visitor	15.97%	61
TOTAL		382

Q2 In what age group do you fall:

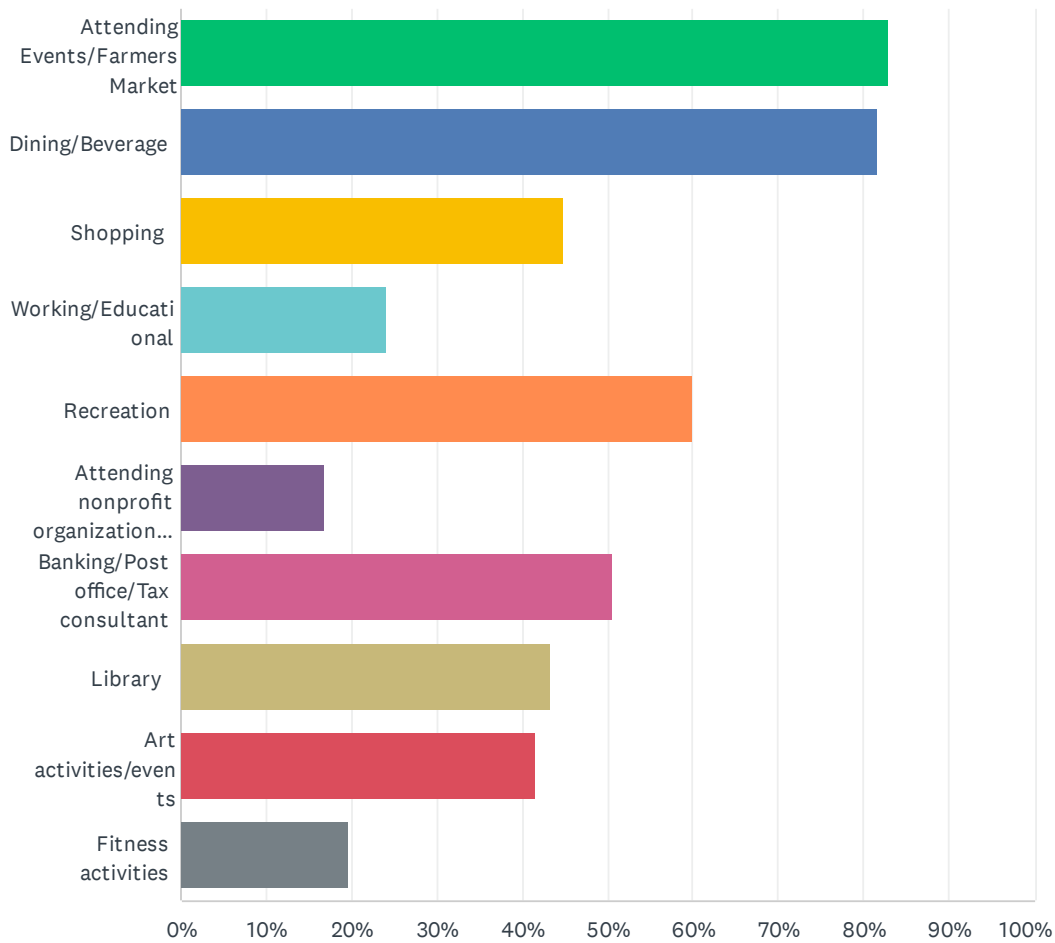
Answered: 382 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.26%	1
18-24	2.62%	10
25-45	35.60%	136
46-65	49.21%	188
66+	12.30%	47
TOTAL		382

Q3 Why do you visit Perkasie Borough? (include all that apply)

Answered: 382 Skipped: 0

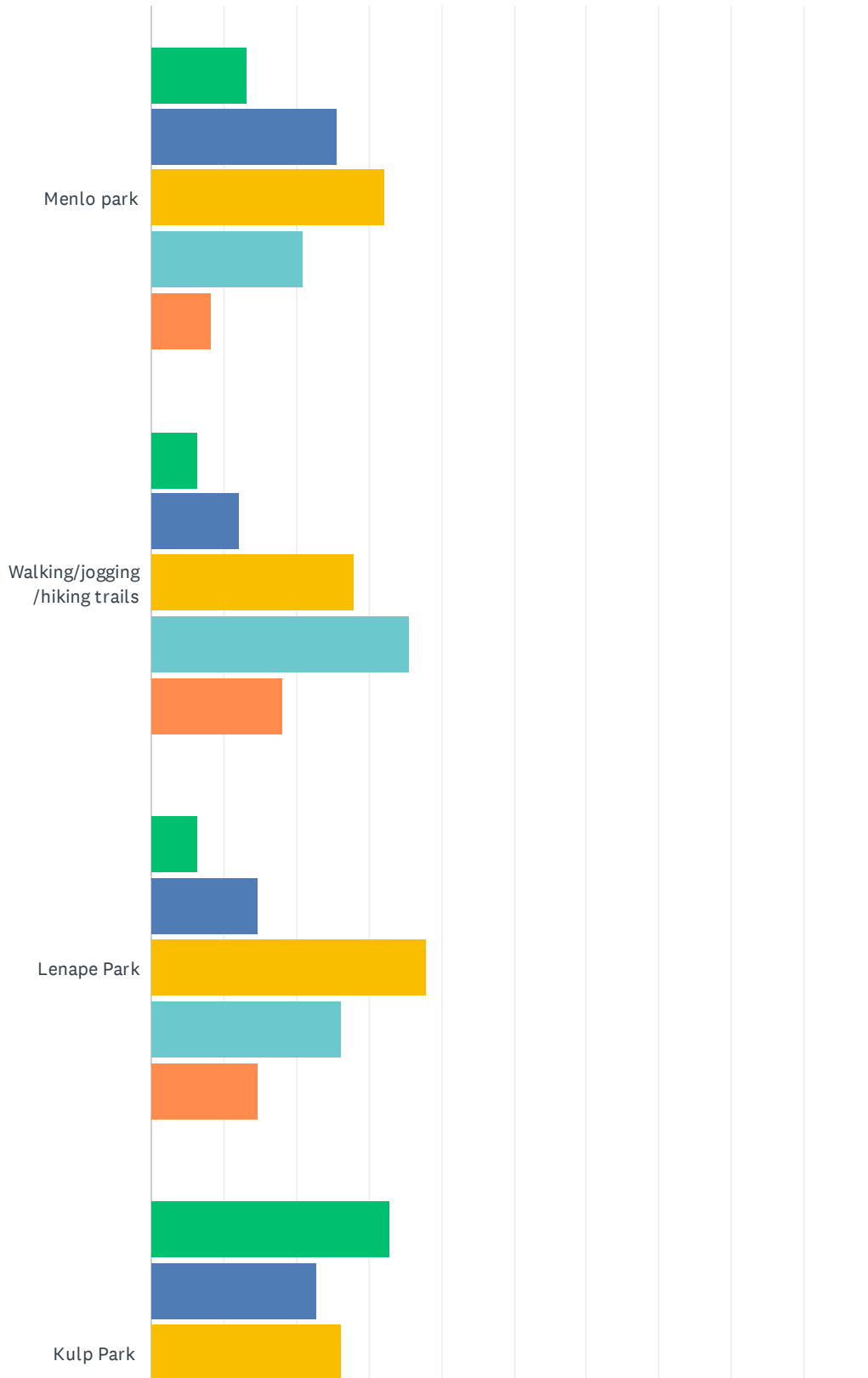


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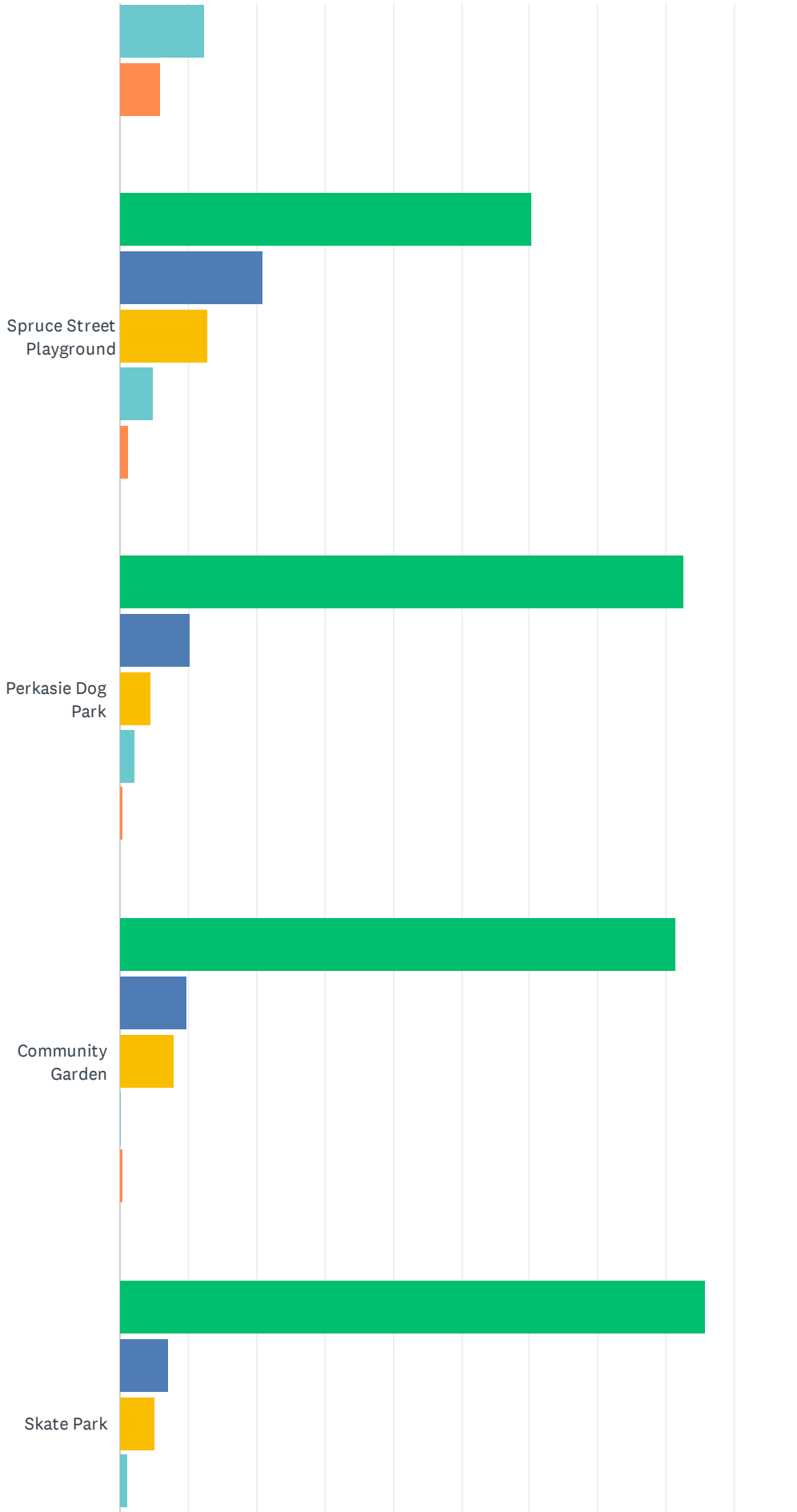
ANSWER CHOICES	RESPONSES	
Attending Events/Farmers Market	82.98%	317
Dining/Beverage	81.68%	312
Shopping	44.76%	171
Working/Educational	24.08%	92
Recreation	59.95%	229
Attending nonprofit organizations services/meetings	16.75%	64
Banking/Post office/Tax consultant	50.52%	193
Library	43.19%	165
Art activities/events	41.62%	159
Fitness activities	19.63%	75
Total Respondents: 382		

Q4 How frequently do you utilize the following park/recreation areas in Perkasie Borough? (Never, Rarely, Sometimes, Often, Always)

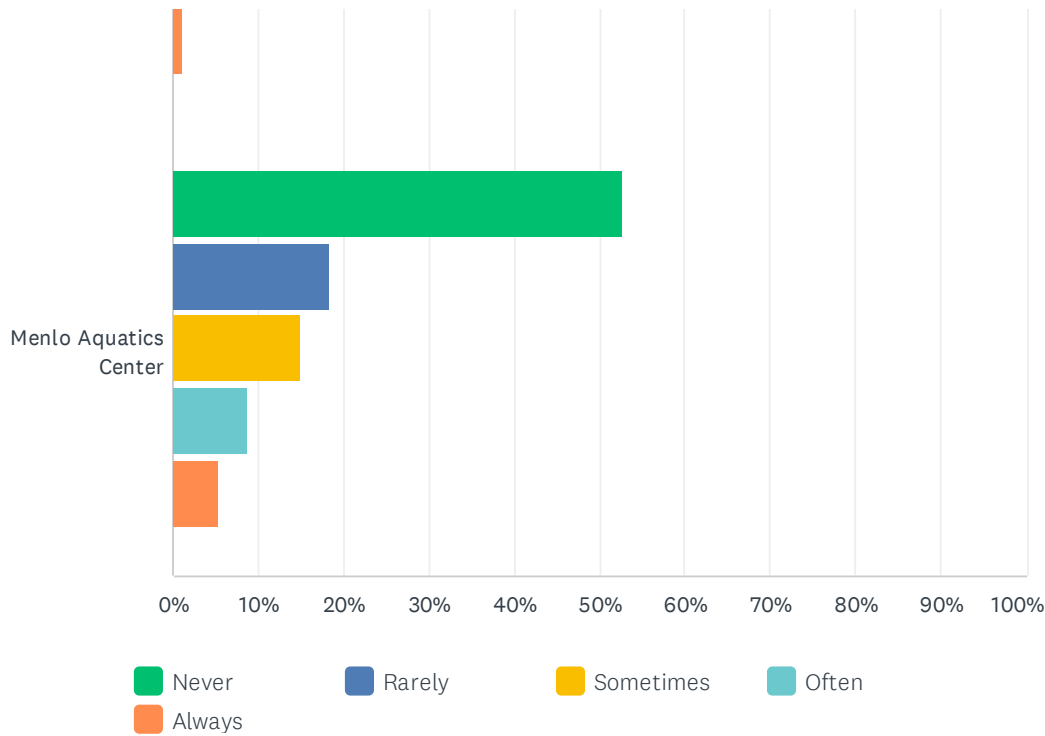
Answered: 382 Skipped: 0



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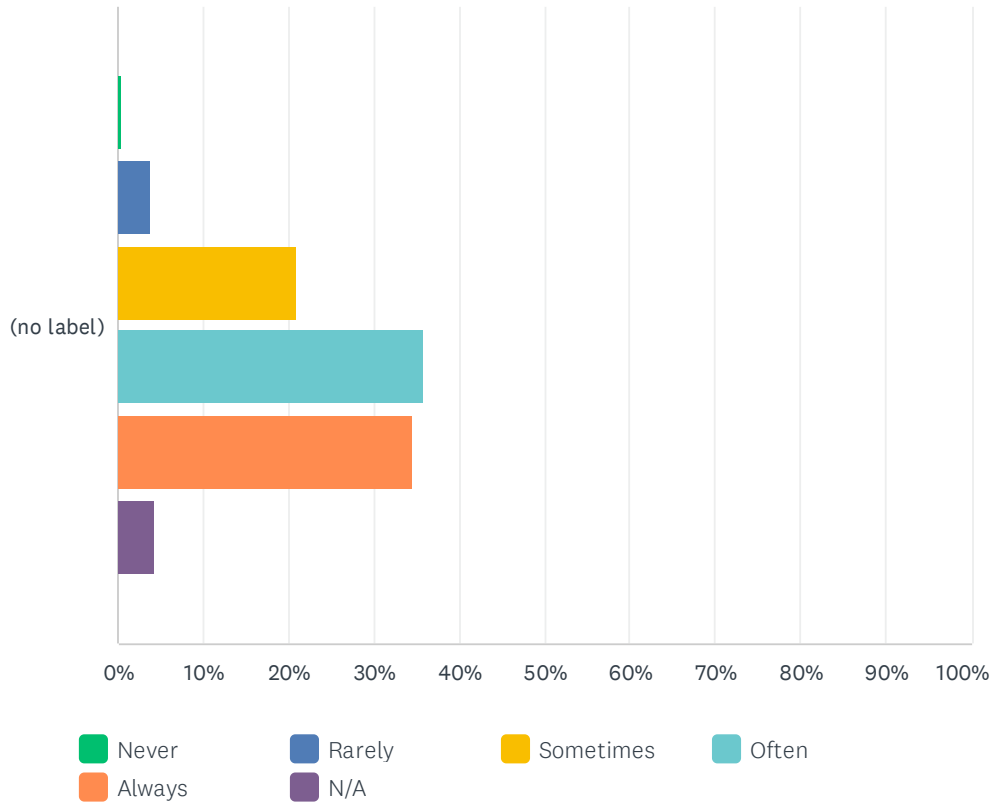
Perkasie Borough Economic Development Plan Community Survey



	NEVER	RARELY	SOMETIMES	OFTEN	ALWAYS	TOTAL	WEIGHTED AVERAGE
Menlo park	13.16% 50	25.53% 97	32.11% 122	20.79% 79	8.42% 32	380	2.86
Walking/jogging/hiking trails	6.32% 24	12.11% 46	27.89% 106	35.53% 135	18.16% 69	380	3.47
Lenape Park	6.30% 24	14.70% 56	38.06% 145	26.25% 100	14.70% 56	381	3.28
Kulp Park	32.89% 123	22.73% 85	26.20% 98	12.30% 46	5.88% 22	374	2.36
Spruce Street Playground	60.27% 226	20.80% 78	12.80% 48	4.80% 18	1.33% 5	375	1.66
Perkasie Dog Park	82.59% 313	10.29% 39	4.49% 17	2.11% 8	0.53% 2	379	1.28
Community Garden	81.43% 307	9.81% 37	7.96% 30	0.27% 1	0.53% 2	377	1.29
Skate Park	85.71% 324	7.14% 27	5.03% 19	1.06% 4	1.06% 4	378	1.25
Menlo Aquatics Center	52.63% 200	18.42% 70	15.00% 57	8.68% 33	5.26% 20	380	1.96

Q5 How likely are you to find parking in Perkasie Borough?

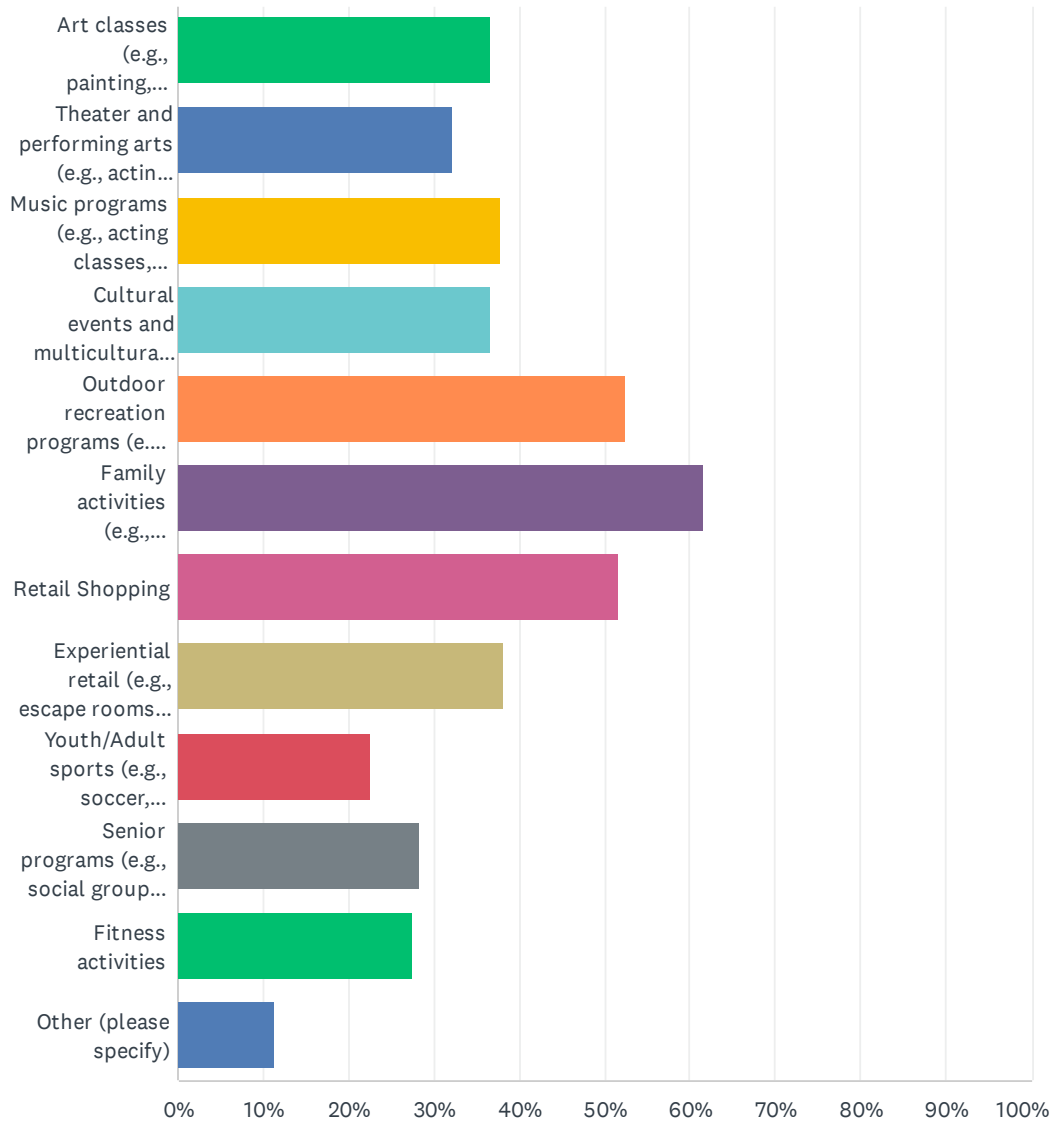
Answered: 382 Skipped: 0



	NEVER	RARELY	SOMETIMES	OFTEN	ALWAYS	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	0.52%	3.93%	20.94%	35.86%	34.55%	4.19%	382	4.04
	2	15	80	137	132	16		

Q6 What community events or activities would you like to see more of in Perkasie Borough? (select all that apply)

Answered: 382 Skipped: 0



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ANSWER CHOICES	RESPONSES	
Art classes (e.g., painting, pottery, crafts, galleries)	36.65%	140
Theater and performing arts (e.g., acting classes, performances)	32.20%	123
Music programs (e.g., acting classes, performances)	37.70%	144
Cultural events and multicultural programing	36.65%	140
Outdoor recreation programs (e.g., hiking, kayaking, gardening)	52.36%	200
Family activities (e.g., festivals, movie nights, holiday events)	61.52%	235
Retail Shopping	51.57%	197
Experiential retail (e.g., escape rooms, immersive restaurants, pop-up stores)	38.22%	146
Youth/Adult sports (e.g., soccer, baseball, basketball)	22.51%	86
Senior programs (e.g., social groups, fitness, lifelong learning)	28.27%	108
Fitness activities	27.49%	105
Other (please specify)	11.26%	43
Total Respondents: 382		

#	OTHER (PLEASE SPECIFY)	DATE
1	No pride events/ unnecessary	6/30/2025 8:50 PM
2	More amphitheater!	6/30/2025 8:29 PM
3	Local business rather than chains	6/30/2025 3:49 PM
4	Volunteer/nonprofit programs	6/30/2025 2:23 PM
5	Carpentry classes or mechanical classes	6/29/2025 9:13 PM
6	Farmers Market	6/25/2025 8:46 PM
7	Food truck festival	6/25/2025 7:49 PM
8	MORE RETAIL + RESTAURANTS!!!	6/22/2025 1:58 PM
9	art gallery	6/20/2025 11:47 PM
10	A bookstore	6/18/2025 9:30 PM
11	activities for babies, toddlers and working mothers (not just during day time))	6/18/2025 12:52 PM
12	Restaurants that are not pizza	6/18/2025 11:37 AM
13	More promotion and sponsorship of free programs at the library	6/18/2025 9:11 AM
14	Porchfest	6/18/2025 8:03 AM
15	Anything for youth/ teen	6/18/2025 6:54 AM
16	Porch fest	6/18/2025 6:50 AM
17	Perkasie Pride Borough event, flag raising, oath	6/17/2025 9:59 PM
18	Restaurants	6/17/2025 9:48 PM
19	Sports Bars	6/17/2025 8:31 PM
20	I think the younger generation could really benefit from a newer skate park such as quakertown. Years ago one was proposed but instead made the dog park which in my opinion	6/17/2025 8:04 PM

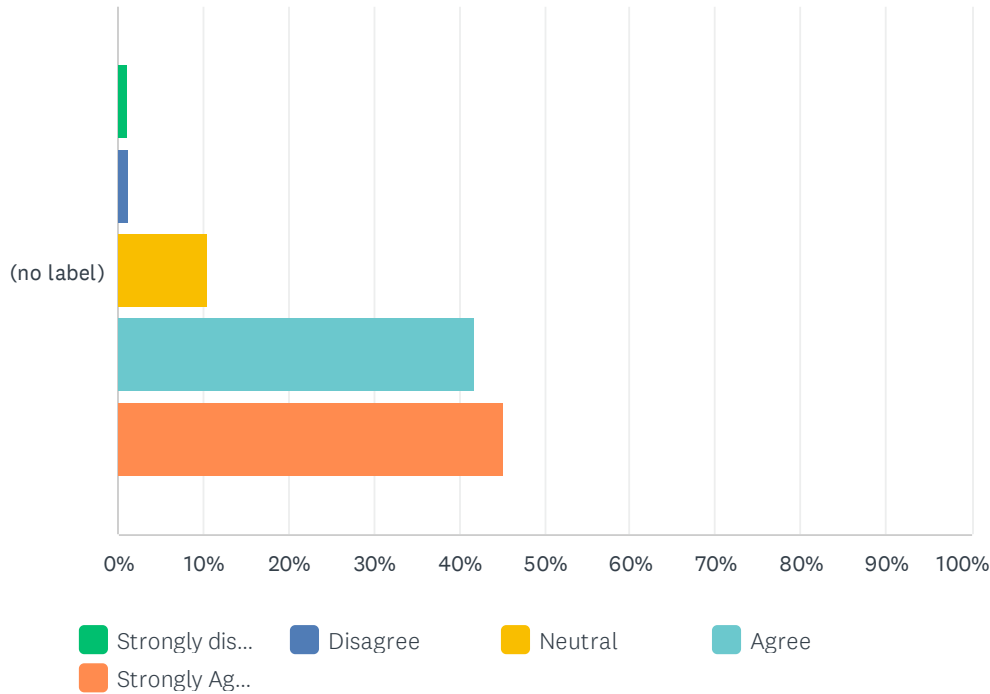
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wasn't really necessary provided that we have the walking trails. A newer skatepark would be an upfront cost however it would be less costly maintenance than keep replacing the boards and provide young kids a better outlet. Thank you for taking the time to read this.

21	Food that is not a chain or pizza	6/17/2025 6:35 PM
22	Job Fair	6/17/2025 6:35 PM
23	Diversity inclusion	6/17/2025 5:27 PM
24	Evening Dance classes at HS, 80s dance get togethers	6/17/2025 4:23 PM
25	A bagel place	6/17/2025 4:04 PM
26	Live music	6/17/2025 2:25 PM
27	Restaurants- both casual and fine dining	6/17/2025 2:21 PM
28	I really enjoyed porchfest. Honestly don't know what happened there just seemed to be a lot of finger pointing at the end	6/17/2025 1:47 PM
29	Affordable retail but not large box stores. Currently small business stores are too expensive or I don't know where they are due to no signs when on a side street.	6/17/2025 11:56 AM
30	All day camps for children who live in the borough. Plus there isn't enough day camps for working families	6/17/2025 11:17 AM
31	We don't need any more events	6/17/2025 11:00 AM
32	Restaurants	6/17/2025 10:54 AM
33	More dinner options (different than the perk or the ram), vegan options	6/17/2025 10:36 AM
34	Coffee shop or restaurant open until 10	6/17/2025 10:20 AM
35	None. Stop crowding the town. We like it quiet, the way it used to be.	6/17/2025 8:05 AM
36	kidical mass events, bike/pedestrian safety, bike coop space, tool library	6/16/2025 9:00 PM
37	Movie Theater	6/16/2025 8:33 PM
38	PreK / toddler offerings	6/16/2025 8:16 PM
39	Restaurants!!!	6/16/2025 8:02 PM
40	More concerts	6/16/2025 7:24 PM
41	Evening classes for adults	6/16/2025 5:39 PM
42	Vegan restaurants, sushi restaurant, boat rentals in the park, raparian buffer restoration along bike trail, adult fitness outdoor equipment along trail, more trails, more trash collection along bike trail, interpretative signs along trail	6/16/2025 4:44 PM
43	live music events	6/16/2025 4:37 PM

Q7 Do you agree with this statement? "I feel safe walking in Perkasie Borough?"

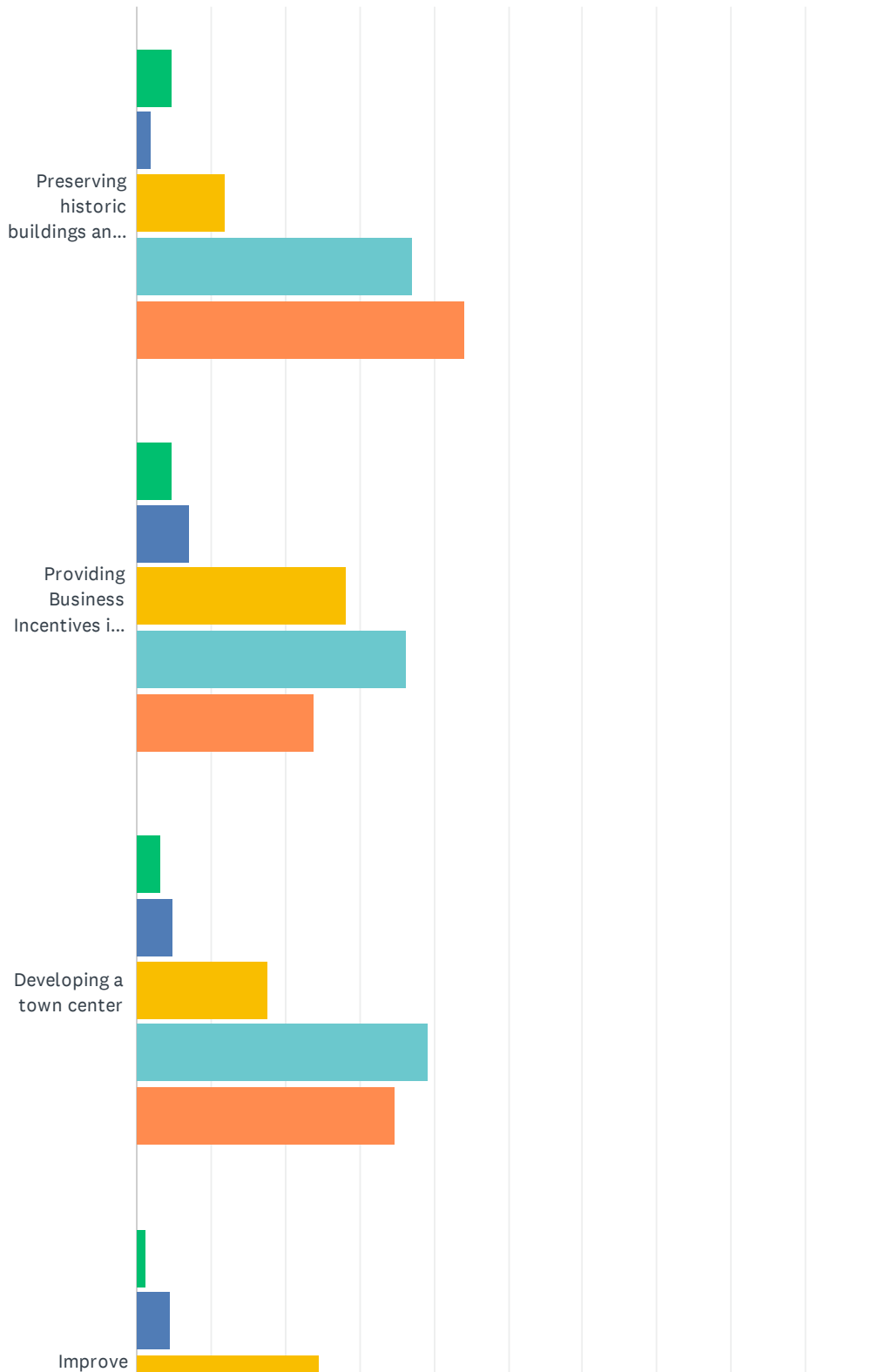
Answered: 382 Skipped: 0



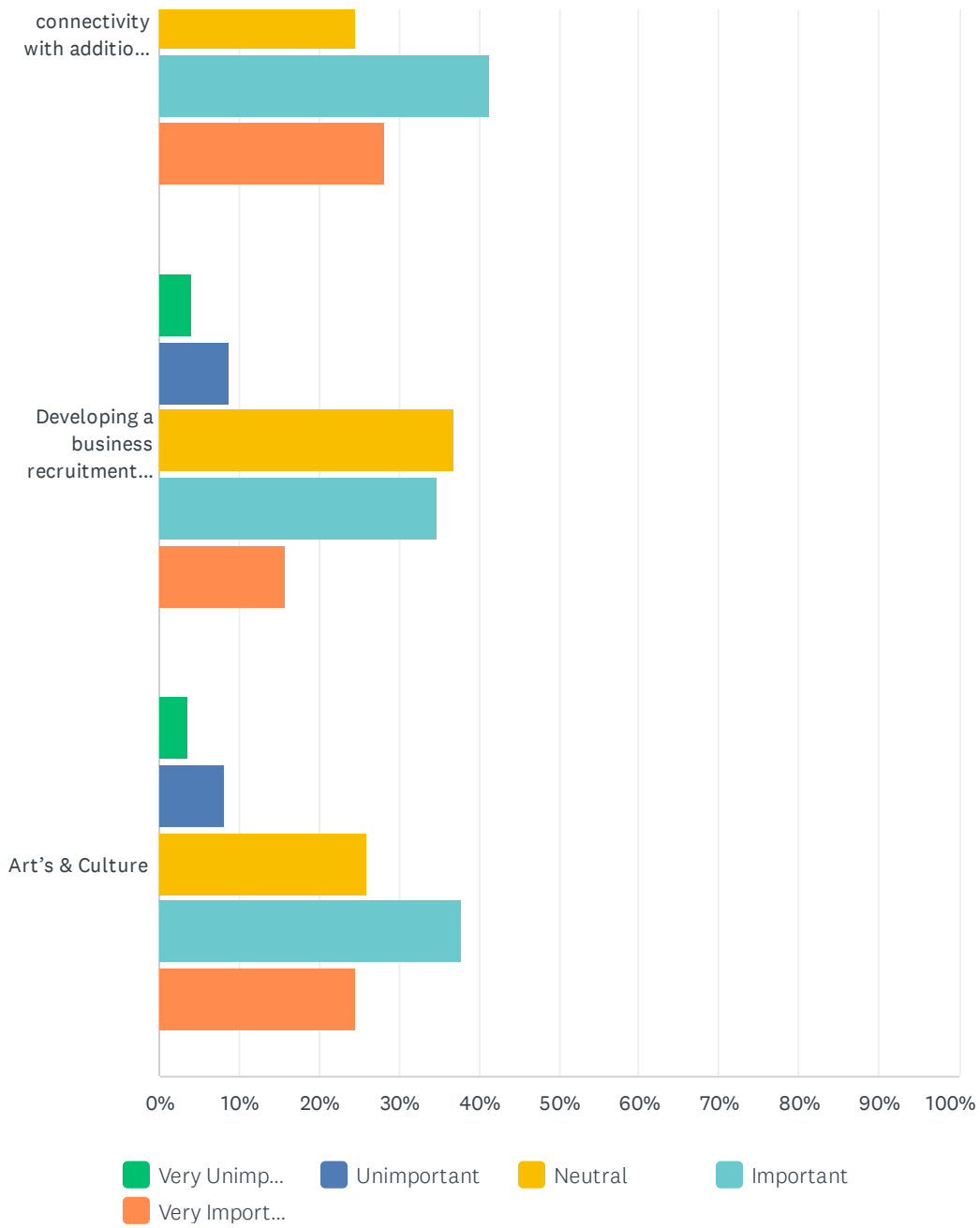
	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.05% 4	1.31% 5	10.47% 40	41.88% 160	45.29% 173	382	4.29

Q8 How would you rank the importance of the following economic strategies for the Borough? (Very unimportant, Unimportant, Neutral, Important, Very important)

Answered: 382 Skipped: 0



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	VERY UNIMPORTANT	UNIMPORTANT	NEUTRAL	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Preserving historic buildings and sites in the Borough	4.71% 18	1.83% 7	12.04% 46	37.17% 142	44.24% 169	382	4.14
Providing Business Incentives i.e tax credits, or façade grants	4.72% 18	7.09% 27	28.08% 107	36.22% 138	23.88% 91	381	3.67
Developing a town center	3.14% 12	4.97% 19	17.80% 68	39.27% 150	34.82% 133	382	3.98
Improve connectivity with additional trails and paths (recreation)	1.32% 5	4.49% 17	24.54% 93	41.42% 157	28.23% 107	379	3.91
Developing a business recruitment initiative	3.95% 15	8.68% 33	36.84% 140	34.74% 132	15.79% 60	380	3.50
Art's & Culture	3.66% 14	8.12% 31	25.92% 99	37.70% 144	24.61% 94	382	3.71

Q9 What are your suggestions for creating a more vibrant and welcoming environment for residents, visitors, and businesses?

Answered: 381 Skipped: 1

#	RESPONSES	DATE
1	Make it more walkable.	7/1/2025 7:40 AM
2	Change our culture to be vibrant and welcoming. Every thing right now screams closed, private, people who grew up here only	7/1/2025 6:41 AM
3	Protect the open spaces. Make sure the water is safe. Keep the town walkable if possible. A big thing going for this town is the charm. It doesn't have the variety of shops some of the larger towns have, but that doesn't make it bad. It is a very welcoming town.	6/30/2025 11:36 PM
4	Less "woke" businesses	6/30/2025 11:29 PM
5	More accessible parking	6/30/2025 10:51 PM
6	Encouraging more ethnic restaurants. Encouraging Shelly's to be a commercially relevant store/stores - ideally a set of restaurants	6/30/2025 10:24 PM
7	Stop building! Our roads can't handle anymore development	6/30/2025 10:17 PM
8	Na	6/30/2025 9:57 PM
9	More street lights , Fixing truncated domes or tactile paving and adding more. Fixing the roads.	6/30/2025 9:52 PM
10	Stop building houses, Perkasie is becoming too crowded.	6/30/2025 9:45 PM
11	Print flags with Perkasie Boro seal on them for residents & businesses to display on their homes and businesses	6/30/2025 9:43 PM
12	Street maintenance	6/30/2025 9:31 PM
13	More local, borough events	6/30/2025 9:08 PM
14	More stores to shop in. Get rid of old Towne tavern. Focus on existing residents and not trying to bring in more. Limit the number of breweries.	6/30/2025 9:03 PM
15	Festivals are great!	6/30/2025 8:50 PM
16	Promote Perkasie's rich history and local artisans	6/30/2025 8:45 PM
17	Deal with the kids that are getting out of control...especially in Landis/McDobalds/ Lenape Park. They are thugs in the making! I see people complaining all the time about the same 4 especially but nothing ever seems to get done about them!	6/30/2025 8:30 PM
18	Property owners, residential and commercial, can improve curb appeal.	6/30/2025 8:29 PM
19	I'd like to keep the community small.	6/30/2025 8:27 PM
20	Keep it as it is	6/30/2025 8:14 PM
21	More handcrafted signage	6/30/2025 8:04 PM
22	More concentrated development in town center, and less development/more open space on perimeter	6/30/2025 7:46 PM
23	More festivals. But there are plenty of those.	6/30/2025 7:37 PM
24	Manage borough vehicle speed limits with additional stop signs and / or speed humps	6/30/2025 7:36 PM
25	More pathways and gardens, more social events	6/30/2025 7:34 PM
26	Need more retail shopping	6/30/2025 7:27 PM

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27	Better parking	6/30/2025 6:49 PM
28	More parking	6/30/2025 6:12 PM
29	Murals	6/30/2025 6:11 PM
30	Sunday events. Many people work Saturday mornings.	6/30/2025 5:23 PM
31	I'd like to see more restaurants and shopping choices	6/30/2025 5:19 PM
32	Stop building Perkasie small town is being ruined by new folks from who knows where that do not care!!!!	6/30/2025 5:18 PM
33	More everyday type shopping. Wish there was a small grocery/produce store for example	6/30/2025 4:40 PM
34	N/A	6/30/2025 4:35 PM
35	Business grants for current and future businesses , more evening dining options	6/30/2025 4:28 PM
36	keeping politics at bay	6/30/2025 4:12 PM
37	Arts, theater, music	6/30/2025 3:49 PM
38	Needs more reasons to come to the downtown area. Right now there are almost no businesses there. Would be helpful on Market St. to allow parking on only one side. The street is not wide enough for traffic going both directions.	6/30/2025 3:43 PM
39	No comment	6/30/2025 3:14 PM
40	Teaching your children to not be racist	6/30/2025 3:12 PM
41	I would love to see something done with the train station in town center! So much potential there.	6/30/2025 2:44 PM
42	Don't rush to change the town.	6/30/2025 2:40 PM
43	Not sure	6/30/2025 2:34 PM
44	EV charging station	6/30/2025 2:30 PM
45	Replace the Miliary veteran banners that have been taken down. Our families paid for those. Our veterans should be honored. Why does the leadership of this borough cram rainbow flags down our throat, but totally disrespects our veterans?	6/30/2025 2:30 PM
46	More cohesive downtown experience	6/30/2025 2:23 PM
47	More inclusive activities that do not focus on division, eg less identity politics such as Pride events.	6/30/2025 2:17 PM
48	Make Shelley's more visually appealing	6/30/2025 2:16 PM
49	Greater coordination between business owners and events coordinators. There seems to be a disconnect between these two groups which should be working more closely together to build greater community.	6/30/2025 2:15 PM
50	encouraging appropriate development (NOT LIKE DUBLIN)	6/30/2025 2:14 PM
51	Art installments around town	6/30/2025 2:09 PM
52	N/A	6/30/2025 1:45 PM
53	Making the permit process more streamlined	6/30/2025 1:19 PM
54	Unsure	6/30/2025 1:09 PM
55	Embracing the small town feel of Perkasie by limiting developments in the borough	6/30/2025 1:08 PM
56	Newsletter? Is there one?	6/30/2025 1:04 PM
57	Keeping green space. Not building more townhouses and large homes that don't match the existing height and style do the surrounding homes. m	6/29/2025 9:13 PM
58	Doesn't seem as residential friendly as before	6/29/2025 3:04 PM

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59	Expanding the center of town by adding more businesses and parking.	6/29/2025 10:39 AM
60	nothing	6/29/2025 8:30 AM
61	turn shelleys into a theater/event space - movies and live performances	6/28/2025 3:21 PM
62	Developing the town center into a green space / gathering place. Outdoor dining options would be great.	6/27/2025 7:00 PM
63	I think we do a good job at this. Welcoming downtown area. Good parking.	6/27/2025 1:09 PM
64	parking, possibly events that involve the businesses	6/27/2025 8:09 AM
65	N/a	6/26/2025 4:53 PM
66	?	6/26/2025 9:22 AM
67	Family friendly	6/26/2025 7:51 AM
68	.	6/26/2025 7:24 AM
69	Having more retail shops to draw people in and to keep the residence here	6/26/2025 6:55 AM
70	More local business, less large commercial businesses	6/26/2025 5:36 AM
71	Increase visibility of diversity through more "welcoming" businesses through display of pride flags and other symbols that racial, ethnic, and sexual minorities are welcome in this community	6/25/2025 10:44 PM
72	More diversity	6/25/2025 9:46 PM
73	More businesses in town, restaurants that are open for dinner, more live music events in the amphitheater	6/25/2025 9:18 PM
74	Perkasie is a quaint town, stop developing every square inch of land	6/25/2025 8:46 PM
75	n/a	6/25/2025 8:24 PM
76	Have movie nights in the parks. Have a food truck nights with local brewery representation. Make the pool the "borough" price for anyone with a Perkasie mailing address, not just the borough.	6/25/2025 8:11 PM
77	More small businesses and less chain stores	6/25/2025 8:03 PM
78	Better events & more advertising	6/25/2025 7:49 PM
79	Real trash bins. Sidewalks that are clear and walkable. Bike lanes or some sort of safe area for bicycles to commute.	6/24/2025 7:01 PM
80	Improving "The Shelly's" area of town, and the train station	6/23/2025 2:06 PM
81	More pedestrian friendly cross walks/inforcement. The only time I don't feel safe walking, is crossing certain streets. Cars do not stop!	6/23/2025 11:23 AM
82	Restaurants	6/23/2025 11:17 AM
83	Attract more retail shops + restaurants within + around town center + make it more attractive with better convenient parking. Get rid of Shellys in town center. It's an eyesore + wasted space. Redevelopment of that space to include a plethora of retail shops + eateries PLUS parking for all businesses surrounding would be a MASSIVE improvement for our great town.	6/22/2025 1:58 PM
84	More affordable housing	6/22/2025 7:35 AM
85	Would love to see a central "green" in the center of town. Utilize the Shelley's space/ area that other than parking is a waste of space.	6/21/2025 1:10 PM
86	Bring Chimao gallery and gift shop back, or something similar.	6/21/2025 12:55 PM
87	We need another sit down restaurant and shops that stay open later on the weekends	6/21/2025 10:40 AM
88	More park trash cans getting emptied more frequently. Changing Shelly's Show Room to an indoor market	6/21/2025 1:39 AM
89	music and art- bring in the artists	6/20/2025 11:47 PM

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90	ldk	6/20/2025 11:07 PM
91	Small town charm	6/20/2025 6:17 PM
92	Choose different types of stores. Did we really need AutoZone, tire store! How a bout getting a Tea Cafe!!!	6/20/2025 12:28 PM
93	Na	6/20/2025 10:09 AM
94	Stop putting in chains and stop putting up ugly houses. We need more local businesses not more people	6/20/2025 9:01 AM
95	Organize a guide about local businesses (on website/social media)	6/19/2025 9:52 PM
96	N/A	6/19/2025 8:46 PM
97	not sure	6/19/2025 8:06 PM
98	Continue to be business friendly	6/19/2025 7:10 PM
99	Maybe a diner, a dry cleaner, and a hardware store would be great additions to the borough.	6/19/2025 4:11 PM
100	Additional shops	6/19/2025 1:10 PM
101	A more welcoming environment for the community members that are lgbt	6/19/2025 12:11 PM
102	N/A Perkasie does a wonderful job already! I love the tree lighting and Celtic Fest.	6/19/2025 11:22 AM
103	More shows at the amphitheater	6/19/2025 10:31 AM
104	Enforce traffic violations ESPECIALLY blowing through stop signs	6/19/2025 9:55 AM
105	Add more types of restaurants and activities drawing people to visit the community.	6/19/2025 9:25 AM
106	Stop with the woke nonsense. Those days are over and are not inclusive.	6/19/2025 9:10 AM
107	N/a	6/19/2025 9:07 AM
108	More shops and restaurants and things for teens to do	6/19/2025 8:36 AM
109	More retail and sit down dining options	6/19/2025 7:55 AM
110	None	6/19/2025 7:37 AM
111	No more housing	6/19/2025 7:34 AM
112	Not sure	6/19/2025 12:39 AM
113	Open space stop cramimg housing	6/19/2025 12:20 AM
114	More restaurants with variety of cuisine types	6/18/2025 11:51 PM
115	Not alienating people who live close to the borough for example the neighborhood across from the high school. We are just outside the borough but feel looked down upon by those in the borough.	6/18/2025 10:44 PM
116	More events like first friday	6/18/2025 10:39 PM
117	.	6/18/2025 10:14 PM
118	More shops and events	6/18/2025 9:47 PM
119	How about a safe place for teens to gather/meet? Bowling alley, movie theater, skating rink, pickleball court, community center that offers activities. Check out the Brigantine (NJ) Community Center!!	6/18/2025 9:30 PM
120	Nicer dog park	6/18/2025 9:11 PM
121	more events/festivals	6/18/2025 8:20 PM
122	More pubs and restaurants. Centered around the deep history of the borough.	6/18/2025 8:20 PM
123	Stores that carry essential inexpensive items - no more gift shops, etc.	6/18/2025 7:50 PM

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124	Less new houses. Retail stores a must. There is no place to by a simple gift	6/18/2025 7:43 PM
125	Ensure the residents and business work together cohesively. A symbiotic relationship if you will.	6/18/2025 6:05 PM
126	Create a more cohesive town center	6/18/2025 4:21 PM
127	Eliminate E-bikes from the parks and walking trails.	6/18/2025 4:18 PM
128	Perkasie has wonderful programs like farmers market, car show, tree lighting, community day...	6/18/2025 3:33 PM
129	More free events in the park - fitness classes and family events	6/18/2025 3:22 PM
130	?	6/18/2025 3:20 PM
131	Stop inviting in salons / barbershops, more retail shopping, something similar to Trolley Barn and Dublin Square	6/18/2025 2:20 PM
132	Have more shapes at the center squares for people to walk around. Stroller friendly shopes.	6/18/2025 2:15 PM
133	We need more speciality shops	6/18/2025 1:56 PM
134	There needs to be more diverse dining options as well as more retail shops. Also a really good local coffee shop would be a bonus. The farmers market is good, but it could be bigger and have more variety in vendors as well (all while keeping it local/ non MLM).	6/18/2025 1:46 PM
135	N/A	6/18/2025 1:30 PM
136	None. Perkasie is pretty perfect	6/18/2025 1:16 PM
137	better and healthy restaurant options	6/18/2025 12:52 PM
138	I have no suggestions at this time	6/18/2025 12:45 PM
139	Control the kids on ebikes scooters	6/18/2025 12:39 PM
140	Less alcohol establishments and restricted from your events.	6/18/2025 12:33 PM
141	Better shopping need a better grocery store	6/18/2025 12:31 PM
142	Restaurants and other retail.	6/18/2025 12:24 PM
143	Improving parking for downtown area activities would be a good first step. Otherwise, I think you are doing a good job already.	6/18/2025 12:00 PM
144	More public art, more visible signage (to guide people downtown, to restaurants, stores, walking trails, etc)	6/18/2025 11:37 AM
145	Events and more restaurants	6/18/2025 11:25 AM
146	Better dining and retail options	6/18/2025 11:11 AM
147	N/A	6/18/2025 11:05 AM
148	Just making sure everything we already have is accessible for all people is the hugest driver for making all feel welcome	6/18/2025 10:54 AM
149	Support local businesses give incentives to businesses	6/18/2025 9:26 AM
150	Keep it to more local businesses. Don't allow big box/franchise commercial to take over. Continue with building the community aspect with various events and festivals that celebrate the people, culture, businesses and school district pride of Perkasie.	6/18/2025 9:26 AM
151	New signage directing to parking, historic properties, remove old, worn out signs, keep cross walks designated and freshly painted at all times, extra lighting for crosswalks with poor visibility at night, active social services for new members of our community with intellectual disabilities	6/18/2025 9:11 AM
152	More handicap parking and stop the speeding	6/18/2025 8:51 AM
153	?	6/18/2025 8:51 AM
154	N/A	6/18/2025 8:49 AM

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155	Bring back hot ribs and cool jazz!	6/18/2025 8:40 AM
156	Keep doing and expand current events!	6/18/2025 8:29 AM
157	More variety of businesses	6/18/2025 8:18 AM
158	?	6/18/2025 8:17 AM
159	I think it may be a rent issue, but it cost so much to run a business in town	6/18/2025 8:08 AM
160	Add more retail stores that appeal to the majority. (Ex. thrift store, artisan store with local artists work, bakery)	6/18/2025 8:04 AM
161	Redevelop Shelly's into something we can use	6/18/2025 8:03 AM
162	Encouraging preservation to the existing community.	6/18/2025 7:52 AM
163	A centralized downtown Hub	6/18/2025 7:41 AM
164	Make downtown strollable by offering more interesting shops and eateries. Relocate Shelly's Design Center and make it a music theater or an indoor market.	6/18/2025 7:37 AM
165	Better sidewalks, bike paths. Some of the houses need to get up to standard.	6/18/2025 7:35 AM
166	None	6/18/2025 7:27 AM
167	Restaurant week	6/18/2025 7:27 AM
168	Improvement of community events.	6/18/2025 7:26 AM
169	Better advertising and promotion	6/18/2025 7:19 AM
170	I believe that Perkasie should be developing to a moderate degree and allowing businesses in. However I don't think it should be in the way other towns and cities do. Things should be more spaced out rather than lumped together in a square. This would allow Perkasie to maintain its outdoorsy feel while still providing more opportunity and options for residents.	6/18/2025 7:09 AM
171	Na	6/18/2025 7:04 AM
172	Keeping the small town feeling	6/18/2025 6:56 AM
173	Parking, affordable family events and recreation for residents	6/18/2025 6:54 AM
174	N/a	6/18/2025 6:50 AM
175	More variety	6/18/2025 6:50 AM
176	X	6/18/2025 5:31 AM
177	More clothing shops!!	6/18/2025 5:01 AM
178	Anything that fosters a sense of belonging to a community. Long time Perkasie residents knew their neighbors, and at least knew one person that belonged to every organization in town. The farmers markets and first Friday events are great events, but seem to only cater to the same type of people. Those people are an important part of Perkasie, but probably more than half the residents have never been to either event or cares to go. Perkasie doesn't have the hardware store to hang out at, or the deli or diner that every trash truck driver, electrician, landscaper, and HVAC tech stop at for lunch every day and chat with each other while waiting for their food. And many residents have no idea what opportunities or organizations exist. I've always thought a Community Day/PorchFest Hybrid would be a nice afternoon/evening. Shelly's parking lot, invite every nonprofit and community group in town. Scouts and church groups hosting activities for small kids, a cornhole or horseshoe game for adults. The Ram with a beer tent up, the Lions Club and Fire Company selling food and drinks. Bands playing from the afternoon through the evening. No outside commercial sales or food trucks. If you aren't a nonprofit in Perkasie or nearby or don't have a physical location in town, this event isn't for you. And every organization from Churches to Little League to Rotary, Veterans groups, fire company, scout troops, is welcome to run an activity or simply set up a table and have members available to talk about what they do and how people can join or other ways they can help. Hopefully the community comes out for the bands and beer, and learns about an organization they didn't know existed or didn't realize what they did and might want to help. Every person that joins any organization is more likely to feel like a part of the Perkasie	6/18/2025 2:47 AM

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Community, not just a resident who comes home at night, eats dinner, and keeps to themselves until bedtime.

179	None	6/18/2025 1:33 AM
180	Bring back porch fest and likewise events	6/18/2025 12:56 AM
181	Na	6/17/2025 11:42 PM
182	Go back to the weekly bulk trash pick up, going from unlimited to one item a month is ridiculous.	6/17/2025 11:24 PM
183	More shops and different restaurants besides typical American food	6/17/2025 11:23 PM
184	Fix traffic problem with all the new housing improved which ruined the small town I loved	6/17/2025 11:18 PM
185	Add EV chargers.	6/17/2025 10:55 PM
186	Better handicap parking and more benches	6/17/2025 10:50 PM
187	Businesses should have kid friendly areas. Look at Fizzy Fern in Sellersville, it doesn't have to be that complicated. Stools in bathrooms would be nice too.	6/17/2025 10:14 PM
188	Keep the town small. Stop with the large developments being built	6/17/2025 10:09 PM
189	I understand that building produces revenue but I feel that it needs to come from outside the borough at this point. Things have become pretty congested. It would produce more tax income and more business outside the borough as well as inside.	6/17/2025 10:03 PM
190	Perkasie Pride event	6/17/2025 9:59 PM
191	Continue to try new events.	6/17/2025 9:58 PM
192	more seating areas in the central areas. spots to grab a coffee and meet up with friends	6/17/2025 9:54 PM
193	More food options	6/17/2025 9:48 PM
194	Town center, more shopping opportunity paired with events that generate foot traffic. Ghost/historical evening tours? Better restaurant variety p	6/17/2025 9:36 PM
195	Retail stores clothing boutique shops	6/17/2025 9:31 PM
196	None	6/17/2025 9:26 PM
197	Funding public art programs	6/17/2025 9:13 PM
198	More vibrant town area	6/17/2025 9:05 PM
199	Live music	6/17/2025 9:04 PM
200	None	6/17/2025 8:47 PM
201	More music events.	6/17/2025 8:40 PM
202	Additional sports bars / restaurants	6/17/2025 8:31 PM
203	Keep Perkasie the beautiful small town that made me move here 5 years ago. The community is great and we have that great small town feel that is being lost in many places.	6/17/2025 8:31 PM
204	More parking make opening and keeping new business attractive. Keep our town clean. Bring porch fest back!	6/17/2025 8:13 PM
205	Start holding more events down at the amphitheater perhaps even create additional parking down there. Even when there are sports games going on down there people have to park in the grass. I feel like more pop up events and things would be better down in that area than up in the downtown area flooding residential parking and street closures.	6/17/2025 8:04 PM
206	None	6/17/2025 8:01 PM
207	Need more restaurants	6/17/2025 7:36 PM
208	Not sure	6/17/2025 7:35 PM
209	Restore passenger train service!	6/17/2025 7:33 PM

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210	Small businesses need to have lower rents. Most people in Perkasie cannot afford the prices of things in the borough.	6/17/2025 7:31 PM
211	Open space - purchase remaining acreage and dedicate it to small gardens.	6/17/2025 7:27 PM
212	I have none.	6/17/2025 7:17 PM
213	More retail. Toy store...	6/17/2025 7:12 PM
214	More retail shops and restaurants	6/17/2025 7:07 PM
215	More restaurants	6/17/2025 6:52 PM
216	Keep it family friendly.	6/17/2025 6:51 PM
217	N/A	6/17/2025 6:47 PM
218	Don't ignore Walnut St	6/17/2025 6:46 PM
219	Raise the speed limit. Fix the traffic lights in town, they turn red for no reason.	6/17/2025 6:45 PM
220	Get different people involved in driving initiatives forward	6/17/2025 6:35 PM
221	Driving past certain establishments is quite difficult with all the vehicles parked on the sides of the road.	6/17/2025 6:35 PM
222	Walkable town center with retail, restaurants and businesses	6/17/2025 6:20 PM
223	Provide parking options so people can take advantage of the town center and different activities	6/17/2025 6:15 PM
224	Knock down Shelly's and build a town center	6/17/2025 6:13 PM
225	NA	6/17/2025 5:57 PM
226	Some roads are scary to cross with parking on both sides. It's more of a "pray I don't get t-boned" activity. But overall, you are doing a great job.	6/17/2025 5:52 PM
227	Undecided	6/17/2025 5:44 PM
228	Diversity inclusion	6/17/2025 5:27 PM
229	N/a	6/17/2025 5:21 PM
230	None	6/17/2025 5:15 PM
231	Less high density housing	6/17/2025 5:10 PM
232	n/a	6/17/2025 4:55 PM
233	N/A	6/17/2025 4:53 PM
234	More advertisement. Sometimes, events aren't advertised much. I know It's difficult to do sometimes.	6/17/2025 4:47 PM
235	more active events more family events for the kids indoor playground	6/17/2025 4:42 PM
236	More parking.	6/17/2025 4:27 PM
237	...	6/17/2025 4:25 PM
238	Stop building developments bring more people from the city and increasing crime	6/17/2025 4:23 PM
239	More shopping & food options	6/17/2025 4:04 PM
240	No new housing	6/17/2025 3:56 PM
241	Reducing trash and electric	6/17/2025 3:49 PM
242	More shops, clothing, jewelry, etc	6/17/2025 3:44 PM
243	Less town home communities	6/17/2025 3:38 PM
244	Grants for exterior renovations	6/17/2025 3:21 PM

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245	Na	6/17/2025 3:14 PM
246	More restaurants, and a makeover for the Landis shopping center. Also a recreational center for kids to keep them from hanging out at that shopping center and getting into trouble.	6/17/2025 3:03 PM
247	fixing sidewalks, adding landscaping.	6/17/2025 2:58 PM
248	Better stores	6/17/2025 2:40 PM
249	Too many rules for event organizers and grass roots events. Very exclusionary.	6/17/2025 2:37 PM
250	More trails connecting to other towns	6/17/2025 2:33 PM
251	More places to eat	6/17/2025 2:25 PM
252	I have no idea – I think the borough does a pretty good job	6/17/2025 2:21 PM
253	Having retail type shops like gift shops on 7th St., draws people there.	6/17/2025 2:14 PM
254	Do what's best for the community and the people	6/17/2025 1:59 PM
255	None	6/17/2025 1:47 PM
256	Variety	6/17/2025 1:45 PM
257	More diverse eatery's	6/17/2025 1:29 PM
258	Porchfest	6/17/2025 1:29 PM
259	N/a	6/17/2025 1:28 PM
260	N/A	6/17/2025 1:26 PM
261	Enforce parking restrictions in old town area	6/17/2025 1:17 PM
262	Not sure	6/17/2025 1:06 PM
263	Encounters small business retail and dining	6/17/2025 1:05 PM
264	Events	6/17/2025 1:02 PM
265	Reasonably priced restaurants, not fast food	6/17/2025 1:01 PM
266	Lower rent & better options for small businesses, advertise inclusivity, work more w/local orgs offering events in the borough	6/17/2025 12:40 PM
267	Continue markets, art events, etc.	6/17/2025 12:39 PM
268	Not sure	6/17/2025 12:28 PM
269	More shopping variety in Landis shopping center, more events just for Perkasie, some larger events are overcrowded (tree lighting, car show), more walking tours, groups for bird watching, events that bring in bird or animal sanctuaries	6/17/2025 12:25 PM
270	More family oriented events	6/17/2025 12:25 PM
271	There's too many events happening on West Walnut Street. My family can never find parking, there's constantly loud noises, people yelling outside our windows (even sometimes late into the nights - 10pm and on). Events and community are great but they should be in areas that aren't heavily residential like west walnut. It's not fair to the many residents living on this street to constantly deal with lack of parking, people invading their private spaces and general lack of awareness from the public. We've also had "visitors" to these events just leave their trash like beer/soda cans, general trash etc on our doorstep which we have to then clean up. It's not right or fair for the residents. Please move events like first friday, porch fest, block party etc, off of west walnut. Thank you	6/17/2025 12:24 PM
272	More street sweeping	6/17/2025 12:22 PM
273	Not blocking off walnut street for events constantly. Residents living here are constantly inconvenienced with no parking, no privacy at their homes and loud noise from people screaming and laughing outside their window. Keep the public events to the public areas such as near the Borough building and off walnut. These are our homes, not town square.	6/17/2025 12:15 PM

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274	Business close to early, no night life for teenagers or safe spot.	6/17/2025 12:15 PM
275	-	6/17/2025 11:57 AM
276	Clean up curbs from overgrowth. Pave ALL roads. Better signs for WHERE the center of "town" is. STOP THOSE GENERIC ROWHOMES FROM BEING BUILT. They are an eye sore and scream "quick tax payments to town with no charm. Plus, your amazon package will always go to the wrong house:" vibe. Plant trees by sidewalks on main roads.	6/17/2025 11:56 AM
277	Antiques fairs/craft&artisan fairs	6/17/2025 11:51 AM
278	Connect the Hilltown and Perkasie trail systems. Long overdue.	6/17/2025 11:46 AM
279	Expand the retail food and entertainment foot print	6/17/2025 11:43 AM
280	Roads that are not full of pot holes and parking	6/17/2025 11:42 AM
281	Maybe offer rent assistance for new businesses to be enticed into opening in the borough. The town center is a very welcoming place, but it just needs more to attract people to town. I'm not saying the tree-lighting scenario every weekend, but different activities to draw people and businesses to town.	6/17/2025 11:39 AM
282	N/A	6/17/2025 11:33 AM
283	More awareness	6/17/2025 11:33 AM
284	More variety of stores/business's	6/17/2025 11:26 AM
285	Don't lose small town vibe to over development	6/17/2025 11:25 AM
286	No suggestions	6/17/2025 11:23 AM
287	The train car was an awesome touch to the community. Maybe add some sort of mural that people can take pictures in front of	6/17/2025 11:17 AM
288	Having a town center that creates an atmosphere to draw in more people....	6/17/2025 11:12 AM
289	clean up Flamin' Harry and VOGUE shop facade	6/17/2025 11:07 AM
290	Focus on what actually thrives. Food/drinks/service businesses	6/17/2025 11:00 AM
291	Speed the process of businesses being able to open. Add more benches & waste receptacles in town center and in parks. Seek improvements and reductions in cost of borough restricted electric services.	6/17/2025 11:00 AM
292	No ideas	6/17/2025 10:56 AM
293	N/A	6/17/2025 10:54 AM
294	More retail available in town (not big box stores), more restaurants (not chain)	6/17/2025 10:54 AM
295	More shops for foot traffic	6/17/2025 10:52 AM
296	More movie nights/concerts.	6/17/2025 10:51 AM
297	A green space Town Center NOT a bldg/parking lot!	6/17/2025 10:51 AM
298	To change the borough from a bedroom community it will need to add activities and businesses to keep the residents in the community instead of going to other towns.	6/17/2025 10:50 AM
299	Destination stores or businesses...	6/17/2025 10:45 AM
300	I like what the town of Dublin has done with a concentrated shopping and food center that has lots of different options	6/17/2025 10:41 AM
301	As a visitor, I don't feel I can say.	6/17/2025 10:40 AM
302	None	6/17/2025 10:40 AM
303	I think having things in town or parks draws the community together	6/17/2025 10:37 AM
304	An artsy store (like Chimayo maybe plus plants), movement away from more hair salons/ice cream stores. More upkeep/trashcans for walking trails. More dining options that branch out beyond the perk and the ram. Affordable but high quality and healthy dining options (like farm	6/17/2025 10:36 AM

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to toast in Dublin or Sammy's bullfrog in harleysville). Health food store or like Trader Joe's? Movie theater, kayaking, art classes, book clubs, *THE MUSIC FESTIVAL*, extended hours for the farmers market, hobby stores (like magic the gathering, dungeons and dragons), better doctors offices, better dentist, a garden nursery

305	Crime is on the rise, vandalism and trash more evident. Rise in burglaries, theft and juvenile delinquency. Not as safe anymore	6/17/2025 10:35 AM
306	Get in a great places to go shopping, art galleries.	6/17/2025 10:34 AM
307	more vibrant decorations during the holidays	6/17/2025 10:33 AM
308	Safer streets - slower speed limits	6/17/2025 10:28 AM
309	Better streets and parking. Safer Main street - to many incidents.	6/17/2025 10:28 AM
310	Better parking	6/17/2025 10:27 AM
311	Shelly's parking lot is the town center. Not good.	6/17/2025 10:26 AM
312	Don't cram in more houses, condos and apartments WITHOUT better parking provisions Also, enforce existing truck restricions and speed limits	6/17/2025 10:26 AM
313	Sorry, not my area of expertise	6/17/2025 10:22 AM
314	More evening activities. Restaurants open at night.	6/17/2025 10:22 AM
315	.	6/17/2025 10:20 AM
316	Stores that are reasonably priced	6/17/2025 10:20 AM
317	bring in more small retail, restaurants	6/17/2025 10:18 AM
318	Outside activities business and food	6/17/2025 10:17 AM
319	None	6/17/2025 10:15 AM
320	tell residents to clean up their yards and pick up trash in the neighborhood	6/17/2025 10:14 AM
321	Parking and more help.	6/17/2025 10:13 AM
322	Keep the crime down.	6/17/2025 10:12 AM
323	If possibly, a better variety of retail and restaurants in town would be great. Have the police enforce the two hour parking limit in town. They seem to usually ignore it, but then on a whim (once every couple of months), will ticket a customer. Anything to enhance the natural surroundings of the borough would be great- improvements in the park system for example.	6/17/2025 10:11 AM
324	Don't know	6/17/2025 10:09 AM
325	na	6/17/2025 10:07 AM
326	Greater code enforcement and remedial efforts	6/17/2025 10:06 AM
327	Fix the roads. Fix the stupid garbage collection process.	6/17/2025 9:44 AM
328	Better retail- and no more auto shops!	6/17/2025 9:43 AM
329	Good signage	6/17/2025 9:29 AM
330	More retail stores	6/17/2025 9:16 AM
331	I honestly don't know	6/17/2025 8:36 AM
332	Stop trying to grow the town. People live here because it was a small quiet town.	6/17/2025 8:05 AM
333	None	6/17/2025 6:54 AM
334	More food trucks (less commitment than a restaurant)	6/17/2025 5:30 AM
335	keeping integrity of small town feel	6/16/2025 11:20 PM
336	Keep areas clean and landscaped.	6/16/2025 10:43 PM
337	None	6/16/2025 10:00 PM

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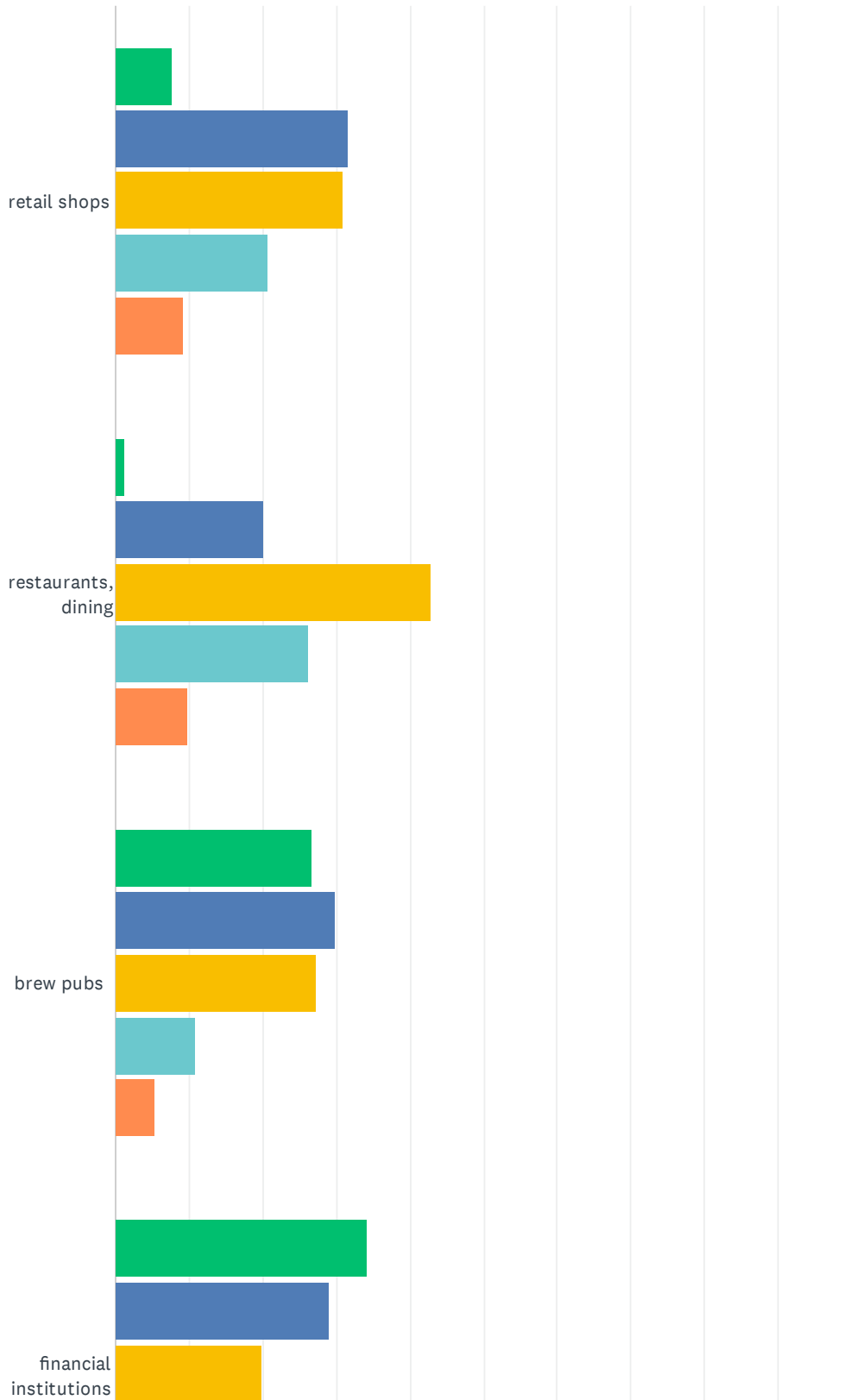
338	Fix all the terrible looking sidewalks. Have some new concrete next to old concrete looks like the city. Also make 5th street nicer	6/16/2025 9:53 PM
339	I really do not know	6/16/2025 9:23 PM
340	Require fixing of residential buildings that are abandoned	6/16/2025 9:16 PM
341	enforcing cars to yield to pedestrians in crossing zones; keeping sidewalks clear and usable for families and those with disabilities; restaurants/coffee shop that are family-friendly; bike trail that connects to local neighboring trail systems; promotion of importance of good neighboring and getting to know eachother (creation of "third spaces" that allow folks to gather and converse. That aren't promoting a specific church)	6/16/2025 9:00 PM
342	Be more in the middle politically	6/16/2025 8:33 PM
343	Information is out there but not comprehensive. Have to go through a lot of webpages specifically to get ALL the details.	6/16/2025 8:16 PM
344	Better crosswalks	6/16/2025 8:13 PM
345	More shopping stores, more restaurants, more parking, more vendors at First Fridays and Farmers Market	6/16/2025 8:12 PM
346	We need more places to eat (no more pizza and breweries). We have so many young families and residential neighborhoods moving I , the perk and rams cannot be the only two options. We need more options-bagel places, lunch spots, bakeries, ice cream,etc. The borough needs to keep up if it wants to thrive.	6/16/2025 8:02 PM
347	I hear different stories about why businesses don't come or fail here... including high rents (award grants to offset rents?) . Give some sort of benefit to building owners who rent to a variety/targeted businesses. Need a 'main st' of stores to lure others in.	6/16/2025 8:00 PM
348	Landscaping around town	6/16/2025 7:57 PM
349	N/a	6/16/2025 7:54 PM
350	I feel your doing a pretty good job already, havening the shuttle bussing is definitely a plus to help people get around during events	6/16/2025 7:51 PM
351	Mini town centers in walking distance of more residents- cafes, gathering spaces, bringing residents together to create community rather than just transactions or shared experiences	6/16/2025 7:44 PM
352	Fewer Trump signs	6/16/2025 7:40 PM
353	Enforcement of vehicles stopping for pedestrians	6/16/2025 7:38 PM
354	Clean up the Junk cars just look at 3rd and walnut	6/16/2025 7:24 PM
355	Parking	6/16/2025 7:17 PM
356	Would love more evening events/evening hours for businesses. So much closes in the town center around 3.A lot of towns do outdoor/sidewalk dining nights during the summer and it's wonderful. Also, would love a free or cheap trolley/bus on weekends that take you to the different bars and restaurants.	6/16/2025 7:00 PM
357	Fix the roads	6/16/2025 6:46 PM
358	More ADA accessible businesses. Less animals, other than service animals, at events.	6/16/2025 6:35 PM
359	Stop building	6/16/2025 6:20 PM
360	Try different events	6/16/2025 6:02 PM
361	Bigger restaurants, theater, bands	6/16/2025 5:58 PM
362	Get public transportation for those who don't or cannot drive. Also make bike riding in borough safer for these same people. Keep the bike trails and side walks clear of snow and ice for these same people and the rest of us.	6/16/2025 5:53 PM
363	Less new housing developments	6/16/2025 5:39 PM
364	Community events and pretty gardens	6/16/2025 5:33 PM

Perkasie Borough Economic Development Plan Community Survey

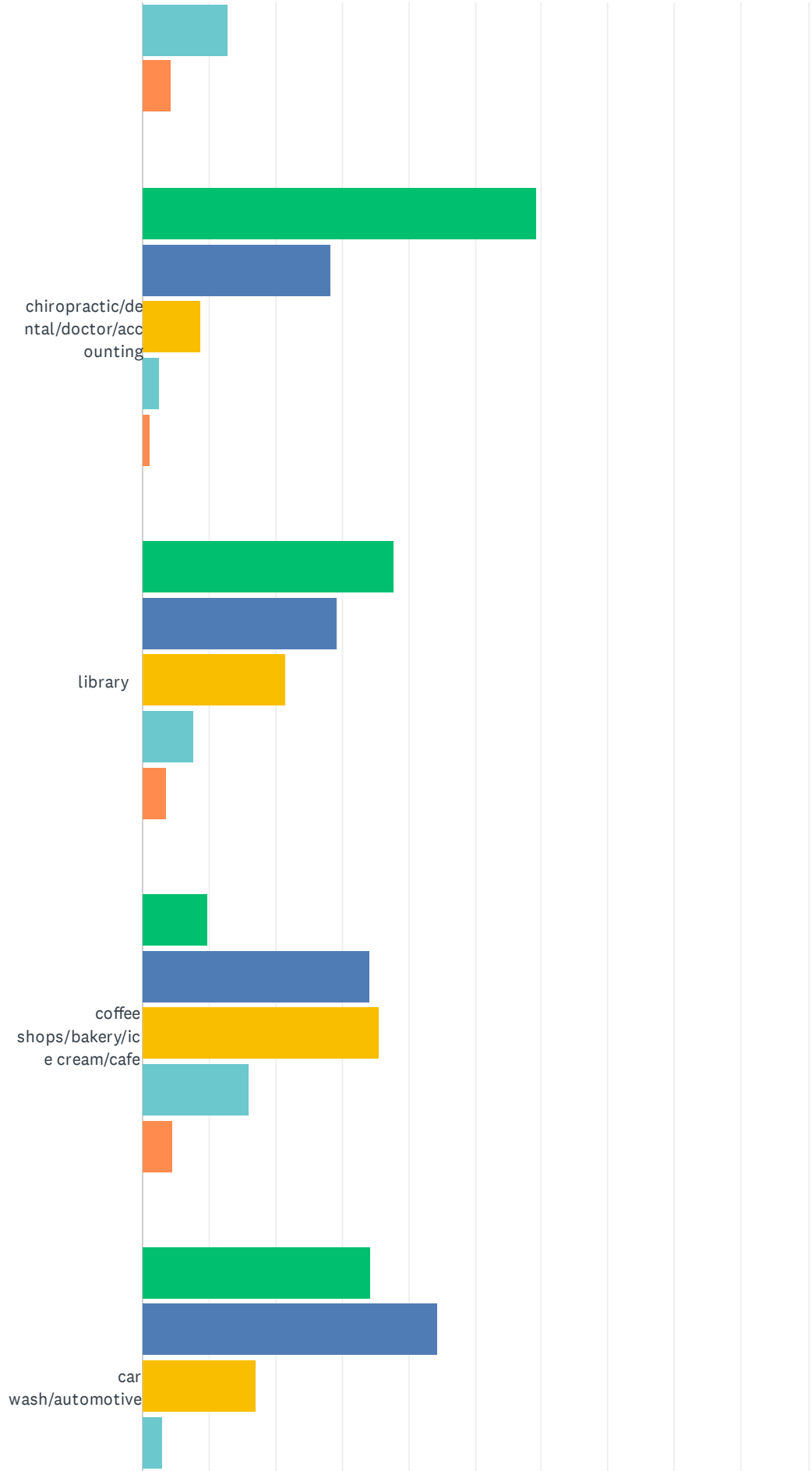
365	More crosswalks, lower speed limits to support foot traffic.	6/16/2025 5:33 PM
366	Perserving nature trails	6/16/2025 5:29 PM
367	Attract Retail Establishments	6/16/2025 5:11 PM
368	more restaurants	6/16/2025 5:07 PM
369	Building a town center/park where people can congregate.	6/16/2025 5:02 PM
370	DEI	6/16/2025 4:53 PM
371	Downtown is so beautiful, especially when it's lit up at night. I walk up there and wish there was something to do. The coffee shop is usually closed. It would be nice to have a theater.	6/16/2025 4:44 PM
372	please don't build up infrastructure, downtown is a good size/ level of built up, just bring in more businesses (unique, fun, bubble tea)	6/16/2025 4:37 PM
373	More frequent family events	6/16/2025 4:37 PM
374	Bus Routes	6/16/2025 4:36 PM
375	Shelly's is a huge impediment to the continuity of town. It attracts almost no patrons and takes up a full block of prime real estate. I would be willing to have my property taxes increased if Borough funds could be used to subsidize the redevelopment of that building into something more attractive. Ditto with the Flaming Harry's building.	6/16/2025 4:32 PM
376	Slow down on building more houses. Some of our annual events are getting too crowded to enjoy	6/16/2025 4:32 PM
377	Safe parking	6/16/2025 4:31 PM
378	keep stores mom and pop - no more chains!!!	6/16/2025 4:25 PM
379	more walking/bike paths, more restaurants & small affordable businesses	6/16/2025 4:17 PM
380	We are welcoming	6/16/2025 4:14 PM
381	Free movies in the park	6/16/2025 4:13 PM

Q10 How often do you frequent different types of businesses in Perkasie Borough?

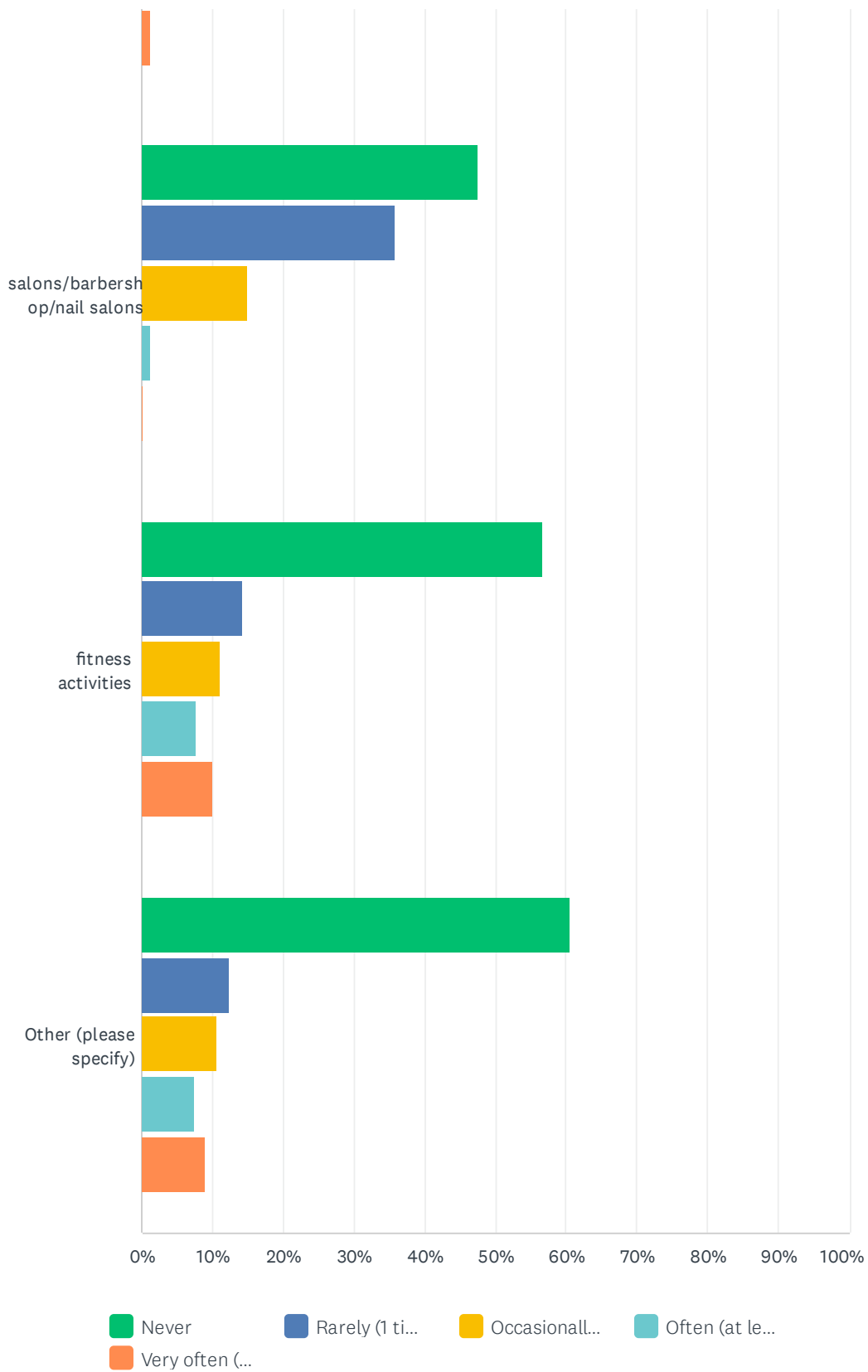
Answered: 382 Skipped: 0



Perkasie Borough Economic Development Plan Community Survey



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	NEVER	RARELY (1 TIME PER MONTH)	OCCASIONALLY (2-3 TIMES PER MONTH)	OFTEN (AT LEAST ONCE PER WEEK)	VERY OFTEN (AT LEAST 2-3 TIMES PER WEEK)	TOTAL	WEIGHTED AVERAGE
retail shops	7.65% 29	31.66% 120	30.87% 117	20.58% 78	9.23% 35	379	2.92
restaurants, dining	1.31% 5	19.95% 76	42.78% 163	26.25% 100	9.71% 37	381	3.23
brew pubs	26.72% 101	29.89% 113	27.25% 103	10.85% 41	5.29% 20	378	2.38
financial institutions	34.03% 130	29.06% 111	19.90% 76	12.83% 49	4.19% 16	382	2.24
chiropractic/dental/doctor/accounting	59.21% 225	28.42% 108	8.68% 33	2.63% 10	1.05% 4	380	1.58
library	37.73% 143	29.29% 111	21.64% 82	7.65% 29	3.69% 14	379	2.10
coffee shops/bakery/ice cream/cafe	9.71% 37	34.12% 130	35.70% 136	16.01% 61	4.46% 17	381	2.71
car wash/automotive	34.30% 130	44.33% 168	17.15% 65	2.90% 11	1.32% 5	379	1.93
salons/barbershop/nail salons	47.64% 182	35.86% 137	14.92% 57	1.31% 5	0.26% 1	382	1.71
fitness activities	56.76% 214	14.32% 54	11.14% 42	7.69% 29	10.08% 38	377	2.00
Other (please specify)	60.66% 74	12.30% 15	10.66% 13	7.38% 9	9.02% 11	122	1.92

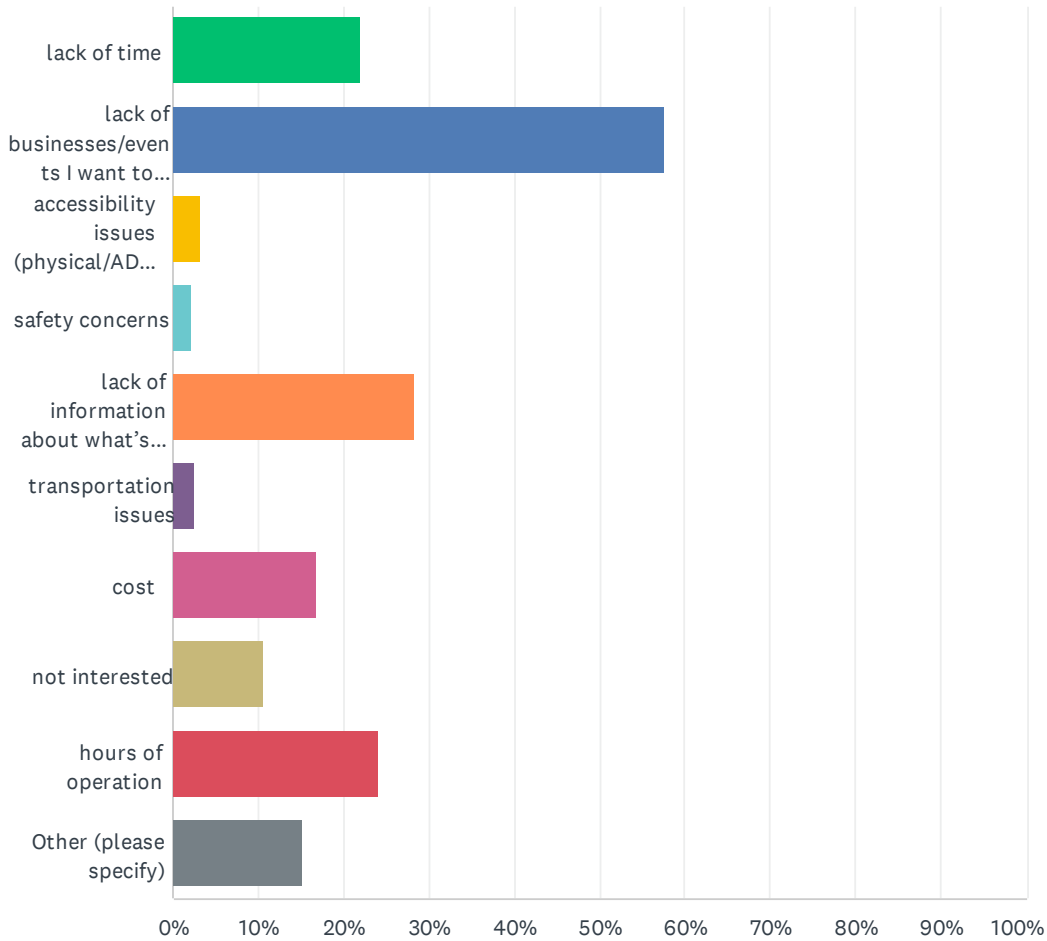
#	OTHER (PLEASE SPECIFY)	DATE
1	Please note that even services that I currently don't use, I still value. The library is a perfect examples. I currently have access to the digital content and keep an eye one the events and activities. Most don't aline with my current schedule, but I am still grateful they are offered. If time allows I hope to take advantage of them in the future. There are also shops such as the art gallery, the clothing shop, and the gift shop that I used to visit almost weekly the last couple years. I feel like it is worth mentioning since that is retail that I visited much more often then what is currently there. I was also meeting once a month for the book club at Just Around the Corner for a while too.	6/30/2025 11:36 PM
2	Visiting family	6/30/2025 8:04 PM
3	I have lived here for 40 years and see the decline	6/30/2025 5:18 PM
4	church	6/30/2025 2:09 PM
5	Art classes	6/25/2025 10:44 PM
6	Giant, Landis, gas station, Granite Forest Dojo, and CVS weekly	6/25/2025 8:46 PM
7	Grocery Store	6/25/2025 8:11 PM
8	CVS	6/19/2025 4:11 PM
9	Festivals	6/19/2025 1:10 PM
10	U S Post Office	6/19/2025 9:10 AM
11	I belong to MAXX Fitness in Quakertown. Wish there was one nearer.	6/18/2025 9:30 PM

Perkasie Borough Economic Development Plan Community Survey

12	Fire department meeting and drills	6/18/2025 8:20 PM
13	flower shop	6/18/2025 3:33 PM
14	?	6/18/2025 3:20 PM
15	Dog Park is gross and awful	6/18/2025 2:20 PM
16	Groceries	6/18/2025 2:15 PM
17	i most enjoy the outdoor events (Fall Fest, tree lighting, car show, community day - although i am unhappy with the change to tradition this year) Traditions are what make this small town great!	6/18/2025 11:05 AM
18	We spend a lot of time in Perkasie patronizing our local businesses.	6/18/2025 9:26 AM
19	Davis Feed Mill 2-3 times minth	6/18/2025 9:11 AM
20	Parks and trails almost daily	6/17/2025 10:03 PM
21	I don't go anywhere else.	6/17/2025 7:17 PM
22	We need more variety and more business	6/17/2025 6:20 PM
23	Gas station	6/17/2025 2:37 PM
24	Farmers Markets	6/17/2025 2:33 PM
25	Art classes	6/17/2025 2:21 PM
26	Menlo /parks	6/17/2025 1:29 PM
27	Farmers market	6/17/2025 12:39 PM
28	CVS on 5th street for pharmacy. Landis for groceries.	6/17/2025 11:56 AM
29	Farmers market businesses	6/17/2025 11:33 AM
30	Non-profit-community organization	6/17/2025 10:51 AM
31	Lenape park and walking/bike trails	6/17/2025 10:35 AM
32	I live on the edge of the Boro. I no longer go into the center due to traffic and crowds. I used to go all the time.	6/17/2025 8:05 AM
33	I work in Perkasie	6/17/2025 6:54 AM
34	Feed mill, recycling center, beer distribution store, Landis, Doller store auto store etc e	6/16/2025 7:51 PM
35	Post office and grocery store	6/16/2025 7:38 PM
36	Nature trails and Pickleball Courts	6/16/2025 5:29 PM

Q11 What prevents you from patronizing the businesses in Perkasie Borough? (Select all that apply).

Answered: 382 Skipped: 0



Perkasie Borough Economic Development Plan Community Survey

ANSWER CHOICES	RESPONSES	
lack of time	21.99%	84
lack of businesses/events I want to use/attend	57.59%	220
accessibility issues (physical/ADA, etc.)	3.14%	12
safety concerns	2.09%	8
lack of information about what's available	28.27%	108
transportation issues	2.62%	10
cost	16.75%	64
not interested	10.73%	41
hours of operation	24.08%	92
Other (please specify)	15.18%	58
Total Respondents: 382		

#	OTHER (PLEASE SPECIFY)	DATE
1	The parking near a lot of the restaurants is very tricky. Definitely would be harder for seniors and disabled folks to get around.	7/1/2025 7:40 AM
2	I don't have kids. I love that the town has so many kid friendly activities. But I don't personally take advantage of them.	6/30/2025 11:36 PM
3	Overwhelming PRIDE agenda	6/30/2025 11:29 PM
4	Na	6/30/2025 9:57 PM
5	If they support Lgbtq agendas Im not interested in supporting that movement. Dangerous to children	6/30/2025 8:50 PM
6	My preferred retailers are not located in Perkasie.	6/30/2025 8:29 PM
7	Businesses should keep their politics private. I won't go to any that shove it in my face.	6/30/2025 6:12 PM
8	LGBTQ/politics is intertwined with everything even the Farmer's Market	6/30/2025 4:12 PM
9	A lot of the businesses are not ones that entice regular customers. I often visit the cafe/deli in town, but the other businesses don't always draw a "daily" crowd.	6/30/2025 2:44 PM
10	Perkasie is a bit far from my home.	6/30/2025 2:15 PM
11	I don't live in Perkasie. I work in Perkasie.	6/30/2025 2:09 PM
12	nothing	6/29/2025 8:30 AM
13	Some businesses are not welcoming to sexual and gender minorities. I will not patronize those businesses	6/25/2025 10:44 PM
14	Lack of diverse selections	6/25/2025 9:46 PM
15	I do patronize businesses	6/22/2025 7:35 AM
16	Lack of ADA compliance, especially as a disabled veteran this is alarming.	6/19/2025 12:11 PM
17	Not much of a selection that is different than anywhere else.	6/19/2025 9:25 AM
18	Costs	6/19/2025 12:20 AM
19	Install a comic shop and I'll frequent multiple times a week	6/18/2025 8:20 PM
20	Would like if cafes, stores, etc. were open late, esp. in summer.	6/18/2025 7:50 PM

Perkasie Borough Economic Development Plan Community Survey

21	Small a downtown with non-interesting stores and restaurants.	6/18/2025 3:33 PM
22	I know a lot about sellersville events but rarely know about perkasio. I find out through fb. Thats how I know about the farmers market that I attend often	6/18/2025 2:15 PM
23	Diversity. I go out of town for places we don't have in town.	6/18/2025 12:00 PM
24	Need more retail to shop in Perkasio	6/18/2025 9:26 AM
25	NA	6/18/2025 9:26 AM
26	A family (non alcohol) diner that is open until 9 pm	6/18/2025 9:11 AM
27	?	6/18/2025 8:51 AM
28	Half of the time I am in town, I have a work truck or service trailer, making it hard to patronize the lunch spots outside of Perkasio Square without parking and walking a few blocks. In the evening, some of those same spots are closed.	6/18/2025 2:47 AM
29	We moved here because it was a small community now after 17 years its more like a city. Most of the people we run into are rude to be honest.	6/17/2025 10:03 PM
30	Businesses scattered	6/17/2025 9:26 PM
31	Just moved here and haven't had the time to explore much	6/17/2025 7:35 PM
32	I'm not a shopper Period Don't dine out a lot	6/17/2025 7:33 PM
33	N/A	6/17/2025 7:17 PM
34	Parking	6/17/2025 5:52 PM
35	nothing specifically	6/17/2025 5:44 PM
36	Parking	6/17/2025 5:27 PM
37	Generally not interested in patronizing chain restaurants or establishments.	6/17/2025 5:10 PM
38	Parking	6/17/2025 4:27 PM
39	No good retail stores, or not worth the cost	6/17/2025 2:40 PM
40	Parking	6/17/2025 1:26 PM
41	Parking	6/17/2025 1:17 PM
42	N/A Nothing prevents me from patronizing Perkasio businesses.	6/17/2025 12:25 PM
43	Parking on Market or where any small shop is. Too many pubs/breweries are a turnoff.	6/17/2025 11:56 AM
44	Still getting settled into the town	6/17/2025 11:33 AM
45	What is there is expensive, they rarely have enough of anything or only have it on certain days, weird hours	6/17/2025 11:00 AM
46	I patronize as often as possible and only skip events because of schedule conflicts.	6/17/2025 10:52 AM
47	Nothing impacts me- I enjoy	6/17/2025 10:37 AM
48	NA	6/17/2025 10:33 AM
49	Parking	6/17/2025 10:28 AM
50	Parking	6/17/2025 10:27 AM
51	Lack of variety and quality of business in the categories I'd patronize.	6/17/2025 9:44 AM
52	My bank is Wells Fargo and they closed my location.	6/17/2025 5:30 AM
53	There is not enough variety. It's gets old waiting for 1 hour to eat at the perk and the only other option is Rams. I don't want to have to drive 20 min outside of the borough I live to eat at a different type of restaurant. Even the shops are lacking. Too many barber shops and salons. The downtown should be bustling at night in the summer!	6/16/2025 8:02 PM

Perkasie Borough Economic Development Plan Community Survey

54	Nothing prevents me.	6/16/2025 7:51 PM
55	Political beliefs	6/16/2025 6:46 PM
56	Restricted diet (gluten)	6/16/2025 5:53 PM
57	Food allergies	6/16/2025 5:39 PM
58	Eating establishments are easy to patronize- but all the retail is gone. I would often shop at the retail shops in town.	6/16/2025 5:11 PM

Q12 When not in Perkasie Borough, which nearby community do you visit and what activity draws you there?

Answered: 382 Skipped: 0

ANSWER CHOICES	RESPONSES	
Community	100.00%	382
Activity	92.93%	355

#	COMMUNITY	DATE
1	Souderton	7/1/2025 7:40 AM
2	Doylestown, Ambler	7/1/2025 6:41 AM
3	Lansdale, Quakertown, Doylestown	6/30/2025 11:36 PM
4	Souderton	6/30/2025 11:29 PM
5	Quakertown	6/30/2025 10:51 PM
6	Doylestown	6/30/2025 10:24 PM
7	Quakertown	6/30/2025 10:17 PM
8	Na	6/30/2025 9:57 PM
9	Quakertown	6/30/2025 9:52 PM
10	Sellersville	6/30/2025 9:45 PM
11	Quakertown, Doylestown, Peddler's Village, New Hope	6/30/2025 9:43 PM
12	Quakertown	6/30/2025 9:31 PM
13	Quakertown	6/30/2025 9:08 PM
14	Quakerism	6/30/2025 9:03 PM
15	All surrounding communities	6/30/2025 8:50 PM
16	Doylestown	6/30/2025 8:45 PM
17	Sellersville holiday house pool	6/30/2025 8:30 PM
18	Doylestown	6/30/2025 8:29 PM
19	Souderton	6/30/2025 8:27 PM
20	Quakertown	6/30/2025 8:14 PM
21	Sellersville	6/30/2025 8:04 PM
22	Quakertown	6/30/2025 7:46 PM
23	Souderton	6/30/2025 7:37 PM
24	Doylestown	6/30/2025 7:36 PM
25	Souderton	6/30/2025 7:34 PM
26	Doylestown	6/30/2025 7:27 PM
27	Sellersville	6/30/2025 6:49 PM
28	Dublin	6/30/2025 6:12 PM

Perkasie Borough Economic Development Plan Community Survey

29	Doylestown	6/30/2025 6:11 PM
30	Peddlers Village	6/30/2025 5:23 PM
31	Doylestown	6/30/2025 5:19 PM
32	Country side	6/30/2025 5:18 PM
33	Souderton	6/30/2025 4:40 PM
34	Skippack Township	6/30/2025 4:35 PM
35	Sellersville and Doylestown	6/30/2025 4:28 PM
36	Dublin	6/30/2025 4:12 PM
37	Souderton Doylestown	6/30/2025 3:49 PM
38	Quakertown	6/30/2025 3:43 PM
39	Dublin	6/30/2025 3:14 PM
40	North wales, Philadelphia	6/30/2025 3:12 PM
41	Quakertown; Montgomeryville	6/30/2025 2:44 PM
42	NA	6/30/2025 2:40 PM
43	Phoenixville, New Hope	6/30/2025 2:34 PM
44	Doylestown	6/30/2025 2:30 PM
45	Quakertown	6/30/2025 2:30 PM
46	n/a	6/30/2025 2:23 PM
47	Sellersville	6/30/2025 2:17 PM
48	New Hope	6/30/2025 2:16 PM
49	Ambler	6/30/2025 2:15 PM
50	Doylestown, Surrounding Central Bucks Area	6/30/2025 2:14 PM
51	Quakertown	6/30/2025 2:09 PM
52	Quakertown	6/30/2025 1:45 PM
53	Doylestown	6/30/2025 1:19 PM
54	Unsure	6/30/2025 1:09 PM
55	Quakertown	6/30/2025 1:08 PM
56	Quakertown	6/30/2025 1:04 PM
57	Dublin	6/29/2025 9:13 PM
58	Doylestown	6/29/2025 3:04 PM
59	Chalfont/doylestown	6/29/2025 10:39 AM
60	quakertown	6/29/2025 8:30 AM
61	dublin	6/28/2025 3:21 PM
62	Doylestown, New Hope	6/27/2025 7:00 PM
63	None	6/27/2025 1:09 PM
64	Quakertown	6/27/2025 8:09 AM
65	Lansdale	6/26/2025 4:53 PM
66	Kent County	6/26/2025 9:22 AM

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67	Quakertown	6/26/2025 7:51 AM
68	Doylestown, Skippack	6/26/2025 7:24 AM
69	Doylestown	6/26/2025 6:55 AM
70	Souderton	6/26/2025 5:36 AM
71	Doylestown	6/25/2025 10:44 PM
72	Souderton	6/25/2025 9:46 PM
73	Quakertown.	6/25/2025 9:18 PM
74	Sellersville	6/25/2025 8:46 PM
75	Montgomeryville or Quakertown	6/25/2025 8:24 PM
76	I dont frequent any other communities	6/25/2025 8:11 PM
77	Quakertown	6/25/2025 8:03 PM
78	Lansdale, philadelphia	6/25/2025 7:49 PM
79	Philadelphia	6/24/2025 7:01 PM
80	Souderton	6/23/2025 2:06 PM
81	Quakertown	6/23/2025 11:23 AM
82	Doylestown	6/23/2025 11:17 AM
83	Souderton + Doylestown	6/22/2025 1:58 PM
84	Doylestown	6/22/2025 7:35 AM
85	Telford/Souderton	6/21/2025 1:10 PM
86	Souderton	6/21/2025 12:55 PM
87	Doylestown	6/21/2025 10:40 AM
88	Sellersville	6/21/2025 1:39 AM
89	Doylestown	6/20/2025 11:47 PM
90	Quakertown	6/20/2025 11:07 PM
91	Souderton	6/20/2025 6:17 PM
92	Quakertown	6/20/2025 12:28 PM
93	Souderton, Quakertown	6/20/2025 10:09 AM
94	Souderton	6/20/2025 9:01 AM
95	Doylestown	6/19/2025 9:52 PM
96	North wales	6/19/2025 8:46 PM
97	Dublin, Quakertown, Doylestown	6/19/2025 8:06 PM
98	Quakertown	6/19/2025 7:10 PM
99	Plumsteadville	6/19/2025 4:11 PM
100	Doylestown	6/19/2025 1:10 PM
101	Sellersville	6/19/2025 12:11 PM
102	Quakertown	6/19/2025 11:22 AM
103	Quakertown	6/19/2025 10:31 AM
104	Hilltown and Quakertown	6/19/2025 9:55 AM

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105	Montgomeryville/Quakertown	6/19/2025 9:25 AM
106	Harleysville, Dublin	6/19/2025 9:10 AM
107	N/a	6/19/2025 9:07 AM
108	Doylestown	6/19/2025 8:36 AM
109	Peddlers Village	6/19/2025 7:55 AM
110	Sellersville	6/19/2025 7:37 AM
111	Doylestown	6/19/2025 7:34 AM
112	Phoenixville	6/19/2025 12:39 AM
113	Montgomeryville	6/19/2025 12:20 AM
114	Hilltown	6/18/2025 11:51 PM
115	Local schools	6/18/2025 10:44 PM
116	Quakertown, north wales	6/18/2025 10:39 PM
117	Quakertown	6/18/2025 10:14 PM
118	Doylestown, Sellersville, Quakertown	6/18/2025 9:47 PM
119	Souderton and Quakertown	6/18/2025 9:30 PM
120	Souderton, Doylestown, Quakertown	6/18/2025 9:11 PM
121	souderton	6/18/2025 8:20 PM
122	Souderton	6/18/2025 8:20 PM
123	Telford/Souderton - library, ethnic restaurants, library	6/18/2025 7:50 PM
124	Sellersville and Souderton	6/18/2025 7:43 PM
125	New Hope / Lambertville	6/18/2025 6:05 PM
126	Bakery	6/18/2025 4:21 PM
127	Souderton	6/18/2025 4:18 PM
128	doylestown	6/18/2025 3:33 PM
129	Quakertown	6/18/2025 3:22 PM
130	Quakertown	6/18/2025 3:20 PM
131	Doylestown / Quakertown / Dublin	6/18/2025 2:20 PM
132	Sellersville or quakertown	6/18/2025 2:15 PM
133	Doylestown for food/drinks	6/18/2025 1:56 PM
134	Doylestown	6/18/2025 1:46 PM
135	Sellersville	6/18/2025 1:30 PM
136	Quakertown, Doylestown	6/18/2025 1:16 PM
137	Doylestown	6/18/2025 12:52 PM
138	Multiple	6/18/2025 12:45 PM
139	Souderton	6/18/2025 12:39 PM
140	Quakertown	6/18/2025 12:33 PM
141	Doylestown	6/18/2025 12:31 PM
142	Doylestown boro	6/18/2025 12:24 PM

Perkasie Borough Economic Development Plan Community Survey

143	Bucks & Montgomery County	6/18/2025 12:00 PM
144	Sellersville	6/18/2025 11:37 AM
145	Quakertown / souderton	6/18/2025 11:25 AM
146	Doylestown	6/18/2025 11:11 AM
147	Sellersville	6/18/2025 11:05 AM
148	Quakertown or Doylestown	6/18/2025 10:54 AM
149	Quakertown	6/18/2025 9:26 AM
150	Hilltown, Quakertown & Montgomery	6/18/2025 9:26 AM
151	Various in PA, NYC	6/18/2025 9:11 AM
152	Doylestown	6/18/2025 8:51 AM
153	Sellersville, Quakertown	6/18/2025 8:51 AM
154	Quakertown	6/18/2025 8:49 AM
155	Sellersville	6/18/2025 8:40 AM
156	Doylestown	6/18/2025 8:29 AM
157	Quakertown	6/18/2025 8:18 AM
158	Anywhere for large scale events!	6/18/2025 8:17 AM
159	Quakertown	6/18/2025 8:08 AM
160	Quakertown	6/18/2025 8:04 AM
161	Quakertown	6/18/2025 8:03 AM
162	Gilbertsville	6/18/2025 7:52 AM
163	Doylestown and Quakertown	6/18/2025 7:41 AM
164	Doylestown, Frenchtown, Bethlehem	6/18/2025 7:37 AM
165	Doylestown, Montgomeryville, Quakertown	6/18/2025 7:35 AM
166	New Hope	6/18/2025 7:27 AM
167	Doylestown	6/18/2025 7:27 AM
168	Dublin	6/18/2025 7:26 AM
169	Sellersville	6/18/2025 7:19 AM
170	Doylestown	6/18/2025 7:09 AM
171	Souderton	6/18/2025 7:04 AM
172	Sellersville	6/18/2025 6:56 AM
173	Quakertown	6/18/2025 6:54 AM
174	Quakertown Souderton	6/18/2025 6:50 AM
175	Doylestown, landsdale	6/18/2025 6:50 AM
176	Quakertown	6/18/2025 5:31 AM
177	Peddlers Village, Doylestown, Quakertown	6/18/2025 5:01 AM
178	Quakertown	6/18/2025 2:47 AM
179	Na	6/18/2025 1:33 AM
180	Sellersville	6/18/2025 12:56 AM

Perkasie Borough Economic Development Plan Community Survey

181	Souderton	6/17/2025 11:42 PM
182	Chalfont, Hatfield	6/17/2025 11:24 PM
183	Quakertown	6/17/2025 11:23 PM
184	Quakertown	6/17/2025 11:18 PM
185	Quakertown	6/17/2025 10:55 PM
186	Souderton	6/17/2025 10:50 PM
187	Quakertown, Souderton	6/17/2025 10:14 PM
188	Anywhere	6/17/2025 10:09 PM
189	Silverdale	6/17/2025 10:03 PM
190	Doylestown	6/17/2025 9:59 PM
191	Doylestown	6/17/2025 9:58 PM
192	Souderton	6/17/2025 9:54 PM
193	Quakertown	6/17/2025 9:48 PM
194	Souderton, Sellersville	6/17/2025 9:36 PM
195	Doylestown	6/17/2025 9:31 PM
196	Quakertown	6/17/2025 9:26 PM
197	Souderton, Doylestown, Quakertown,	6/17/2025 9:13 PM
198	Doylestown	6/17/2025 9:05 PM
199	Sellersville, dublin	6/17/2025 9:04 PM
200	Doylestown	6/17/2025 8:47 PM
201	Telford,Quakertown, Doylestown, Sellersville	6/17/2025 8:40 PM
202	HillbTown	6/17/2025 8:31 PM
203	Surrounding towns	6/17/2025 8:31 PM
204	Quakertown	6/17/2025 8:13 PM
205	Quakertown	6/17/2025 8:04 PM
206	Na	6/17/2025 8:01 PM
207	Souderton	6/17/2025 7:36 PM
208	Doylestown	6/17/2025 7:35 PM
209	Philadelphia	6/17/2025 7:33 PM
210	Sellersville and Dublin	6/17/2025 7:31 PM
211	Warrington and Doylestown	6/17/2025 7:27 PM
212	Quakertown	6/17/2025 7:17 PM
213	Doylestown	6/17/2025 7:12 PM
214	Quakertown	6/17/2025 7:07 PM
215	Quakertown	6/17/2025 6:52 PM
216	Doylestown	6/17/2025 6:51 PM
217	Quakertown	6/17/2025 6:47 PM
218	Souderton	6/17/2025 6:46 PM

Perkasie Borough Economic Development Plan Community Survey

219	Quakertown	6/17/2025 6:45 PM
220	Souderton	6/17/2025 6:35 PM
221	Dublin	6/17/2025 6:35 PM
222	Doylestown or montgomeryville	6/17/2025 6:20 PM
223	Dublin	6/17/2025 6:15 PM
224	Doylestown	6/17/2025 6:13 PM
225	Na	6/17/2025 5:57 PM
226	Quakertown, Hilltown	6/17/2025 5:52 PM
227	Sellersville/Silverdale	6/17/2025 5:44 PM
228	N/A	6/17/2025 5:27 PM
229	Sellersville	6/17/2025 5:21 PM
230	None	6/17/2025 5:15 PM
231	Quakertown	6/17/2025 5:10 PM
232	Sellersville Borough	6/17/2025 4:55 PM
233	Souderton or Quakertown	6/17/2025 4:53 PM
234	Doylestown, quakertown	6/17/2025 4:47 PM
235	quakertown	6/17/2025 4:42 PM
236	Dublin	6/17/2025 4:27 PM
237	Quakertown	6/17/2025 4:25 PM
238	Doylestown	6/17/2025 4:23 PM
239	Sellersville	6/17/2025 4:04 PM
240	Quakertown	6/17/2025 3:56 PM
241	Quakertown	6/17/2025 3:49 PM
242	Quakertown	6/17/2025 3:44 PM
243	Souderton	6/17/2025 3:38 PM
244	Doylestown	6/17/2025 3:21 PM
245	Dublin	6/17/2025 3:14 PM
246	Doylestown	6/17/2025 3:03 PM
247	Doylestown	6/17/2025 2:58 PM
248	Doylestown	6/17/2025 2:40 PM
249	Souderton & Quakertown	6/17/2025 2:37 PM
250	Sellersville	6/17/2025 2:33 PM
251	Telford	6/17/2025 2:25 PM
252	Varied from Doylestown/farther to closer towns	6/17/2025 2:21 PM
253	Sellersville	6/17/2025 2:14 PM
254	Quakertown	6/17/2025 1:59 PM
255	None	6/17/2025 1:47 PM
256	None	6/17/2025 1:45 PM

Perkasie Borough Economic Development Plan Community Survey

257	N/a	6/17/2025 1:29 PM
258	Doylestown	6/17/2025 1:29 PM
259	Quakertown	6/17/2025 1:28 PM
260	Montgomery county	6/17/2025 1:26 PM
261	none	6/17/2025 1:17 PM
262	Doylestown	6/17/2025 1:06 PM
263	Doylestown	6/17/2025 1:05 PM
264	Souderton	6/17/2025 1:02 PM
265	Quakertown	6/17/2025 1:01 PM
266	souderton, quakertown, montgomeryville	6/17/2025 12:40 PM
267	Dublin	6/17/2025 12:39 PM
268	Doylestown or Quakertown	6/17/2025 12:28 PM
269	Souderton, Sellersville, Doylestown, Dublin	6/17/2025 12:25 PM
270	Sellersville	6/17/2025 12:25 PM
271	Doylestown	6/17/2025 12:24 PM
272	Ocean city	6/17/2025 12:22 PM
273	Quakertown	6/17/2025 12:15 PM
274	Quakertown	6/17/2025 12:15 PM
275	None	6/17/2025 11:57 AM
276	Quakertown. Telford. Souderton.	6/17/2025 11:56 AM
277	Sellersville	6/17/2025 11:51 AM
278	Sellersville	6/17/2025 11:46 AM
279	Doylestown	6/17/2025 11:43 AM
280	Quakertown	6/17/2025 11:42 AM
281	Sellersville, Quakertown, Doylestown	6/17/2025 11:39 AM
282	Peddler's village	6/17/2025 11:33 AM
283	Philadelphia	6/17/2025 11:33 AM
284	na	6/17/2025 11:26 AM
285	Telford	6/17/2025 11:25 AM
286	Quakertown	6/17/2025 11:23 AM
287	Bristol township(my family lives there)	6/17/2025 11:17 AM
288	Doylestown	6/17/2025 11:12 AM
289	Doylestown	6/17/2025 11:07 AM
290	Quakertown & Doylestown	6/17/2025 11:00 AM
291	Sellersville, Souderton, Harleysville, Doylestown, Quakertown	6/17/2025 11:00 AM
292	Souderton	6/17/2025 10:56 AM
293	Na	6/17/2025 10:54 AM
294	Quakertown	6/17/2025 10:54 AM

Perkasie Borough Economic Development Plan Community Survey

295	Souderton	6/17/2025 10:52 AM
296	Quakertown	6/17/2025 10:51 AM
297	Lansdale/Doylestown/Bethlehem/Quakertown	6/17/2025 10:51 AM
298	Quakertown and Sellersville	6/17/2025 10:50 AM
299	Doylestown	6/17/2025 10:45 AM
300	Doylestown and New Hope	6/17/2025 10:41 AM
301	Souderton & Sellersville	6/17/2025 10:40 AM
302	None	6/17/2025 10:40 AM
303	Doylestown/Lansdale	6/17/2025 10:37 AM
304	Dublin/Doylestown	6/17/2025 10:36 AM
305	Sellersville and Souderton	6/17/2025 10:35 AM
306	Doylestown	6/17/2025 10:34 AM
307	Sellersville	6/17/2025 10:33 AM
308	Sellersville	6/17/2025 10:28 AM
309	Quakertown - Skippack	6/17/2025 10:28 AM
310	Quakertown	6/17/2025 10:27 AM
311	Quakertown	6/17/2025 10:26 AM
312	Stay at home	6/17/2025 10:26 AM
313	Sellersville	6/17/2025 10:22 AM
314	Doylestown	6/17/2025 10:22 AM
315	.	6/17/2025 10:20 AM
316	Quakertown	6/17/2025 10:20 AM
317	doylestown	6/17/2025 10:18 AM
318	Horsham	6/17/2025 10:17 AM
319	Quakertown	6/17/2025 10:15 AM
320	peddlers village	6/17/2025 10:14 AM
321	None	6/17/2025 10:13 AM
322	Sellersville	6/17/2025 10:12 AM
323	Silverdale, Nockamixon State Park, Blue Heron Park	6/17/2025 10:11 AM
324	Sellersville	6/17/2025 10:09 AM
325	Quakertown, Souderton/Telford, Montgomeryville	6/17/2025 10:07 AM
326	Youth Sports	6/17/2025 10:06 AM
327	Sellersville and Souderton	6/17/2025 9:44 AM
328	Doylestown or Dublin	6/17/2025 9:43 AM
329	Doylestown	6/17/2025 9:29 AM
330	Doylestown	6/17/2025 9:16 AM
331	Quakertown	6/17/2025 8:36 AM
332	Quakertown	6/17/2025 8:05 AM

Perkasie Borough Economic Development Plan Community Survey

333	Quakertown	6/17/2025 6:54 AM
334	New Hope/ lambertville; doylestown	6/17/2025 5:30 AM
335	Quakertown	6/16/2025 11:20 PM
336	Doylestown	6/16/2025 10:43 PM
337	Dublin	6/16/2025 10:00 PM
338	Doylestown	6/16/2025 9:53 PM
339	Sellersville	6/16/2025 9:23 PM
340	Skippack or souderton	6/16/2025 9:16 PM
341	souderton, doylestown, lansdale, philadephia	6/16/2025 9:00 PM
342	Sellersville	6/16/2025 8:33 PM
343	Doylestown and quakertown	6/16/2025 8:16 PM
344	Quakertown	6/16/2025 8:13 PM
345	Souderton	6/16/2025 8:12 PM
346	Doylestown	6/16/2025 8:02 PM
347	Bethlehem	6/16/2025 8:00 PM
348	Quakertown	6/16/2025 7:57 PM
349	N/a	6/16/2025 7:54 PM
350	Quakertown	6/16/2025 7:51 PM
351	Quakertown, souderton, Doylestown	6/16/2025 7:44 PM
352	Any	6/16/2025 7:40 PM
353	Souderton	6/16/2025 7:38 PM
354	Nockamixon State park	6/16/2025 7:24 PM
355	Quakertown	6/16/2025 7:17 PM
356	Doylestown	6/16/2025 7:00 PM
357	Quakertown	6/16/2025 6:46 PM
358	Quakertown	6/16/2025 6:35 PM
359	Quakertown	6/16/2025 6:20 PM
360	Souderton	6/16/2025 6:02 PM
361	Sellersville Doylestown or Quakertown	6/16/2025 5:58 PM
362	Bedminster , New Britain	6/16/2025 5:53 PM
363	None	6/16/2025 5:39 PM
364	Sellersville	6/16/2025 5:33 PM
365	Dublin / Doylestown	6/16/2025 5:33 PM
366	Doylestown, Quakertown, Montgomeryville	6/16/2025 5:29 PM
367	Quakertown	6/16/2025 5:11 PM
368	Quakertown	6/16/2025 5:07 PM
369	Doylestown	6/16/2025 5:02 PM
370	Souderton	6/16/2025 4:53 PM

Perkasie Borough Economic Development Plan Community Survey

371	Souderton, Lansdale, Quakertown	6/16/2025 4:44 PM
372	Quakertown	6/16/2025 4:37 PM
373	Sellersville	6/16/2025 4:37 PM
374	Souderton, Quakertown	6/16/2025 4:36 PM
375	Doylestown Borough	6/16/2025 4:32 PM
376	Quakertown	6/16/2025 4:32 PM
377	Quakertown	6/16/2025 4:31 PM
378	Lake Nockamixon	6/16/2025 4:25 PM
379	Quakertown, Doylestown, Warrington, Telford,Sellersville	6/16/2025 4:17 PM
380	Souderton	6/16/2025 4:14 PM
381	Quarkertown	6/16/2025 4:13 PM
382	Quakertown, Lansdale	6/16/2025 3:57 PM
#	ACTIVITY	DATE
1	More access to grocery stores, and other little shops.	7/1/2025 7:40 AM
2	Restaurants, shows (music and theater)	7/1/2025 6:41 AM
3	Vegetarian friendly restaurants, Wegmans, comic shops, movie theaters, retail shopping	6/30/2025 11:36 PM
4	Grocery shopping	6/30/2025 11:29 PM
5	Concerts / Parades / Kids Activities	6/30/2025 10:51 PM
6	Restaurants	6/30/2025 10:24 PM
7	Food, hair shopping	6/30/2025 10:17 PM
8	More food options. More shopping.	6/30/2025 9:52 PM
9	Dinner at Washington House	6/30/2025 9:45 PM
10	Restaurants, pubs, social events, hiking and biking trails	6/30/2025 9:43 PM
11	Shopping	6/30/2025 9:31 PM
12	Retail	6/30/2025 9:08 PM
13	More choices	6/30/2025 9:03 PM
14	Fireworks, Food Festivals, Carnivals, Animal Festivals	6/30/2025 8:50 PM
15	Retail shopping, dining	6/30/2025 8:45 PM
16	Swimming	6/30/2025 8:30 PM
17	Fine dining / premium retail	6/30/2025 8:29 PM
18	Movie theater	6/30/2025 8:27 PM
19	Parks	6/30/2025 8:14 PM
20	Church	6/30/2025 8:04 PM
21	Concert venue and food	6/30/2025 7:46 PM
22	Concert Sundaes	6/30/2025 7:37 PM
23	Fitness, dining, banking, retail	6/30/2025 7:36 PM
24	Food/ drinks	6/30/2025 7:34 PM
25	Lots of different shopping and dining options	6/30/2025 7:27 PM

Perkasie Borough Economic Development Plan Community Survey

26	Restaurant	6/30/2025 6:49 PM
27	Shopping, dining	6/30/2025 6:12 PM
28	Arts fest	6/30/2025 6:11 PM
29	Open Saturday afternoons and Sundays	6/30/2025 5:23 PM
30	Shopping and restaurants	6/30/2025 5:19 PM
31	Relax	6/30/2025 5:18 PM
32	Great library!	6/30/2025 4:40 PM
33	Skippack Days in the fall	6/30/2025 4:35 PM
34	Better restaurants	6/30/2025 4:28 PM
35	eating/shopping	6/30/2025 4:12 PM
36	Movies	6/30/2025 3:49 PM
37	There are many more stores there and Lowe,s and all the other shopping center stores along 309.	6/30/2025 3:43 PM
38	Biking	6/30/2025 3:14 PM
39	More cultured food	6/30/2025 3:12 PM
40	For weekly food shopping/other major shopping not available in town.	6/30/2025 2:44 PM
41	Activities and restaurants	6/30/2025 2:34 PM
42	Dinning and recreation	6/30/2025 2:30 PM
43	5 k races	6/30/2025 2:30 PM
44	n/a	6/30/2025 2:23 PM
45	Dining	6/30/2025 2:17 PM
46	Locally owned retail shops	6/30/2025 2:16 PM
47	Restaurants	6/30/2025 2:15 PM
48	Parks, Farmers Market/ Community Events	6/30/2025 2:14 PM
49	Kayaking on Lake Nockamixon	6/30/2025 2:09 PM
50	More things to do like movies or more restaurants, better shopping	6/30/2025 1:45 PM
51	Restaurants, bars, shopping	6/30/2025 1:19 PM
52	Unsure	6/30/2025 1:09 PM
53	Shopping	6/30/2025 1:08 PM
54	Shopping	6/30/2025 1:04 PM
55	Kids activities	6/29/2025 9:13 PM
56	Shopping	6/29/2025 3:04 PM
57	Parades and events on main st.	6/29/2025 10:39 AM
58	q-mart	6/29/2025 8:30 AM
59	closest to home	6/28/2025 3:21 PM
60	Very walkable shopping and dining	6/27/2025 7:00 PM
61	dining, shopping	6/27/2025 8:09 AM
62	Downtown stores	6/26/2025 4:53 PM
63	Family	6/26/2025 9:22 AM

Perkasie Borough Economic Development Plan Community Survey

64	Movies	6/26/2025 7:51 AM
65	Shopping, dining, walkability	6/26/2025 7:24 AM
66	Dining and Breweries	6/26/2025 6:55 AM
67	Grocery shopping	6/26/2025 5:36 AM
68	Much more welcoming and diverse area. Love the movie theatre. Better food options. More retail options.	6/25/2025 10:44 PM
69	Shopping and dining	6/25/2025 9:46 PM
70	Shopping, playgrounds	6/25/2025 9:18 PM
71	Retail shopping	6/25/2025 8:24 PM
72	N/a	6/25/2025 8:11 PM
73	Dining, shopping	6/25/2025 8:03 PM
74	Restaurants & bars & community parades	6/25/2025 7:49 PM
75	Museums	6/24/2025 7:01 PM
76	Shopping - Home Depot, Gas Stations and Movie Theater	6/23/2025 2:06 PM
77	shopping	6/23/2025 11:23 AM
78	I work there	6/23/2025 11:17 AM
79	Abundance of options for shopping + food	6/22/2025 1:58 PM
80	Dining, movies	6/22/2025 7:35 AM
81	Dining, Theatre,	6/21/2025 1:10 PM
82	West coast swing lessons for adults	6/21/2025 12:55 PM
83	Restaurants	6/21/2025 10:40 AM
84	Pink City	6/21/2025 1:39 AM
85	art and music	6/20/2025 11:47 PM
86	Go to veterans park	6/20/2025 11:07 PM
87	Groceries	6/20/2025 6:17 PM
88	shop	6/20/2025 12:28 PM
89	Fitness, Grocery Shopping, Unique Restaurant options	6/20/2025 10:09 AM
90	Gas and groceries	6/20/2025 9:01 AM
91	Downtown shops/restaurants	6/19/2025 9:52 PM
92	Shopping, restaurants	6/19/2025 8:46 PM
93	shopping and food	6/19/2025 8:06 PM
94	Restaurants and Entertainment	6/19/2025 4:11 PM
95	Arts festival	6/19/2025 1:10 PM
96	shopping, food	6/19/2025 12:11 PM
97	Concerts, Networking, Retail	6/19/2025 11:22 AM
98	Shopping	6/19/2025 10:31 AM
99	Restaurants and Walmart	6/19/2025 9:55 AM
100	Shopping/Restaurants	6/19/2025 9:25 AM
101	Shopping at Ace Hardware store and Bucks County Seafood	6/19/2025 9:10 AM

Perkasie Borough Economic Development Plan Community Survey

102	Change of scenery	6/19/2025 8:36 AM
103	Lots of options for shopping dining and events	6/19/2025 7:55 AM
104	Art show. Holiday House pool. Local shops.	6/19/2025 7:37 AM
105	Shopping and dining	6/19/2025 7:34 AM
106	Night out	6/19/2025 12:39 AM
107	Shopping	6/19/2025 12:20 AM
108	Food shopping	6/18/2025 11:51 PM
109	Music and art events	6/18/2025 10:44 PM
110	Pickleball	6/18/2025 10:39 PM
111	Shopping	6/18/2025 10:14 PM
112	Arts, Concerts, Shopping	6/18/2025 9:47 PM
113	Aldi and gym, dog services, Kohl's, Italian market/store	6/18/2025 9:30 PM
114	Groomer, Bookstore, Pet store, Indian/Mexican/Japanese food	6/18/2025 9:11 PM
115	movie theater	6/18/2025 8:20 PM
116	Movie Theater	6/18/2025 8:20 PM
117	Ethnic restaurants, library, Aldi's	6/18/2025 7:50 PM
118	Theaters	6/18/2025 7:43 PM
119	Third fridays	6/18/2025 4:18 PM
120	restaurants, parks, shops, services. great place to walk around.	6/18/2025 3:33 PM
121	Restaurants, shopping, farmers markets	6/18/2025 3:22 PM
122	Shopping	6/18/2025 3:20 PM
123	Shops and Food/ Trolley Barn / The Sqaure and The Station	6/18/2025 2:20 PM
124	Thrift stores, restaurants/cafe I love, fun community events, mom and pop shops i love	6/18/2025 2:15 PM
125	General retail shopping as well as restaurants. We moved back to the area after living in Baltimore for a decade and would really love to see Perkasie embrace a bigger variety of local retail and dining options (albeit keeping true to itself)	6/18/2025 1:46 PM
126	Work	6/18/2025 1:30 PM
127	Retail shopping, food	6/18/2025 1:16 PM
128	Food, good plentiful food options	6/18/2025 12:52 PM
129	Garden centers, shopping, restaurant variety	6/18/2025 12:45 PM
130	Dining	6/18/2025 12:39 PM
131	Shopping	6/18/2025 12:33 PM
132	Shopping	6/18/2025 12:31 PM
133	Dining	6/18/2025 12:24 PM
134	Most activities not in Perkasie	6/18/2025 12:00 PM
135	the theater and the Washington House restaurant	6/18/2025 11:37 AM
136	Food shopping. Restaurant's. Gas. Doctors	6/18/2025 11:25 AM
137	Dining, retail shopping	6/18/2025 11:11 AM
138	nails, park, restaurant/bar, car wash	6/18/2025 11:05 AM

Perkasie Borough Economic Development Plan Community Survey

139	Cafés open late, better retail options	6/18/2025 10:54 AM
140	Shopping	6/18/2025 9:26 AM
141	Local Farms; big box shopping	6/18/2025 9:26 AM
142	Shopping, dining lots of options in small area	6/18/2025 9:11 AM
143	Business dining	6/18/2025 8:51 AM
144	movies, shopping, bowling	6/18/2025 8:49 AM
145	Dining at Bankers	6/18/2025 8:40 AM
146	More variety of shops downtown	6/18/2025 8:18 AM
147	Any festival!	6/18/2025 8:17 AM
148	They just seem to have more events	6/18/2025 8:08 AM
149	Retail	6/18/2025 8:04 AM
150	shopping	6/18/2025 8:03 AM
151	Outdoor	6/18/2025 7:52 AM
152	community events	6/18/2025 7:41 AM
153	Diverse eateries, bookstores, shops	6/18/2025 7:37 AM
154	Shopping, Restaurants	6/18/2025 7:35 AM
155	Sightseeing	6/18/2025 7:27 AM
156	First Friday	6/18/2025 7:27 AM
157	The square and station	6/18/2025 7:26 AM
158	Music	6/18/2025 7:19 AM
159	Work	6/18/2025 7:09 AM
160	Retail shopping	6/18/2025 7:04 AM
161	Carnival	6/18/2025 6:56 AM
162	Antiques, farmers market, restaurants	6/18/2025 6:54 AM
163	Shopping	6/18/2025 6:50 AM
164	Eat, shop	6/18/2025 6:50 AM
165	Shopping	6/18/2025 5:31 AM
166	Retail shopping, unique stores, festivals	6/18/2025 5:01 AM
167	Retail/Convenience open later hours, more variety (hardware, shoe store, butcher shop), and parking closer to businesses is usually more reliable (except near the trolley barn)	6/18/2025 2:47 AM
168	Theater, cafe at the mill, bankers, book store, kool liks	6/18/2025 12:56 AM
169	Movies	6/17/2025 11:42 PM
170	Line Dancing	6/17/2025 11:24 PM
171	Shopping	6/17/2025 11:23 PM
172	Shopping with parking	6/17/2025 11:18 PM
173	Retail shopping	6/17/2025 10:55 PM
174	Restaurants	6/17/2025 10:50 PM
175	Parks, libraries, trails, quick to go meals and coffee, good service	6/17/2025 10:14 PM
176	Festivals	6/17/2025 10:09 PM

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177	Parks post office	6/17/2025 10:03 PM
178	Walkable town with lots of options	6/17/2025 9:59 PM
179	Family there, more culture, more classy, better selection of restaurants	6/17/2025 9:58 PM
180	More eating establishments, bank, shopping	6/17/2025 9:54 PM
181	Eating establishes	6/17/2025 9:48 PM
182	Drag show, plant store and theatre	6/17/2025 9:36 PM
183	Town restaurants	6/17/2025 9:31 PM
184	Shopping, dining	6/17/2025 9:26 PM
185	3rd Friday at Souderton, live music, food	6/17/2025 9:13 PM
186	Shopping	6/17/2025 9:05 PM
187	Restaurant. Salon,	6/17/2025 9:04 PM
188	Dining	6/17/2025 8:47 PM
189	Work, dining, music events, wineries, breweries	6/17/2025 8:40 PM
190	Sports bar - winery etc...	6/17/2025 8:31 PM
191	Better restaurants	6/17/2025 8:31 PM
192	Shopping	6/17/2025 8:13 PM
193	Shopping/dinning	6/17/2025 8:04 PM
194	Na	6/17/2025 8:01 PM
195	Shopping, eating, banking	6/17/2025 7:36 PM
196	More retail and food options	6/17/2025 7:35 PM
197	Museums and plays	6/17/2025 7:33 PM
198	The theater and Curves	6/17/2025 7:31 PM
199	Fitness	6/17/2025 7:27 PM
200	Doctor	6/17/2025 7:17 PM
201	Restaurants and shopping	6/17/2025 7:12 PM
202	Restaurants	6/17/2025 7:07 PM
203	Shopping and restaurants	6/17/2025 6:52 PM
204	Work	6/17/2025 6:51 PM
205	Brewery	6/17/2025 6:47 PM
206	Trolley Barn	6/17/2025 6:45 PM
207	Good restaurants	6/17/2025 6:35 PM
208	Shopping	6/17/2025 6:35 PM
209	Shopping, dining	6/17/2025 6:20 PM
210	Craftery, pop ups, restaurant special activities	6/17/2025 6:15 PM
211	Dinning	6/17/2025 6:13 PM
212	Na	6/17/2025 5:57 PM
213	Agri-tourism, farmers market	6/17/2025 5:52 PM
214	Medical/Post Office, Hair Salon, Dining	6/17/2025 5:44 PM

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215	Yoga	6/17/2025 5:21 PM
216	Cycling	6/17/2025 5:10 PM
217	Connected walking path with Perkasie Borough	6/17/2025 4:55 PM
218	More shopping options	6/17/2025 4:53 PM
219	Doctors and shopping	6/17/2025 4:47 PM
220	outdoor events	6/17/2025 4:42 PM
221	Shopping & hairdresser	6/17/2025 4:27 PM
222	Shopping	6/17/2025 4:25 PM
223	Organic shopping	6/17/2025 4:23 PM
224	Theater & restaurants	6/17/2025 4:04 PM
225	Restaurants/fast food	6/17/2025 3:49 PM
226	Community events, affordable retail shops	6/17/2025 3:44 PM
227	Shopping	6/17/2025 3:21 PM
228	Dining	6/17/2025 3:03 PM
229	Walking store to shore, grabbing lunch, spending a whole day there, the movie theater.	6/17/2025 2:58 PM
230	Walkable, cute shops and variety of restaurants	6/17/2025 2:40 PM
231	Shopping	6/17/2025 2:37 PM
232	Gym	6/17/2025 2:33 PM
233	Live music	6/17/2025 2:25 PM
234	Dining, shopping, healthcare etc	6/17/2025 2:21 PM
235	Music shows	6/17/2025 2:14 PM
236	All of their skatepark events/competitions that provide free food	6/17/2025 1:59 PM
237	None	6/17/2025 1:45 PM
238	Restaurants	6/17/2025 1:29 PM
239	More shops	6/17/2025 1:28 PM
240	Everything	6/17/2025 1:26 PM
241	Dining	6/17/2025 1:06 PM
242	Shopping	6/17/2025 1:05 PM
243	Shopping	6/17/2025 1:01 PM
244	shopping, dining, dr's offices	6/17/2025 12:40 PM
245	Hardware, plants, Ace Hardware, Agway, Lubertos,	6/17/2025 12:39 PM
246	Shopping	6/17/2025 12:28 PM
247	Networking, Shopping, Hiking, Eating	6/17/2025 12:25 PM
248	Entertainment	6/17/2025 12:25 PM
249	Shopping/Events	6/17/2025 12:24 PM
250	Shopping	6/17/2025 12:15 PM
251	None	6/17/2025 11:57 AM
252	Wawa/gas. Walmart. Pets plus. Primary doctor.	6/17/2025 11:56 AM

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253	Shopping/dining	6/17/2025 11:51 AM
254	Food	6/17/2025 11:46 AM
255	Shopping and culture	6/17/2025 11:43 AM
256	Sports,	6/17/2025 11:42 AM
257	shopping, eating	6/17/2025 11:39 AM
258	Competitive art displays	6/17/2025 11:33 AM
259	Work	6/17/2025 11:33 AM
260	na	6/17/2025 11:26 AM
261	Indian Valley Library	6/17/2025 11:25 AM
262	Garden center, arts & craftsmen	6/17/2025 11:23 AM
263	Splash Pad it free there	6/17/2025 11:17 AM
264	Shopping and dining	6/17/2025 11:12 AM
265	family	6/17/2025 11:07 AM
266	Better shopping choices	6/17/2025 11:00 AM
267	Hair salon, Farmer's Markets, retail, fitness activities, restaurants, etc.	6/17/2025 11:00 AM
268	Giant	6/17/2025 10:56 AM
269	Na	6/17/2025 10:54 AM
270	Availability of various retail and restaurants	6/17/2025 10:54 AM
271	Breweries/movie theater/restaurants	6/17/2025 10:52 AM
272	Shopping	6/17/2025 10:51 AM
273	Family inxn, Rails to Trails Quakertown to Saucon Trail-Beth	6/17/2025 10:51 AM
274	Shopping, Library, Food	6/17/2025 10:50 AM
275	Food, music, streets,culture	6/17/2025 10:45 AM
276	Festivals, food and shopping	6/17/2025 10:41 AM
277	Restaurants & Arts (movies, live theater, live music)	6/17/2025 10:40 AM
278	None	6/17/2025 10:40 AM
279	Various Events but attend only when something not happening in Perkasie	6/17/2025 10:37 AM
280	Food variety, healthcare providers, grocery store	6/17/2025 10:36 AM
281	Shopping, restaurants	6/17/2025 10:34 AM
282	Outdoor events	6/17/2025 10:33 AM
283	Walking, theater, restaurants	6/17/2025 10:28 AM
284	trolley barn - 1 stop for everything - all day open market	6/17/2025 10:28 AM
285	More restaurants and shopping choices	6/17/2025 10:27 AM
286	Dining	6/17/2025 10:26 AM
287	Resting	6/17/2025 10:26 AM
288	Shopping, FH events, live there	6/17/2025 10:22 AM
289	Restaurants	6/17/2025 10:22 AM
290	.	6/17/2025 10:20 AM

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291	shopping	6/17/2025 10:20 AM
292	lots of options	6/17/2025 10:18 AM
293	Work	6/17/2025 10:17 AM
294	Movies	6/17/2025 10:15 AM
295	giggleberry	6/17/2025 10:14 AM
296	None	6/17/2025 10:13 AM
297	Concerts	6/17/2025 10:12 AM
298	hiking and biking	6/17/2025 10:11 AM
299	Shopping, earing	6/17/2025 10:09 AM
300	Shopping, Eating	6/17/2025 10:07 AM
301	Baseball/Dance	6/17/2025 10:06 AM
302	Dining, shopping and other various activities	6/17/2025 9:44 AM
303	Shopping and dining	6/17/2025 9:43 AM
304	Bookstore	6/17/2025 9:29 AM
305	Restaurants and festivals	6/17/2025 9:16 AM
306	Ymca	6/17/2025 8:36 AM
307	Shopping at large stores	6/17/2025 8:05 AM
308	Shopping	6/17/2025 6:54 AM
309	Walking/shopping; festivals	6/17/2025 5:30 AM
310	Shopping	6/16/2025 11:20 PM
311	Peace Valley Park, Shopping, and Dining	6/16/2025 10:43 PM
312	More shops and restaurants I am interested in.	6/16/2025 10:00 PM
313	More bar/restaurant options. More overall to do.	6/16/2025 9:53 PM
314	Work, Club	6/16/2025 9:23 PM
315	Things to do within walking distance	6/16/2025 9:16 PM
316	parks & playgrounds & bike trails, coffee shops! & breweries, ethnic food & art performances & museums	6/16/2025 9:00 PM
317	Dining/Theatre	6/16/2025 8:33 PM
318	Child events in general	6/16/2025 8:16 PM
319	Easter Hunt, Trolly Barn	6/16/2025 8:13 PM
320	Gym and shopping	6/16/2025 8:12 PM
321	Night Life, restaurants, more fun	6/16/2025 8:02 PM
322	Music at steel stacks, great stores to browse and shop like Moravian bookstore, lots of options downtown for fast, but healthy foods- like playa bowls and	6/16/2025 8:00 PM
323	Shopping	6/16/2025 7:57 PM
324	N/a	6/16/2025 7:54 PM
325	Shopping	6/16/2025 7:51 PM
326	Shopping, dining	6/16/2025 7:44 PM
327	Dining	6/16/2025 7:40 PM

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328	Thrift shop, Home Depot	6/16/2025 7:38 PM
329	Fishing .boating .Hiking ,	6/16/2025 7:24 PM
330	Shopping	6/16/2025 7:17 PM
331	Much more diverse assortment of food and drinks.	6/16/2025 7:00 PM
332	Shopping	6/16/2025 6:46 PM
333	Community	6/16/2025 6:35 PM
334	Church, shopping	6/16/2025 6:20 PM
335	Shopping	6/16/2025 6:02 PM
336	Restaurants or theater	6/16/2025 5:58 PM
337	Horse, gym with good selection of classes	6/16/2025 5:53 PM
338	Parks and food/drink	6/16/2025 5:33 PM
339	Breweries/restaurants	6/16/2025 5:33 PM
340	Bars, restaurants, Shops	6/16/2025 5:29 PM
341	Retail Shopping	6/16/2025 5:11 PM
342	shopping	6/16/2025 5:07 PM
343	Dining	6/16/2025 5:02 PM
344	Food, restaurants specifically	6/16/2025 4:53 PM
345	Grocery shopping, clothes shopping, restaurants, wawa	6/16/2025 4:44 PM
346	kids activity days	6/16/2025 4:37 PM
347	Shops	6/16/2025 4:37 PM
348	Shopping and fitness group class	6/16/2025 4:36 PM
349	Variety of eating places	6/16/2025 4:32 PM
350	Shopping	6/16/2025 4:32 PM
351	Shopping	6/16/2025 4:31 PM
352	hiking, Owowcow (local, real, organic ingredients)	6/16/2025 4:25 PM
353	bike trails, restaurants, larger stores, church, doctor, dentist, chiropractor, library	6/16/2025 4:17 PM
354	Shopping	6/16/2025 4:14 PM
355	Walmart	6/16/2025 4:13 PM

Q13 What are your recommendations for improving the overall economic vitality of Perkasie Borough?

Answered: 381 Skipped: 1

#	RESPONSES	DATE
1	More sidewalks, places for parking, restaurants and also wildflower / pollinator gardens to help our environment.	7/1/2025 7:40 AM
2	Help support the businesses here while also bringing in other businesses.	7/1/2025 6:41 AM
3	I miss having interactive shops on main. I miss the local art shop, the gift shop, and the clothing shop. I do love the coffee shop, the events/festivals, and the farmers market. Not sure what do with that information to improve economic vitality.	6/30/2025 11:36 PM
4	Bring in a Chick-fil-a and a Starbucks	6/30/2025 11:29 PM
5	Business that open earlier and close later	6/30/2025 10:51 PM
6	Utilizing unused buildings	6/30/2025 10:24 PM
7	Stop building and focus on who is here	6/30/2025 10:17 PM
8	Na	6/30/2025 9:57 PM
9	More Restaurants/ diners. Escape room, bowling alley, billiards. Gym. Make a bigger skate park. More hiking trails.	6/30/2025 9:52 PM
10	Find the balance keeping the small town charm. Don't let Perkasie become another Doylestown.	6/30/2025 9:45 PM
11	Hold seasonal music fests with food trucks.	6/30/2025 9:43 PM
12	Variety but keeping small town charm	6/30/2025 9:31 PM
13	Don't have any	6/30/2025 9:08 PM
14	More choices	6/30/2025 9:03 PM
15	Be family friendly	6/30/2025 8:50 PM
16	More restaurants, more retail space	6/30/2025 8:45 PM
17	More retail shops	6/30/2025 8:30 PM
18	I wish I could say. You're doing a great job!	6/30/2025 8:29 PM
19	Bring in things for families with older kids	6/30/2025 8:27 PM
20	Keep as it is	6/30/2025 8:14 PM
21	Tax credits for business	6/30/2025 8:04 PM
22	More dining/shopping in town center of borough	6/30/2025 7:46 PM
23	Move the concerts on Wednesdays to Fridays. Invite local businesses to serve foods there.	6/30/2025 7:37 PM
24	Tax incentives for borough businesses	6/30/2025 7:36 PM
25	More brewery/ family friendly spots/ outdoor dining/ walking paths with gardens	6/30/2025 7:34 PM
26	Offer outside dining, lose off streets at night etc. more restaurants	6/30/2025 7:27 PM
27	Reduce takes/ electric rates	6/30/2025 6:49 PM
28	Better stores. Look to Dublin.	6/30/2025 6:12 PM
29	Grow the farmers market	6/30/2025 6:11 PM

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30	Less sexuality observance	6/30/2025 5:23 PM
31	More choices	6/30/2025 5:19 PM
32	None just stop building more housing	6/30/2025 5:18 PM
33	Na	6/30/2025 4:40 PM
34	Na	6/30/2025 4:35 PM
35	More nightlife and restaurants that are open for dinner	6/30/2025 4:28 PM
36	not sure	6/30/2025 4:12 PM
37	shopping opportunities which keep money in small local businesses. Decrease the desire/need to go to the big box stores	6/30/2025 3:49 PM
38	More restaurants and shops like Doylestown.	6/30/2025 3:43 PM
39	No comment	6/30/2025 3:14 PM
40	Less racism	6/30/2025 3:12 PM
41	I am not sure what the current economic state of the borough is, but I would imagine that incentivizing new small business owners to set up shop here would be a great idea. I also think the more events we hold, the better: these events stimulate the economy and create a strong sense of community. Another idea is to re-introduce a passenger rail line for easy transport/commuting.	6/30/2025 2:44 PM
42	NA	6/30/2025 2:40 PM
43	make unique. Menlo aquatica has a bad reputation	6/30/2025 2:34 PM
44	Add more businesses	6/30/2025 2:30 PM
45	Lower taxes	6/30/2025 2:30 PM
46	Facade grants and historic adaptability for businesses/homes	6/30/2025 2:23 PM
47	Nothing I can think of.	6/30/2025 2:17 PM
48	Not sure yet	6/30/2025 2:16 PM
49	Greater concentration of business in Downtown. Further development of the downtown district.	6/30/2025 2:15 PM
50	encourage maintenance of the public/ private corridors such as street curbs and side walks	6/30/2025 2:14 PM
51	Do a business of the week post on social media highlighting the different businesses in Perkasie.	6/30/2025 2:09 PM
52	N/A	6/30/2025 1:45 PM
53	Stop trying to be New Hope	6/30/2025 1:19 PM
54	Undure	6/30/2025 1:09 PM
55	Embracing small town and conserving the history of perkasio	6/30/2025 1:08 PM
56	?	6/30/2025 1:04 PM
57	I suggest we keep as much green space as possible and limit the influx of these townhome establishments. When people feel at home and comfortable, they spend money. When they feel like their town is being taken over by many new commuters, they feel like outsiders in their own community and don't care to spend money there.	6/29/2025 9:13 PM
58	More restaurants/shopping opportunities	6/29/2025 3:04 PM
59	Stop raising taxes on services and utilities. If people have more disposable income they will be able to support locally.	6/29/2025 10:39 AM
60	nothing	6/29/2025 8:30 AM
61	more theater	6/28/2025 3:21 PM

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62	Create incentives or grants for small businesses to open or expand in the town center. We need Perkasie to be a destination to come to and visit several businesses - like dinner and an arts show, lunch and shopping, and it needs to be easy for people to walk from location to location.	6/27/2025 7:00 PM
63	None	6/27/2025 1:09 PM
64	More highlights about the current businesses via social media	6/27/2025 8:09 AM
65	Revitalize a "main st"	6/26/2025 4:53 PM
66	?	6/26/2025 9:22 AM
67	Less liberal activities like PRIDE. More traditional family focus	6/26/2025 7:51 AM
68	.	6/26/2025 7:24 AM
69	More retail shopping. Borough housing is growing but not the amount of retail businesses to keep people in town.	6/26/2025 6:55 AM
70	Create a unique economic environment that draws people to Perkasie instead of bringing the exact same businesses that are in neighboring towns	6/26/2025 5:36 AM
71	Increase retail options. Increase dining options. We have ENOUGH breweries. We need more food options.	6/25/2025 10:44 PM
72	More options on shopping and dining	6/25/2025 9:46 PM
73	Make it easier and more affordable for businesses to have a storefront here	6/25/2025 9:18 PM
74	Idk	6/25/2025 8:46 PM
75	n/a	6/25/2025 8:24 PM
76	N/a	6/25/2025 8:11 PM
77	Attract more small businesses	6/25/2025 8:03 PM
78	No recommendations	6/25/2025 7:49 PM
79	Less apartments built, more single family homes built.	6/24/2025 7:01 PM
80	Again, improving seventh and Market to Chestnut Center of town	6/23/2025 2:06 PM
81	adding more business, encouraging companies to build business that will create jobs	6/23/2025 11:23 AM
82	Focus on using the spaces that are already available not never ending development of new properties while the others sit vacant. More focus on preserving the farms and nature we have.	6/23/2025 11:17 AM
83	New retail! New eateries! More coffee shops +bakeries. Variety! Get rid of Shelly's!	6/22/2025 1:58 PM
84	Tax rebates for repurposing buildings for affordable housing	6/22/2025 7:35 AM
85	Finding ways to keep businesses open. Seems to be a never ending revolving door. Here today gone tomorrow	6/21/2025 1:10 PM
86	Replace Shelly's building with a park. Shelly's is an eyesore.	6/21/2025 12:55 PM
87	Adding more retail stores to the borough	6/21/2025 10:40 AM
88	Getting Shelly's Show Room converted to an indoor shopping center	6/21/2025 1:39 AM
89	artists and musicians	6/20/2025 11:47 PM
90	Shelly's in the center of town kills the whole vibe, that could be a community center or more of a center for shops/businesses	6/20/2025 11:07 PM
91	Shops geared towards a family crowd	6/20/2025 6:17 PM
92	None	6/20/2025 12:28 PM
93	Na	6/20/2025 10:09 AM
94	Stop putting up ugly houses and business chains. We need more local businesses not people	6/20/2025 9:01 AM

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and definitely not more housing.

95	None	6/19/2025 9:52 PM
96	Probably need more restaurants and public parking to accommodate. That'd bring more small businesses. But many residents enjoy the quiet aspect of this community. Less traffic is a good thing.	6/19/2025 8:46 PM
97	not sure	6/19/2025 8:06 PM
98	Bringing in different types of businesses we don't have	6/19/2025 7:10 PM
99	I few retail places that we don't have, not another coffee shop. Another gym would also be nice.	6/19/2025 4:11 PM
100	More events	6/19/2025 1:10 PM
101	LESS BARS more non religious community centers	6/19/2025 12:11 PM
102	N/A Perkasie does a wonderful job already! I love the tree lighting and Celtic Fest.	6/19/2025 11:22 AM
103	More outdoor music	6/19/2025 10:31 AM
104	Pave potholes. I see a lot done already, thank you.	6/19/2025 9:55 AM
105	New different restaurants! A theatre, places kids 10-teens can go!	6/19/2025 9:25 AM
106	Give tax incentives to small businesses.	6/19/2025 9:10 AM
107	N/a	6/19/2025 9:07 AM
108	Not sure	6/19/2025 8:36 AM
109	?	6/19/2025 7:55 AM
110	None.	6/19/2025 7:37 AM
111	Keep chain stores out. Maintain quaintness.	6/19/2025 7:34 AM
112	More evening town events	6/19/2025 12:39 AM
113	Open space stop cramimg in housing	6/19/2025 12:20 AM
114	More food variety.	6/18/2025 11:51 PM
115	Love the history walking tours and learning more about what building we're compared to what they are now	6/18/2025 10:44 PM
116	More options open later	6/18/2025 10:39 PM
117	.	6/18/2025 10:14 PM
118	Use vacant buildings/lots, preserve historical buildings and facades, recognition by the National Register as a historic site, Bringing in more businesses like a bookstore, gift shop, and boutiques would help boost Perkasie's economy and make downtown more vibrant and active, Extend Tunnel Path.	6/18/2025 9:47 PM
119	Offer more options in addition to bars, smoke shops, and tattoo shops!	6/18/2025 9:30 PM
120	Variety of takeout places, Apothecary, Indoor "food court" like The Station or Trolly Barn	6/18/2025 9:11 PM
121	improve coffee shop, have less niche shops that appeal to a wider audience	6/18/2025 8:20 PM
122	Let the pub scene grow.	6/18/2025 8:20 PM
123	A Latin/Mexican restaurant would be appreciated.	6/18/2025 7:50 PM
124	I don't know what kind of shape we are in now or what needs to be improved to really answer this question properly	6/18/2025 7:43 PM
125	Less wasteful spending.	6/18/2025 6:05 PM
126	Businesses in town are spread out - the town center needs to be more cohesive.	6/18/2025 4:21 PM
127	Fewer franchises and corporations, and more local businesses. Dunkin and Starbucks are	6/18/2025 4:18 PM

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going to put the cafes out of business.

128	better restaurants, more stores, interesting shops, events such as races, take care of the parks	6/18/2025 3:33 PM
129	Tax credits	6/18/2025 3:22 PM
130	More parking	6/18/2025 3:20 PM
131	More retail shops	6/18/2025 2:20 PM
132	Stoller friendly shops and you'll have many moms visiting...hard to find stores that I can use a double stroller in	6/18/2025 2:15 PM
133	Build higher	6/18/2025 1:56 PM
134	variety! It seems we have the same retail and dining options and honestly it gets boring quick	6/18/2025 1:46 PM
135	N/A	6/18/2025 1:30 PM
136	We need a new coffee shop	6/18/2025 1:16 PM
137	keep the parades and community events thriving, attract entrepreneurs	6/18/2025 12:52 PM
138	I have no suggestions at this time	6/18/2025 12:45 PM
139	Revamp the train station	6/18/2025 12:39 PM
140	Develop the train station into something nice	6/18/2025 12:33 PM
141	Better shopping options & restaurants	6/18/2025 12:31 PM
142	Not sure	6/18/2025 12:24 PM
143	You can't stay 'small town' and offer 'big town' options. Become a specialist in what is local to here.	6/18/2025 12:00 PM
144	Support current businesses using social media, make Perkasie into a destination in Bucks County by advancing the arts and showcasing what's already here. Make Perkasie a mini New Hope!	6/18/2025 11:37 AM
145	Tax breaks for restaurants retail shops	6/18/2025 11:25 AM
146	More dining options, better dining options	6/18/2025 11:11 AM
147	no idea	6/18/2025 11:05 AM
148	Getting the word out about events and offerings! Lately my family has missed all kinds of things because there is no advertising anywhere. Facebook posts and a banner over fifth Street aren't enough to let people know what Perkasie has to offer.	6/18/2025 10:54 AM
149	More selection of stores and restaurants	6/18/2025 9:26 AM
150	Stop building town homes!	6/18/2025 9:26 AM
151	More shopping options in center of Perkasie, a Kimberton Whole Foods type grocery store in center of town, Industries in downtown that will provide jobs	6/18/2025 9:11 AM
152	Better communication about what is there.	6/18/2025 8:51 AM
153	?	6/18/2025 8:51 AM
154	N/A	6/18/2025 8:49 AM
155	Maybe closing down a street in the summer for dining, I saw Phoenixville do this and it seems to draw a lot of people out.	6/18/2025 8:40 AM
156	Keep town clean and continue to offer great family events	6/18/2025 8:29 AM
157	More affordable shops	6/18/2025 8:18 AM
158	We need better parking options for large events in town center	6/18/2025 8:17 AM
159	Lower the rent cost for businesses	6/18/2025 8:08 AM

Perkasie Borough Economic Development Plan Community Survey

160	See above.	6/18/2025 8:04 AM
161	Redevelop Shelly's into something we can use	6/18/2025 8:03 AM
162	More events to promote them	6/18/2025 7:52 AM
163	create a downtown central hub	6/18/2025 7:41 AM
164	Make use of empty/abandoned buildings. Make rent affordable for small businesses.	6/18/2025 7:37 AM
165	N/a	6/18/2025 7:35 AM
166	Keep Perkasie rural	6/18/2025 7:27 AM
167	Tax incentives for businesses	6/18/2025 7:27 AM
168	Bring back events like porchfest	6/18/2025 7:26 AM
169	Better promotions	6/18/2025 7:19 AM
170	Perkasie needs more events and potentially more shops. Doylestown always seems to have something going on and has plenty of restaurants/shops to accommodate the influx of people. Oddly enough I don't think much of Doylestown Main Street though.	6/18/2025 7:09 AM
171	Na	6/18/2025 7:04 AM
172	Na	6/18/2025 6:56 AM
173	Stop building crappy homes, improve what's already there. Provide reduced costs events, access for lower income families	6/18/2025 6:54 AM
174	Pave Walnut Street. It's the worst road around	6/18/2025 6:50 AM
175	Block parties	6/18/2025 6:50 AM
176	X	6/18/2025 5:31 AM
177	Food festivals, vintage markets, additional vendors at the farmers market	6/18/2025 5:01 AM
178	Encouraging more businesses with needed items and services to locate here. Boutique shops certainly have their place, but you can't buy a pack of screws without driving 10 minutes plus, or get anything to eat without walking a few blocks if you have to park a work vehicle, or at all after late afternoon unless you want to deal with the rowdy kids in McDonalds. Arch Street Deli and Perkasie Pizza are both great, but Arch Street isn't open for dinner when people get home, and both suffer from a lack of reliable parking spots for a quick in and out for someone on a quick break from work.	6/18/2025 2:47 AM
179	None	6/18/2025 1:33 AM
180	Revamping the town center near Shelley's. Remove the parking lot. More beer gardens. More upscale shopping options	6/18/2025 12:56 AM
181	Na	6/17/2025 11:42 PM
182	Community rec center would be nice. Similar to Montgomery Twp.	6/17/2025 11:24 PM
183	Na	6/17/2025 11:23 PM
184	Preserve land and the small town feel	6/17/2025 11:18 PM
185	Install EV chargers to attract customers to local businesses.	6/17/2025 10:55 PM
186	More handicap parking and places to sit	6/17/2025 10:50 PM
187	Have someone teach businesses how to effectively use digital media or hire someone to support them. Have more family and kid friendly free opportunities to help us feel a part of the community.	6/17/2025 10:14 PM
188	More organized events	6/17/2025 10:09 PM
189	The congestion on the roads is almost like being land locked it used to take me 15 minutes to get to work now it takes me 10 minutes just to get out of the borough. There needs to be a solution for traffic.	6/17/2025 10:03 PM

Perkasie Borough Economic Development Plan Community Survey

190	Grow the borough, small town atmosphere. Perkasie is so great, grow the small town vibe with smaller businesses. Avoid town center. I also think Perkasie should have a pride month event!	6/17/2025 9:59 PM
191	Better retail options. I miss frox. I don't think people support local businesses.	6/17/2025 9:58 PM
192	More incentives for businesses to come into the borough	6/17/2025 9:54 PM
193	More restaurants	6/17/2025 9:48 PM
194	A few more restaurants that are not pizza. Adult sports leagues (slow pitch softball, kickball... etc). Some more boutiques vs large stores. Would love a town center!!	6/17/2025 9:36 PM
195	More vendors at Farmers Market more retail opportunities	6/17/2025 9:31 PM
196	None	6/17/2025 9:26 PM
197	No more developments	6/17/2025 9:13 PM
198	More restaurants and stores	6/17/2025 9:05 PM
199	Live music, small mom and pop shoppes only	6/17/2025 9:04 PM
200	Have better hours of operation.	6/17/2025 8:47 PM
201	N/a	6/17/2025 8:40 PM
202	Additional sports bars and restaurants	6/17/2025 8:31 PM
203	Renovate the older buildings in town to attract businesses but keeping that small town vibe that this town loves and needs	6/17/2025 8:31 PM
204	Keep the charm but also add some no chain type stores and restaurants	6/17/2025 8:13 PM
205	We don't need anymore bars. we need to encourage other kinds of business into the area as well.	6/17/2025 8:04 PM
206	None	6/17/2025 8:01 PM
207	Don't raise taxea	6/17/2025 7:36 PM
208	Not sure	6/17/2025 7:35 PM
209	Restore passenger train service to the area	6/17/2025 7:33 PM
210	Lower rents for lower costs	6/17/2025 7:31 PM
211	small shops in business area, use conservation easement to purchase remaining lots that aren't developed to preserve small natural area among the developed paved spaces.	6/17/2025 7:27 PM
212	Keep information flowing.	6/17/2025 7:17 PM
213	Maintain a business friendly environment	6/17/2025 7:12 PM
214	More storefront	6/17/2025 7:07 PM
215	Make it more affordable to live here	6/17/2025 6:52 PM
216	A wawa	6/17/2025 6:51 PM
217	N/A	6/17/2025 6:47 PM
218	Improve parking	6/17/2025 6:46 PM
219	Stop building houses, stop allowing more businesses.	6/17/2025 6:45 PM
220	Need to encourage people to support local business	6/17/2025 6:35 PM
221	I have watched over the years the creeks in the area slipping from exceptional water quality status to many being "fair". Rain catchment and runoff plans seem to have run eskew. So many houses with so little rainwater catchment. No wonder there is flooding with the most basic rainfall. Enough with the alcohol everywhere! Fix the roads! Used to be a lot nicer area. But hey MONEY MONEY MONEY grab that dollar by the balls! Quite frankly I think the Borough has lost sight of what a community is. How many more years is the covered bridge in the park gonna last before the next flood?	6/17/2025 6:35 PM

Perkasie Borough Economic Development Plan Community Survey

222	Start attracting more business	6/17/2025 6:20 PM
223	Need to provide more parking solutions.	6/17/2025 6:15 PM
224	More dinning	6/17/2025 6:13 PM
225	Keep up the good work and creating awareness	6/17/2025 5:57 PM
226	Parking	6/17/2025 5:52 PM
227	I dont have an answer.	6/17/2025 5:44 PM
228	Enough businesses, enough houses -- leave it alone. Too crowded. No parking, no accessibility.	6/17/2025 5:27 PM
229	None	6/17/2025 5:21 PM
230	None	6/17/2025 5:15 PM
231	Stop building high density housing	6/17/2025 5:10 PM
232	n/a	6/17/2025 4:55 PM
233	n/a	6/17/2025 4:53 PM
234	I'm not sure.	6/17/2025 4:47 PM
235	need to stop building homes destroying the wood lands pushing wildlife into town seen an uptick in wild life in the past 6monthes	6/17/2025 4:42 PM
236	More diverse, adult focused activities	6/17/2025 4:27 PM
237	Repaving and relining streets	6/17/2025 4:25 PM
238	Better quality restaurants, we don't need more pizza, fast food, chinese, mexican food	6/17/2025 4:23 PM
239	Unsure	6/17/2025 4:04 PM
240	No new housing	6/17/2025 3:56 PM
241	Reducing trash and electric prices	6/17/2025 3:49 PM
242	affordable shops	6/17/2025 3:44 PM
243	Less development of houses and more support for small businesses	6/17/2025 3:38 PM
244	Invest in small business	6/17/2025 3:21 PM
245	Na	6/17/2025 3:14 PM
246	More restaurants and another large grocery store	6/17/2025 3:03 PM
247	An incentive to attract brick and mortar stores.	6/17/2025 2:58 PM
248	Open more restaurants	6/17/2025 2:40 PM
249	Less red tape	6/17/2025 2:37 PM
250	Better control on cars speeding and disregarding pedestrians in cross walks	6/17/2025 2:33 PM
251	More live music	6/17/2025 2:25 PM
252	Tough economy for small businesses but more variety of offerings. I miss Chimayo	6/17/2025 2:21 PM
253	More retail shops	6/17/2025 2:14 PM
254	Do what's best for the people and the community	6/17/2025 1:59 PM
255	Find a way to appeal to people who don't drink	6/17/2025 1:47 PM
256	Variety - parking	6/17/2025 1:45 PM
257	More diverse eatery's	6/17/2025 1:29 PM
258	More restaurants and bars	6/17/2025 1:29 PM

Perkasie Borough Economic Development Plan Community Survey

259	Work with business owners more readily	6/17/2025 1:28 PM
260	Stop building houses in the borough	6/17/2025 1:26 PM
261	Stop bringing competition for Perkasie businesses during events	6/17/2025 1:17 PM
262	Not sure	6/17/2025 1:06 PM
263	More and varied shops	6/17/2025 1:05 PM
264	More options	6/17/2025 1:02 PM
265	Stores that aren't over priced.	6/17/2025 1:01 PM
266	?	6/17/2025 12:40 PM
267	Gift shops with local artists... miss that from the one shop being gone	6/17/2025 12:39 PM
268	Have more community events	6/17/2025 12:28 PM
269	More networking/chamber events, smaller community events that celebrate the businesses without outside vendors coming in	6/17/2025 12:25 PM
270	None at this time.	6/17/2025 12:25 PM
271	Keep public events out of the residential areas like West Walnut	6/17/2025 12:24 PM
272	N/a	6/17/2025 12:22 PM
273	More parking, less public events invading the private areas.	6/17/2025 12:15 PM
274	Again, hours are so limited	6/17/2025 12:15 PM
275	-	6/17/2025 11:57 AM
276	Outdated or vacant buildings sold and give tax break for remodeling(i.e bringing up to code). Rent cap for businesses. Hold landlords accountable for upkeep. Improve parking. Social media promos for business. Local news and radio do free promos for small businesses.	6/17/2025 11:56 AM
277	Increase parking- advertising	6/17/2025 11:51 AM
278	Connect the Hilltown and Perkasie trail systems. Long overdue.	6/17/2025 11:46 AM
279	Redevelop the economic plan for the community	6/17/2025 11:43 AM
280	Parks and things for kids	6/17/2025 11:42 AM
281	Add more than fast-food type dining establishments; the loss of Chimayo and Frox has affected my family because we loved to not only shop there, but it was a place to socialize with community members. It was nice to have a place where everybody knows your name!	6/17/2025 11:39 AM
282	N/a	6/17/2025 11:33 AM
283	More retail, as the malls are vacant, could use interesting places to shop	6/17/2025 11:33 AM
284	Support existing business's better	6/17/2025 11:26 AM
285	Promote boutique style retailers and restaurants in town. Free parking is good business.	6/17/2025 11:25 AM
286	Definitely not more glorified row homes	6/17/2025 11:23 AM
287	People love using there phones for everything so I would put a mural for social media	6/17/2025 11:17 AM
288	More kid friendly activities/centers for teens	6/17/2025 11:12 AM
289	The facade and condition of Flamin' Harry and VOGUE is shocking. As it is in close proximity to the RAM and the law offices and other well kept buildings, you'd think they would clean it up. The canopy holders look like they are ready to fall down	6/17/2025 11:07 AM
290	Perkasie is not a drive through town so it will never have the customer base for retail to thrive solely as brick and mortar. Stop trying to force it.	6/17/2025 11:00 AM
291	Make more use of Lenape Park & the amphitheater for community events.	6/17/2025 11:00 AM
292	None	6/17/2025 10:56 AM

Perkasie Borough Economic Development Plan Community Survey

293	Na	6/17/2025 10:54 AM
294	Better marketing so people know what is in town	6/17/2025 10:54 AM
295	More shops for foot traffic. Gift shop, true general store (like Mast), full service bakery, outdoors store (like Rudolph's was in Doylestown), local movie theater, duck bowling	6/17/2025 10:52 AM
296	More run of the mill stores and less of the niche stores which struggle to make it.	6/17/2025 10:51 AM
297	Cooperation- more businesses working together	6/17/2025 10:51 AM
298	Provide activities and businesses that are affordable. People friendly. Multi-cultural. Advertising. Cultural festivals. Too many things to list.	6/17/2025 10:50 AM
299	Destination stores and businesses	6/17/2025 10:45 AM
300	More festivals and better restaurants. Also improve walkability of town	6/17/2025 10:41 AM
301	Building on your strengths as a walkable town for retail, dining - also with a respect and desire to highlight the historic aspect and architecture. I think we all thrive when our towns focus on complementing each other's offerings rather than competing - that way visitors will spend time in each town while in the region.	6/17/2025 10:40 AM
302	None	6/17/2025 10:40 AM
303	Continue to focus on safety and using the amazing things we have here	6/17/2025 10:37 AM
304	Diversity in business and event offerings, central hub for stores and activities, repurposing industrial buildings for community use and not just housing, maybe fewer complexes of townhouses that don't match the aesthetic, continued communication with residents about what draws people, more diverse/eclectic shops and business owners (arts, lgbt, people of color, etc)	6/17/2025 10:36 AM
305	Better law enforcement to stop littering and vandalism. Can't even use taxpayer funded park bathrooms due to vandalism and filth. Dog park is a filthy nightmare- poorly maintained.	6/17/2025 10:35 AM
306	Get businesses in that people want to shop at.	6/17/2025 10:34 AM
307	more decorations, lighting, and celebration of all types of holidays	6/17/2025 10:33 AM
308	Safer streets that encourage more walking to stores, etc.	6/17/2025 10:28 AM
309	Better advertising, friendler, close the town add food trucks, vendors more than 1 Friday.	6/17/2025 10:28 AM
310	Try to keep it small town and not turn it into Bensalem. Stop putting things like auto zones.	6/17/2025 10:27 AM
311	Improved retail offerings	6/17/2025 10:26 AM
312	Parking - Traffic	6/17/2025 10:26 AM
313	Again, not my area of expertise	6/17/2025 10:22 AM
314	Development of a town center. Get move eateries for evening use.	6/17/2025 10:22 AM
315	.	6/17/2025 10:20 AM
316	Get some stores with clothing, shoes, etc that are welcoming to the Perkasie middle income and middle age people.	6/17/2025 10:20 AM
317	bring in more small retail, restaurants	6/17/2025 10:18 AM
318	No suggestions	6/17/2025 10:17 AM
319	None	6/17/2025 10:15 AM
320	more kids activities	6/17/2025 10:14 AM
321	None	6/17/2025 10:13 AM
322	None	6/17/2025 10:12 AM
323	a friendly business advisor to take the place of Steve Barthes who was let go	6/17/2025 10:11 AM

Perkasie Borough Economic Development Plan Community Survey

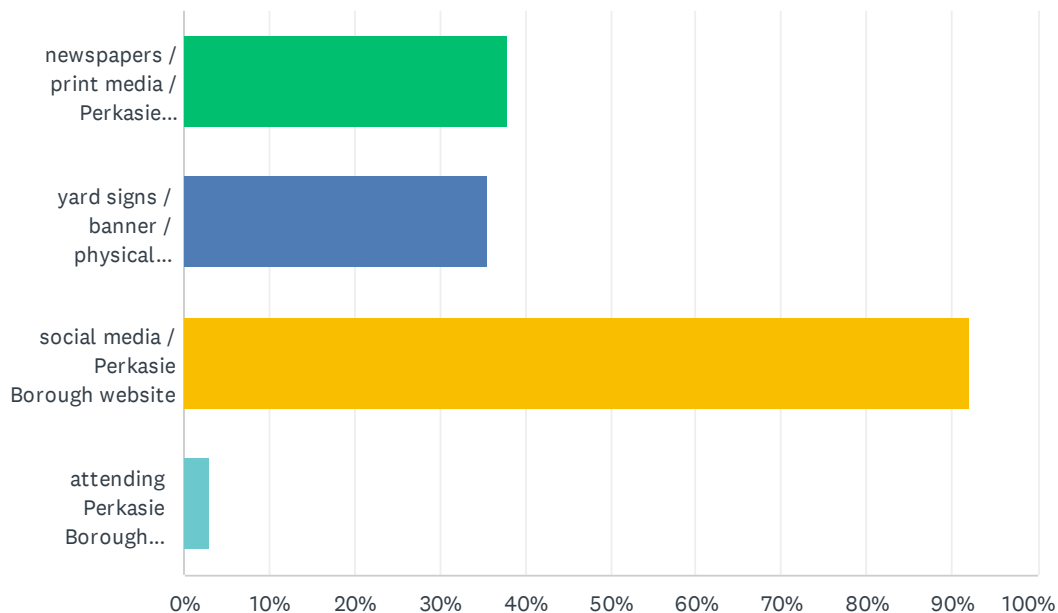
324	Don't know	6/17/2025 10:09 AM
325	More/different retail businesses	6/17/2025 10:07 AM
326	Town center needs to be developed to be pedestrian friendly with diverse land uses (restaurant/entertainment/residential/small retail). Recreational facilities (ex. 2nd street baseball field) need to be upgraded to attract users to the town center.	6/17/2025 10:06 AM
327	Better question, what's already being done?	6/17/2025 9:44 AM
328	Higher end retail and dining	6/17/2025 9:43 AM
329	Na	6/17/2025 9:29 AM
330	More retail stores	6/17/2025 9:16 AM
331	Is there a way to offset prices of various things with some sort of Grant which would make it more feasible during these Financial hardship times for a lot of us	6/17/2025 8:36 AM
332	Stop building. Nobody that lives here wants it and stop raising our taxes. We no longer live in a peaceful small town.	6/17/2025 8:05 AM
333	none	6/17/2025 6:54 AM
334	You do a good job. More weekend night festivals maybe.	6/17/2025 5:30 AM
335	More small shops entertainment, while keeping small town feel, no more brewery's needed	6/16/2025 11:20 PM
336	N/A	6/16/2025 10:43 PM
337	None	6/16/2025 10:00 PM
338	.	6/16/2025 9:53 PM
339	None	6/16/2025 9:23 PM
340	Incentivize activities	6/16/2025 9:16 PM
341	improve infrastructure (maintain trails and sidewalks, create culture of walking and enforce traffic laws) and promote community engagement (don't let individual churches take this on. ask the pennridge ministerium for suggestions. a culture shift is needed for lasting change. People need to see importance of shopping local, of building authentic relationships, slowing down schedules and getting off phones. that's the long-term work.	6/16/2025 9:00 PM
342	More music events	6/16/2025 8:33 PM
343	N/a	6/16/2025 8:16 PM
344	Stop building on the lots left..	6/16/2025 8:13 PM
345	More shopping and restaurants in borough/close to borough	6/16/2025 8:12 PM
346	We need more to accolade the growing population. I don't feel the town is attractive to visitors or even residents. A bagel shop or bakery would be huge! Options and variety to get people out in the morning...love where they live.	6/16/2025 8:02 PM
347	There just aren't enough interesting retail shops downtown to make it worthwhile to shop there.	6/16/2025 8:00 PM
348	.	6/16/2025 7:57 PM
349	N/a	6/16/2025 7:54 PM
350	N/A	6/16/2025 7:51 PM
351	Indoor micro business space for startups, like a flea market. Business coaching program. Collaborative marketing program	6/16/2025 7:44 PM
352	High density housing & mixed use spaces	6/16/2025 7:40 PM
353	The businesses in the town center don't feel accessible because of parking/traffic flow	6/16/2025 7:38 PM
354	Stop trying to make Perkasie into another Doylestown	6/16/2025 7:24 PM
355	C	6/16/2025 7:17 PM

Perkasie Borough Economic Development Plan Community Survey

356	I think we need to find a way to appeal to more young professionals without kids and make them want to stay and spend in town. A Thai restaurant, a real cocktail bar, an evening cafe even would be great.	6/16/2025 7:00 PM
357	Fix the roads	6/16/2025 6:46 PM
358	Lower usage fees	6/16/2025 6:35 PM
359	Stop building	6/16/2025 6:20 PM
360	Stop building townhouses!	6/16/2025 6:02 PM
361	Bigger restaurants, theater, bands	6/16/2025 5:58 PM
362	Have all residents participate in some sort of community service/ volunteering	6/16/2025 5:53 PM
363	Not sure	6/16/2025 5:39 PM
364	None, love perkasio	6/16/2025 5:33 PM
365	Push shelleys out and utilize that massive space/parking area :)	6/16/2025 5:33 PM
366	Keeping the area clean. Trash clean up	6/16/2025 5:29 PM
367	Attract Retail, boutiques type shops	6/16/2025 5:11 PM
368	financial incentives for development	6/16/2025 5:07 PM
369	Increased walkability. Slower traffic.	6/16/2025 5:02 PM
370	Avoid big business like the plague. They decimate local economies. Invest in small businesses.	6/16/2025 4:53 PM
371	More diversity	6/16/2025 4:44 PM
372	finding unique shops to come in, not big chain shops, maybe creating a shop "collective " to provide incentives for people to patronize the town businesses	6/16/2025 4:37 PM
373	More family events and accessible shops/restaurants	6/16/2025 4:37 PM
374	Signs for reminders of upcoming activities	6/16/2025 4:36 PM
375	The Borough is a ghost town after 6:00 on most nights. There are two true sit-down restaurants and they're both packed at night -- but there are only two (Rams and the Perk -- Maize is good but it does not generate foot traffic because of the minimal seating). There is no reason for non-restaurants to stay open past 6 or 7 because there is no foot traffic being generated. The whole Borough feels like isolated quadrants of commercial activity. I also suggest expanding the facade grants to include residential. Or offering incentives for construction of residential storage facilities to get people to stop using front porches as sheds.	6/16/2025 4:32 PM
376	Stop building! It's getting too crowded to walk around at events	6/16/2025 4:32 PM
377	NA	6/16/2025 4:31 PM
378	No more chain stores	6/16/2025 4:25 PM
379	Keep out the big box stores, keep it having a small town feel, love the walkability	6/16/2025 4:17 PM
380	Don't make perkasio too big- keep the small town feel	6/16/2025 4:14 PM
381	More fun activities	6/16/2025 4:13 PM

Q14 How do you typically find out about business news and events in Perkasie Borough? (Select all that apply)

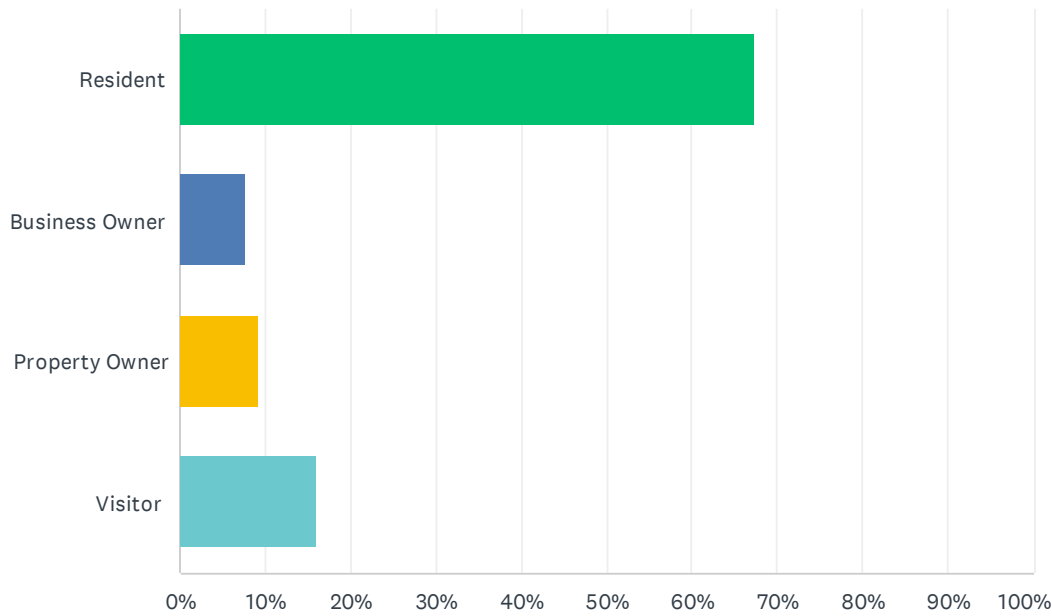
Answered: 382 Skipped: 0



ANSWER CHOICES	RESPONSES	
newspapers / print media / Perkasie Borough newsletter	37.96%	145
yard signs / banner / physical signage	35.60%	136
social media / Perkasie Borough website	92.15%	352
attending Perkasie Borough meetings	2.88%	11
Total Respondents: 382		

Q1 Which one of these suits you best with respect to Perkaskie Borough?

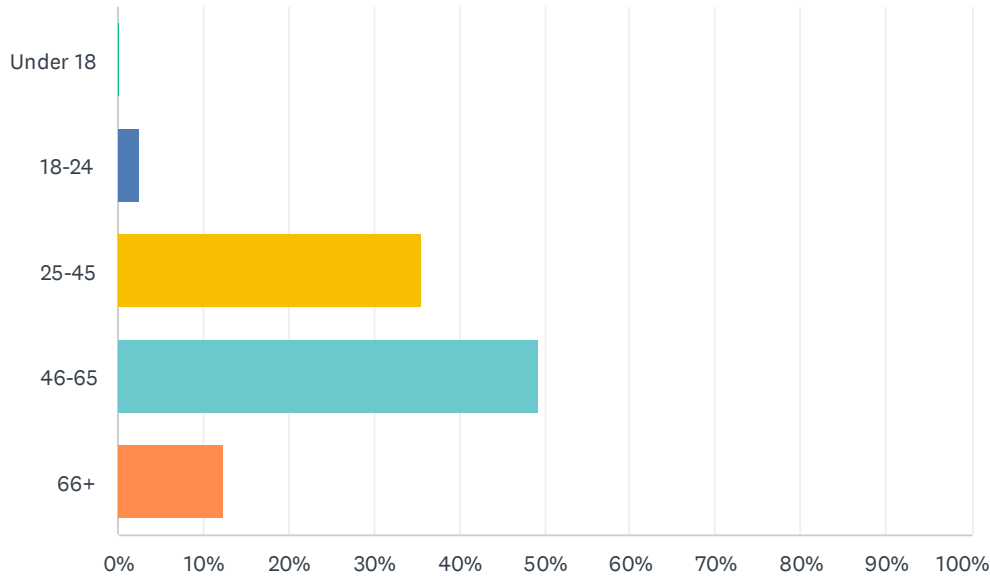
Answered: 382 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident	67.28%	257
Business Owner	7.59%	29
Property Owner	9.16%	35
Visitor	15.97%	61
TOTAL		382

Q2 In what age group do you fall:

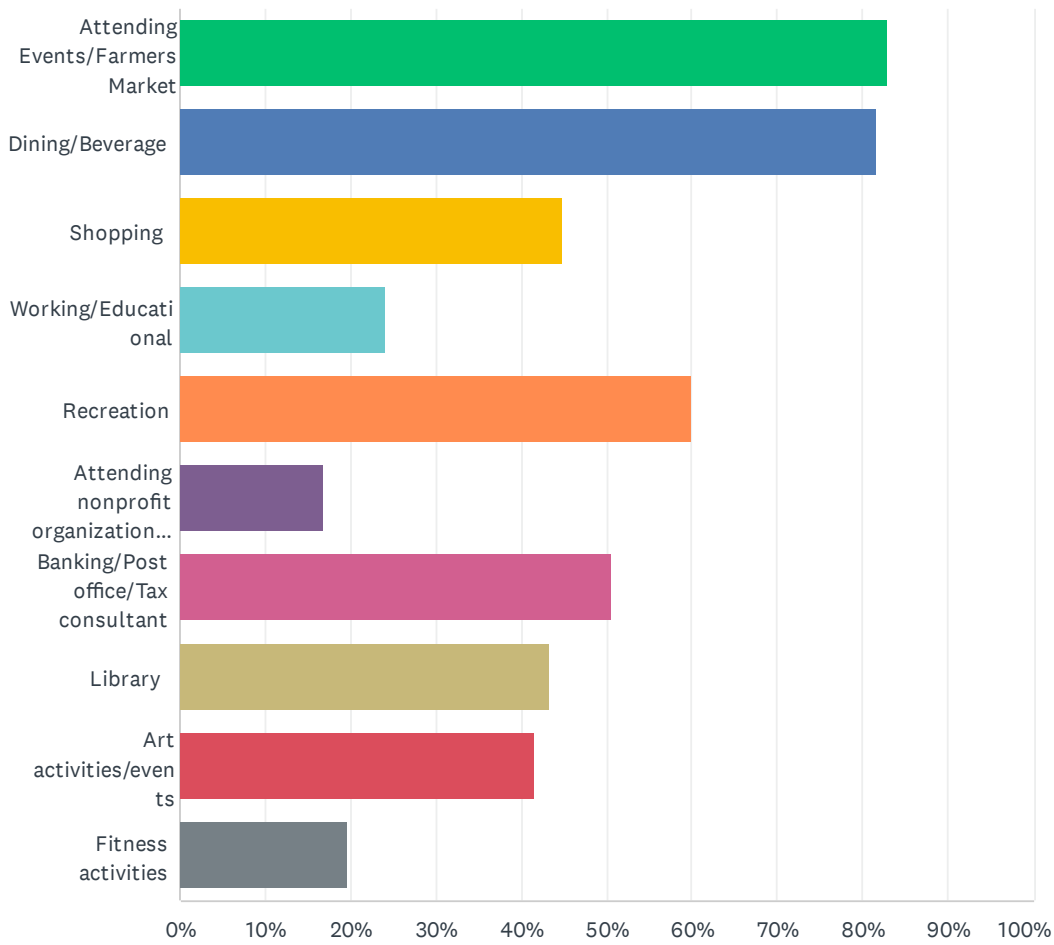
Answered: 382 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.26%	1
18-24	2.62%	10
25-45	35.60%	136
46-65	49.21%	188
66+	12.30%	47
TOTAL		382

Q3 Why do you visit Perkasie Borough? (include all that apply)

Answered: 382 Skipped: 0

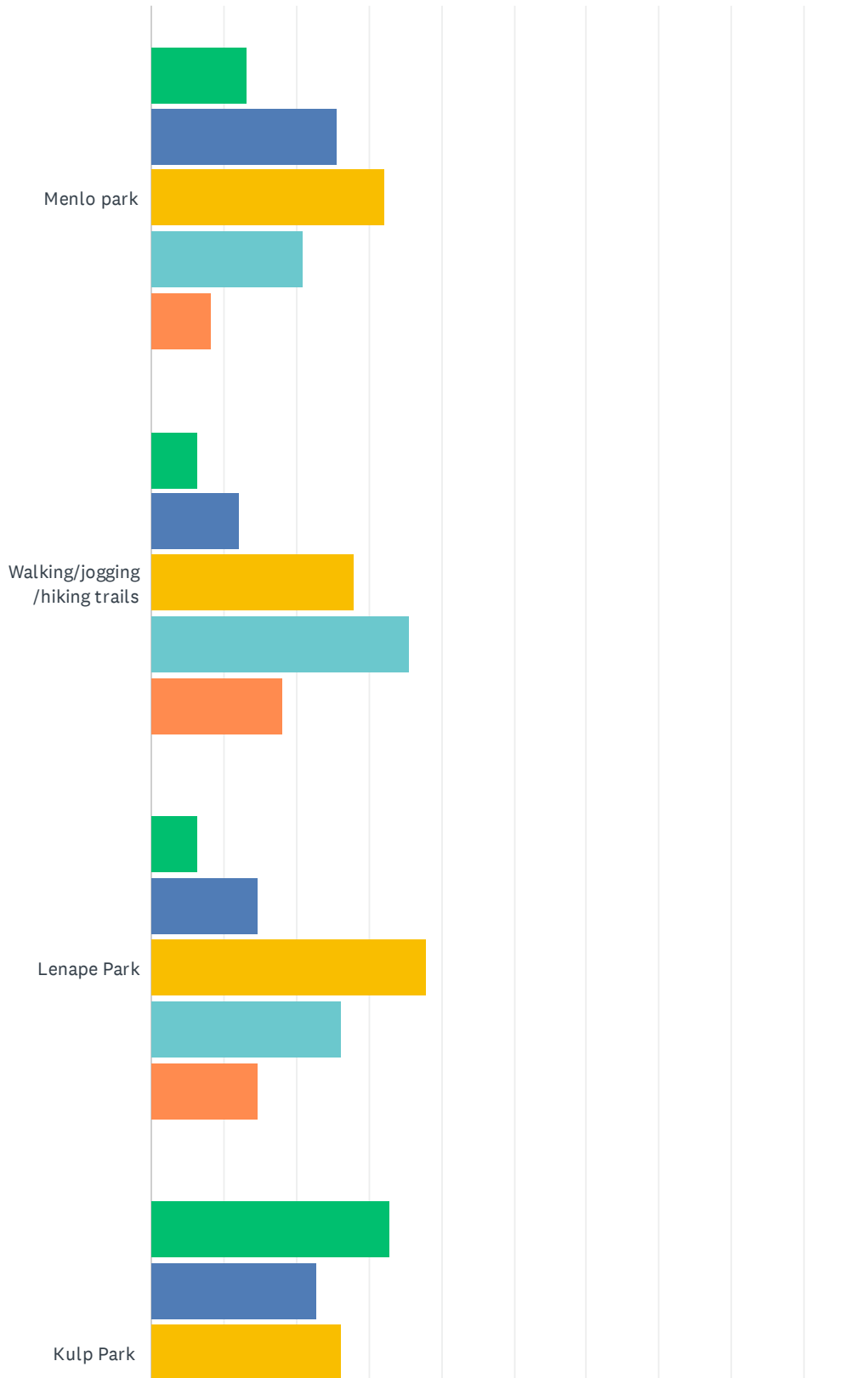


Perkasie Borough Economic Development Plan Community Survey

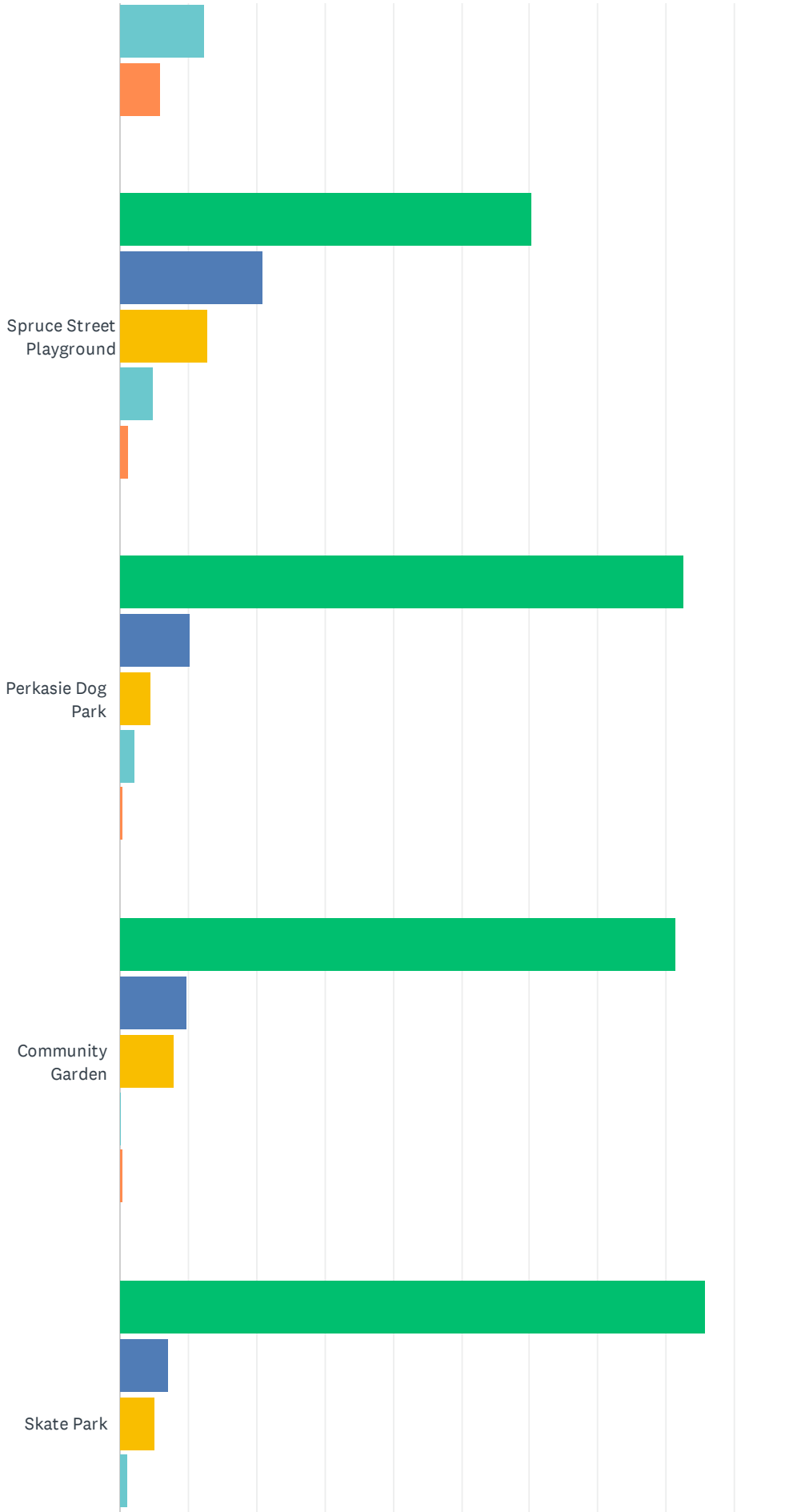
ANSWER CHOICES	RESPONSES	
Attending Events/Farmers Market	82.98%	317
Dining/Beverage	81.68%	312
Shopping	44.76%	171
Working/Educational	24.08%	92
Recreation	59.95%	229
Attending nonprofit organizations services/meetings	16.75%	64
Banking/Post office/Tax consultant	50.52%	193
Library	43.19%	165
Art activities/events	41.62%	159
Fitness activities	19.63%	75
Total Respondents: 382		

Q4 How frequently do you utilize the following park/recreation areas in Perkasie Borough? (Never, Rarely, Sometimes, Often, Always)

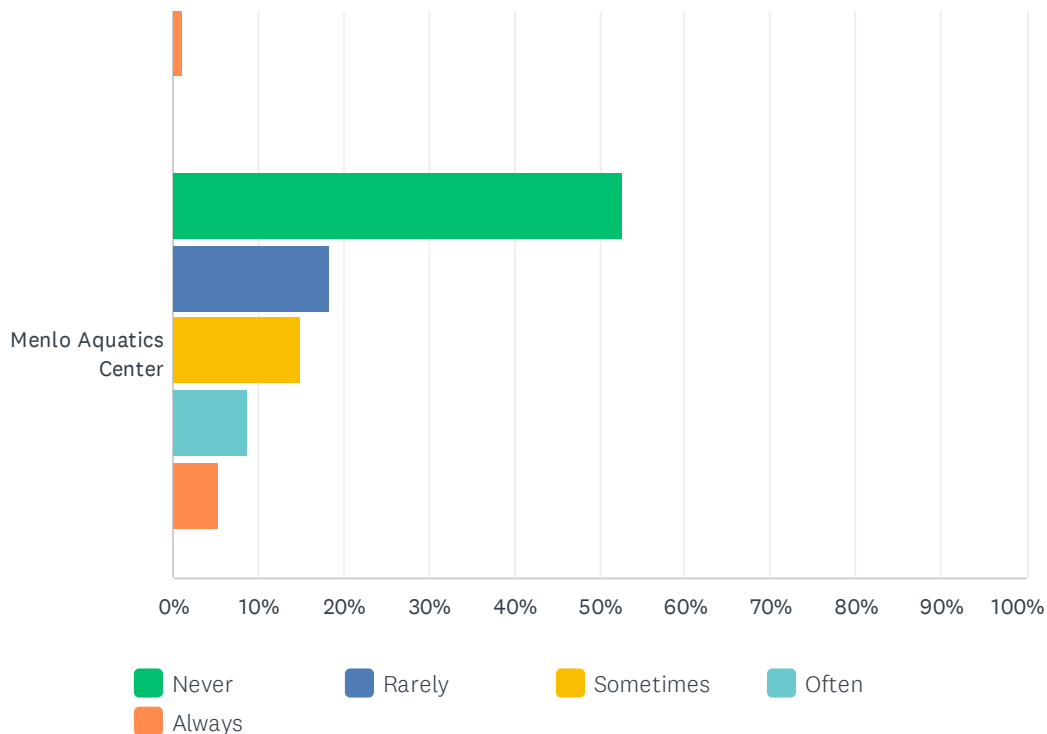
Answered: 382 Skipped: 0



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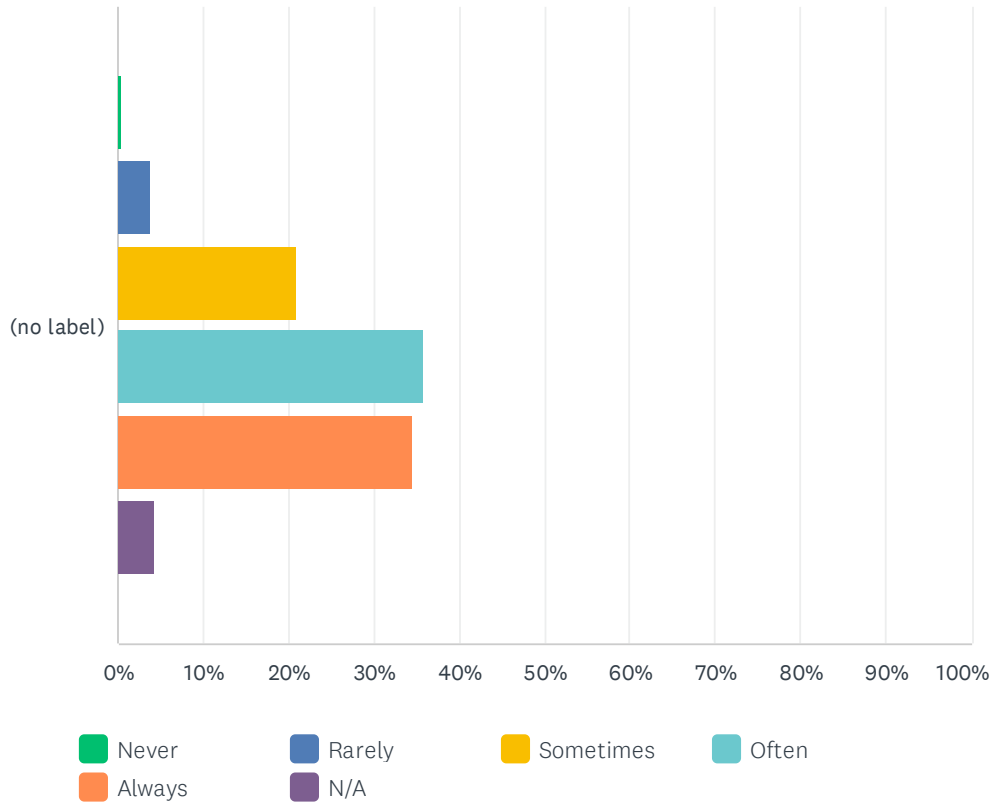
Perkasie Borough Economic Development Plan Community Survey



	NEVER	RARELY	SOMETIMES	OFTEN	ALWAYS	TOTAL	WEIGHTED AVERAGE
Menlo park	13.16% 50	25.53% 97	32.11% 122	20.79% 79	8.42% 32	380	2.86
Walking/jogging/hiking trails	6.32% 24	12.11% 46	27.89% 106	35.53% 135	18.16% 69	380	3.47
Lenape Park	6.30% 24	14.70% 56	38.06% 145	26.25% 100	14.70% 56	381	3.28
Kulp Park	32.89% 123	22.73% 85	26.20% 98	12.30% 46	5.88% 22	374	2.36
Spruce Street Playground	60.27% 226	20.80% 78	12.80% 48	4.80% 18	1.33% 5	375	1.66
Perkasie Dog Park	82.59% 313	10.29% 39	4.49% 17	2.11% 8	0.53% 2	379	1.28
Community Garden	81.43% 307	9.81% 37	7.96% 30	0.27% 1	0.53% 2	377	1.29
Skate Park	85.71% 324	7.14% 27	5.03% 19	1.06% 4	1.06% 4	378	1.25
Menlo Aquatics Center	52.63% 200	18.42% 70	15.00% 57	8.68% 33	5.26% 20	380	1.96

Q5 How likely are you to find parking in Perkasie Borough?

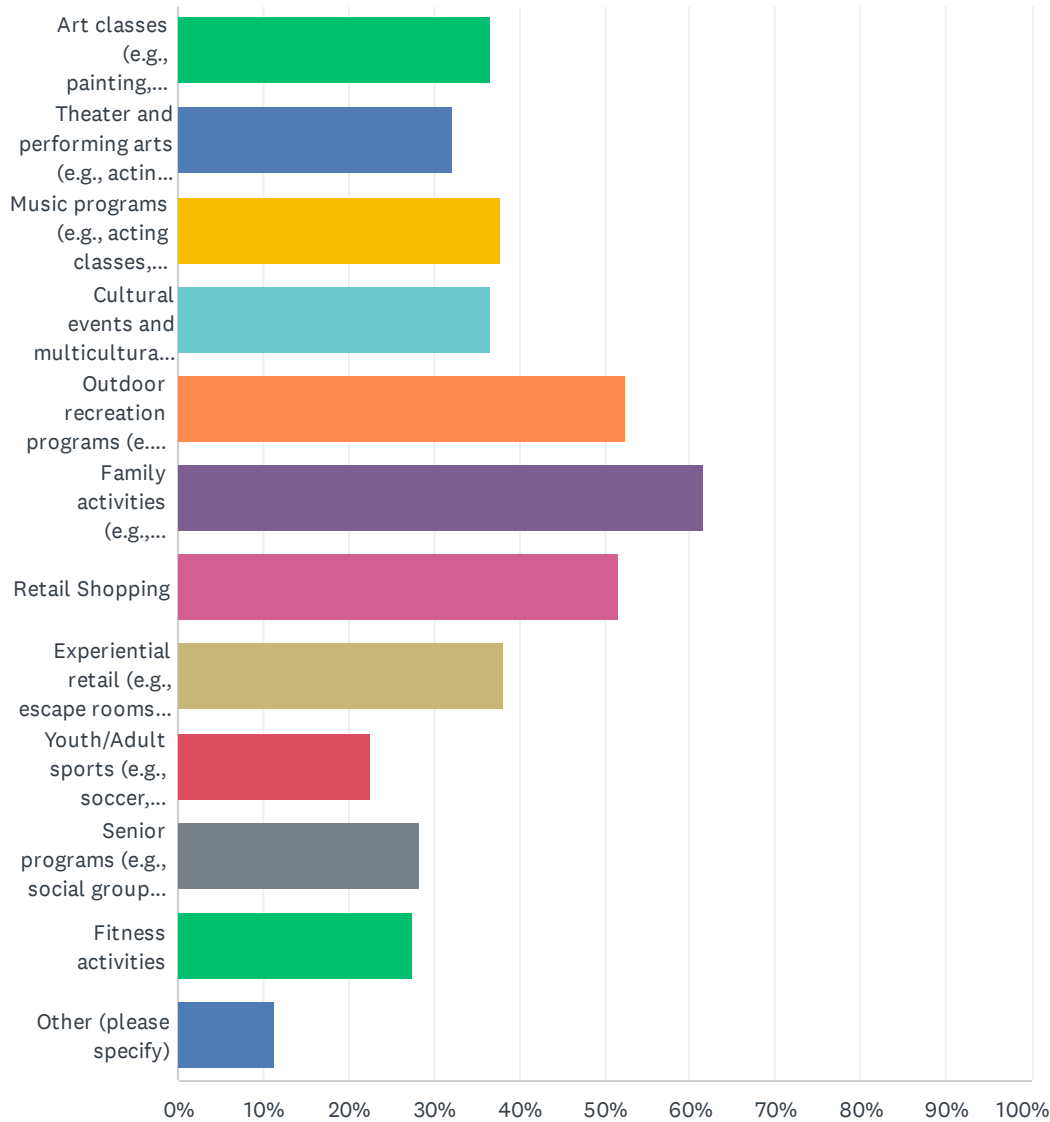
Answered: 382 Skipped: 0



	NEVER	RARELY	SOMETIMES	OFTEN	ALWAYS	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	0.52%	3.93%	20.94%	35.86%	34.55%	4.19%	382	4.04
	2	15	80	137	132	16		

Q6 What community events or activities would you like to see more of in Perkasie Borough? (select all that apply)

Answered: 382 Skipped: 0

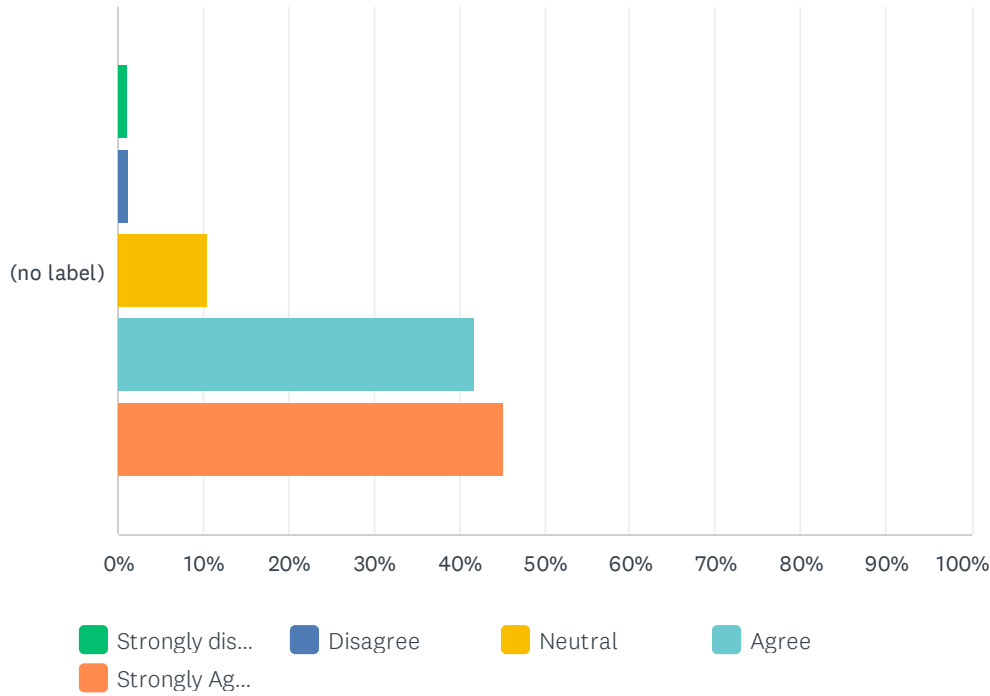


Perkasie Borough Economic Development Plan Community Survey

ANSWER CHOICES	RESPONSES	
Art classes (e.g., painting, pottery, crafts, galleries)	36.65%	140
Theater and performing arts (e.g., acting classes, performances)	32.20%	123
Music programs (e.g., acting classes, performances)	37.70%	144
Cultural events and multicultural programing	36.65%	140
Outdoor recreation programs (e.g., hiking, kayaking, gardening)	52.36%	200
Family activities (e.g., festivals, movie nights, holiday events)	61.52%	235
Retail Shopping	51.57%	197
Experiential retail (e.g., escape rooms, immersive restaurants, pop-up stores)	38.22%	146
Youth/Adult sports (e.g., soccer, baseball, basketball)	22.51%	86
Senior programs (e.g., social groups, fitness, lifelong learning)	28.27%	108
Fitness activities	27.49%	105
Other (please specify)	11.26%	43
Total Respondents: 382		

Q7 Do you agree with this statement? "I feel safe walking in Perkasie Borough?"

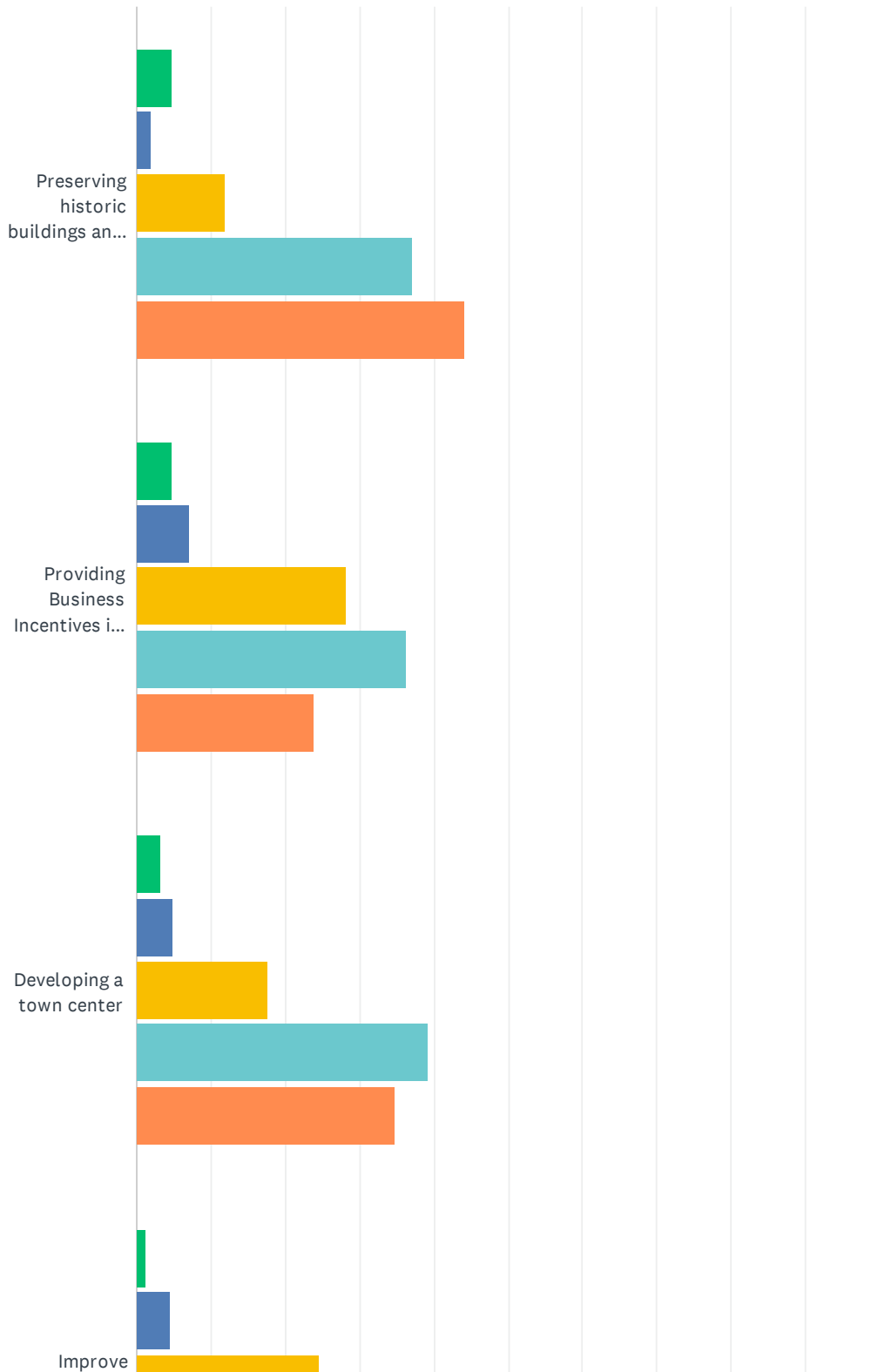
Answered: 382 Skipped: 0



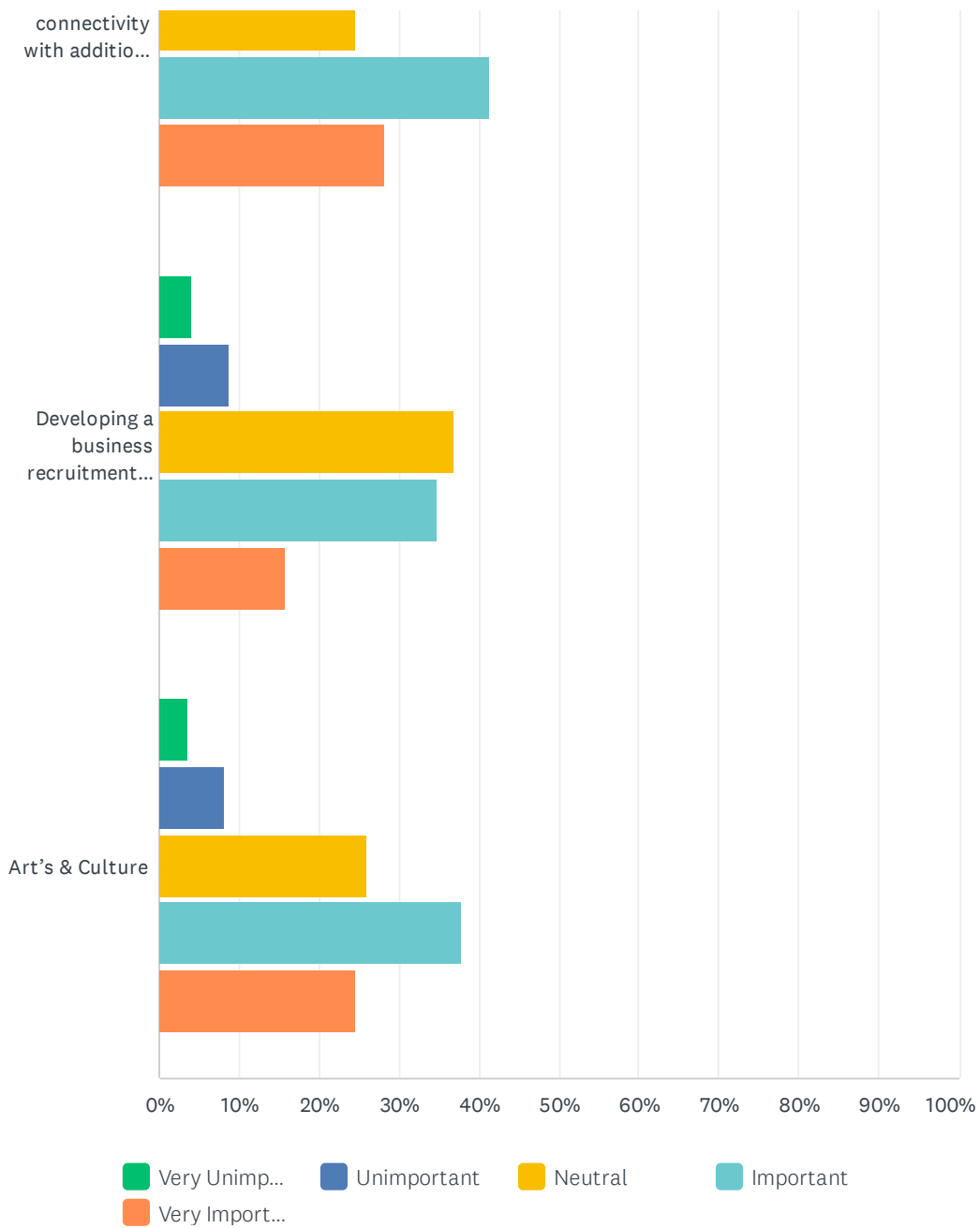
	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.05%	1.31%	10.47%	41.88%	45.29%	382	4.29
	4	5	40	160	173		

Q8 How would you rank the importance of the following economic strategies for the Borough? (Very unimportant, Unimportant, Neutral, Important, Very important)

Answered: 382 Skipped: 0



Perkasie Borough Economic Development Plan Community Survey



Perkasie Borough Economic Development Plan Community Survey

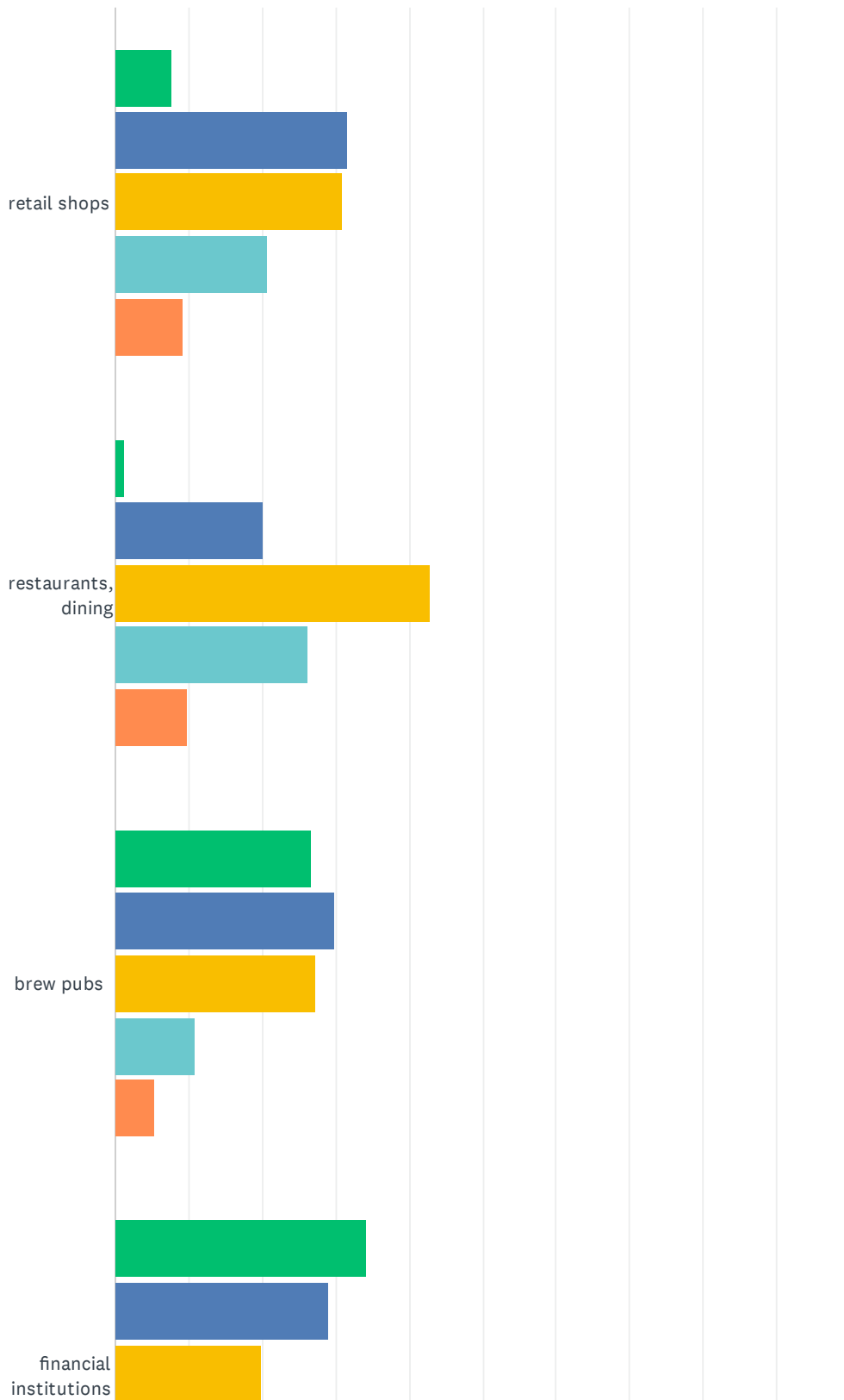
	VERY UNIMPORTANT	UNIMPORTANT	NEUTRAL	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Preserving historic buildings and sites in the Borough	4.71% 18	1.83% 7	12.04% 46	37.17% 142	44.24% 169	382	4.14
Providing Business Incentives i.e tax credits, or façade grants	4.72% 18	7.09% 27	28.08% 107	36.22% 138	23.88% 91	381	3.67
Developing a town center	3.14% 12	4.97% 19	17.80% 68	39.27% 150	34.82% 133	382	3.98
Improve connectivity with additional trails and paths (recreation)	1.32% 5	4.49% 17	24.54% 93	41.42% 157	28.23% 107	379	3.91
Developing a business recruitment initiative	3.95% 15	8.68% 33	36.84% 140	34.74% 132	15.79% 60	380	3.50
Art's & Culture	3.66% 14	8.12% 31	25.92% 99	37.70% 144	24.61% 94	382	3.71

Q9 What are your suggestions for creating a more vibrant and welcoming environment for residents, visitors, and businesses?

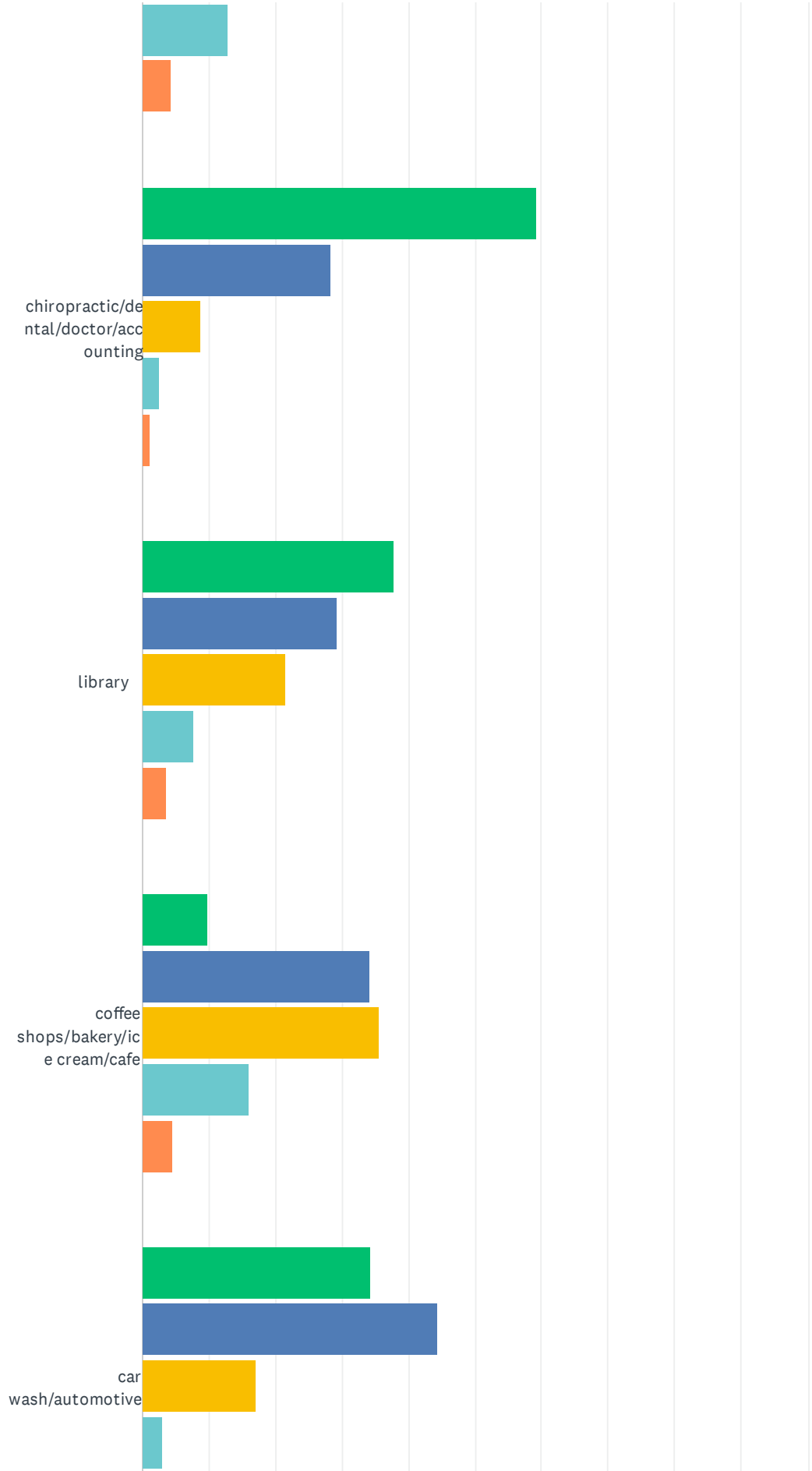
Answered: 381 Skipped: 1

Q10 How often do you frequent different types of businesses in Perkasie Borough?

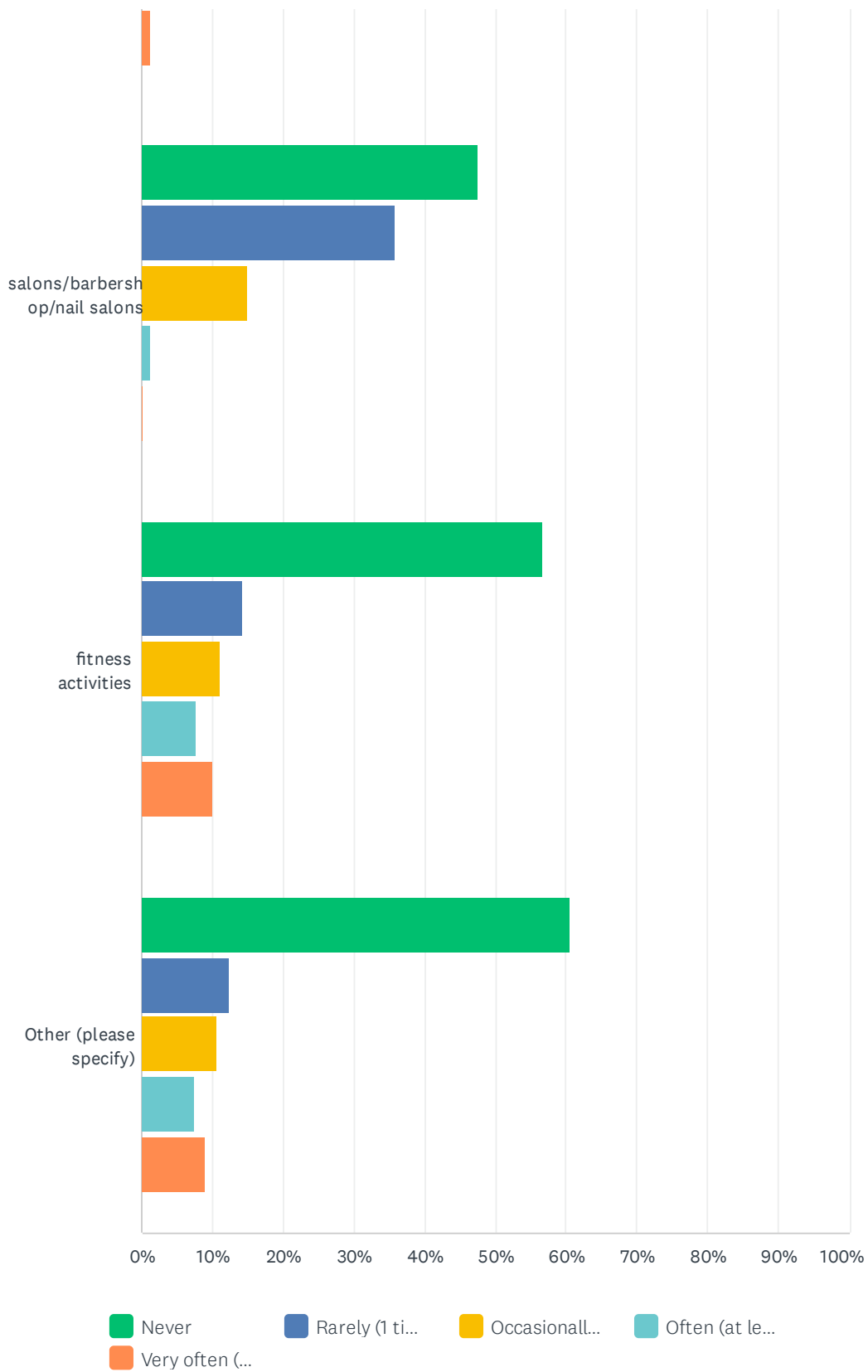
Answered: 382 Skipped: 0



Perkasie Borough Economic Development Plan Community Survey



Perkasie Borough Economic Development Plan Community Survey

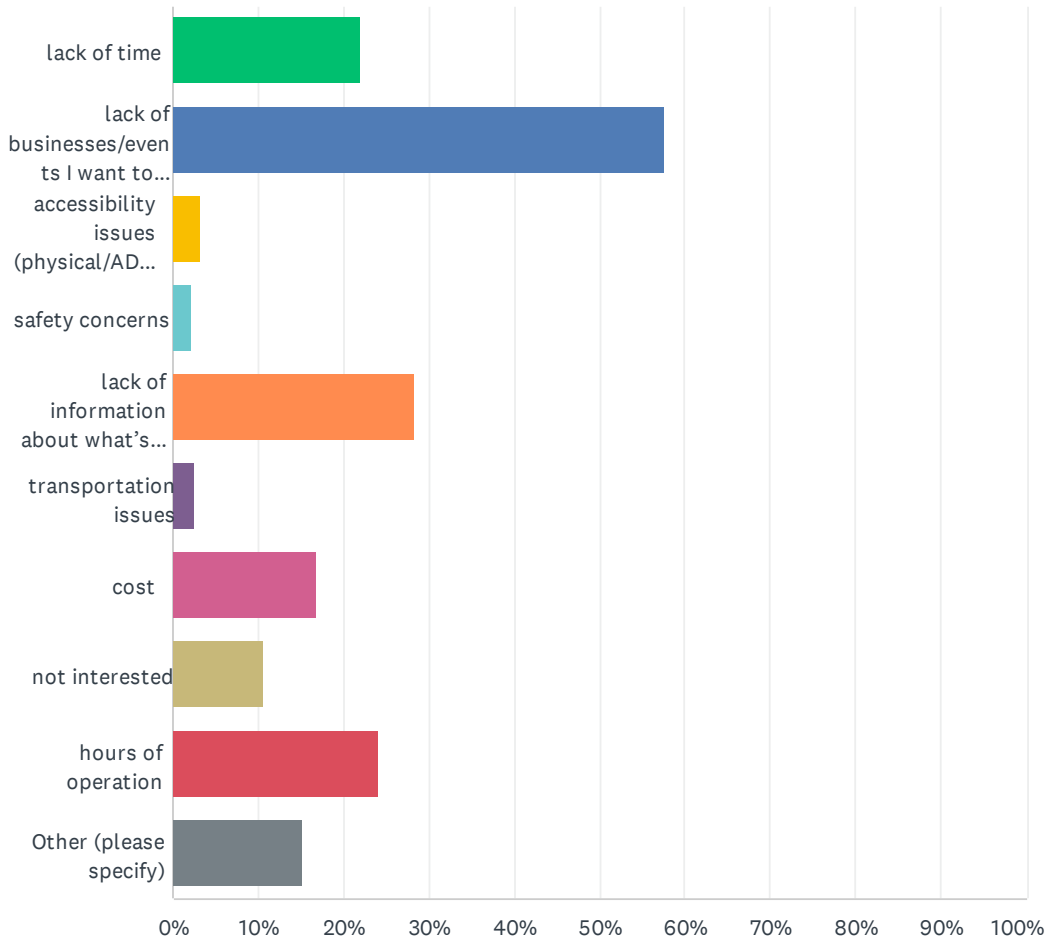


Perkasie Borough Economic Development Plan Community Survey

	NEVER	RARELY (1 TIME PER MONTH)	OCCASIONALLY (2-3 TIMES PER MONTH)	OFTEN (AT LEAST ONCE PER WEEK)	VERY OFTEN (AT LEAST 2-3 TIMES PER WEEK)	TOTAL	WEIGHTED AVERAGE
retail shops	7.65% 29	31.66% 120	30.87% 117	20.58% 78	9.23% 35	379	2.92
restaurants, dining	1.31% 5	19.95% 76	42.78% 163	26.25% 100	9.71% 37	381	3.23
brew pubs	26.72% 101	29.89% 113	27.25% 103	10.85% 41	5.29% 20	378	2.38
financial institutions	34.03% 130	29.06% 111	19.90% 76	12.83% 49	4.19% 16	382	2.24
chiropractic/dental/doctor/accounting	59.21% 225	28.42% 108	8.68% 33	2.63% 10	1.05% 4	380	1.58
library	37.73% 143	29.29% 111	21.64% 82	7.65% 29	3.69% 14	379	2.10
coffee shops/bakery/ice cream/cafe	9.71% 37	34.12% 130	35.70% 136	16.01% 61	4.46% 17	381	2.71
car wash/automotive	34.30% 130	44.33% 168	17.15% 65	2.90% 11	1.32% 5	379	1.93
salons/barbershop/nail salons	47.64% 182	35.86% 137	14.92% 57	1.31% 5	0.26% 1	382	1.71
fitness activities	56.76% 214	14.32% 54	11.14% 42	7.69% 29	10.08% 38	377	2.00
Other (please specify)	60.66% 74	12.30% 15	10.66% 13	7.38% 9	9.02% 11	122	1.92

Q11 What prevents you from patronizing the businesses in Perkasie Borough? (Select all that apply).

Answered: 382 Skipped: 0



Perkasie Borough Economic Development Plan Community Survey

ANSWER CHOICES	RESPONSES	
lack of time	21.99%	84
lack of businesses/events I want to use/attend	57.59%	220
accessibility issues (physical/ADA, etc.)	3.14%	12
safety concerns	2.09%	8
lack of information about what's available	28.27%	108
transportation issues	2.62%	10
cost	16.75%	64
not interested	10.73%	41
hours of operation	24.08%	92
Other (please specify)	15.18%	58
Total Respondents: 382		

Q12 When not in Perkasie Borough, which nearby community do you visit and what activity draws you there?

Answered: 382 Skipped: 0

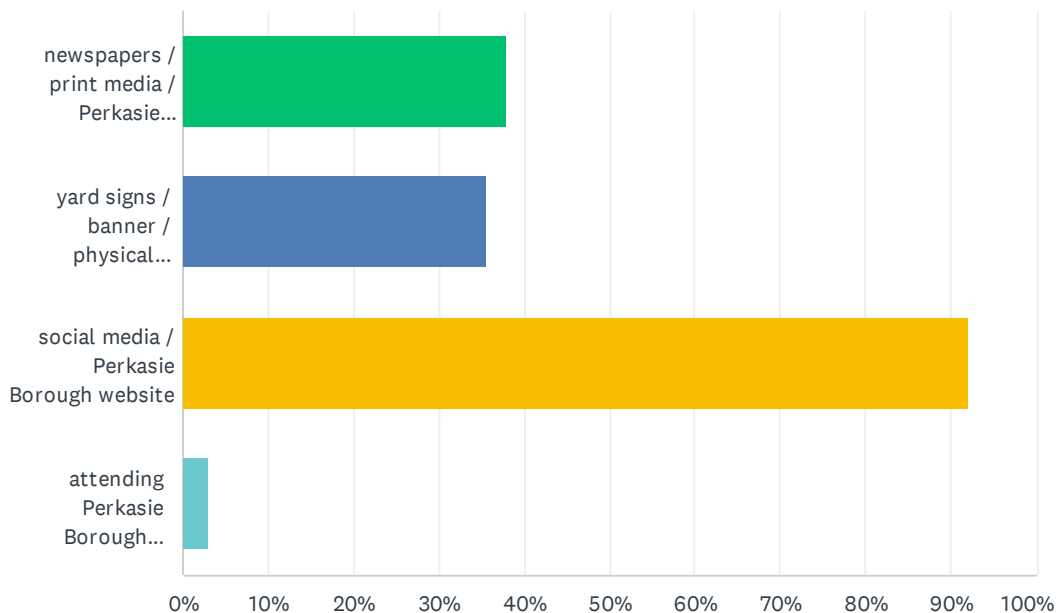
ANSWER CHOICES	RESPONSES	
Community	100.00%	382
Activity	92.93%	355

Q13 What are your recommendations for improving the overall economic vitality of Perkasie Borough?

Answered: 381 Skipped: 1

Q14 How do you typically find out about business news and events in Perkasie Borough? (Select all that apply)

Answered: 382 Skipped: 0



ANSWER CHOICES	RESPONSES	
newspapers / print media / Perkasie Borough newsletter	37.96%	145
yard signs / banner / physical signage	35.60%	136
social media / Perkasie Borough website	92.15%	352
attending Perkasie Borough meetings	2.88%	11
Total Respondents: 382		

Perkasie Borough



*We want to hear from you! Your input will help shape the
Economic Development Plan Update 2025*

Take the Community Survey by June 30th midnight!

Scan the QR Code or

complete the survey online at:

<https://www.surveymonkey.com/r/75YN2QL>



The survey takes 5-10 minutes to complete

For more information: contact Perkasie Borough
620 W. Chestnut Street, Perkasie, PA 18944

5. The Image Development Report/Developing a Brand for Downtown

Conceptual Images



Perkasie Borough – Economic Development Plan Update



Fall Festival Farm life to Town Center



Mystic Brewing Company



Perkasie train station/freight house -photo taken from Phillyburbs.com “Borough considers taking over SEPTA train station by Theresa Hegel May 4, 2011.

<https://www.phillyburbs.com/story/news/2011/05/04/borough-considers-taking-over-septa/17059004007/>

Perkasie Borough – Economic Development Plan Update



1937 Roebling Style Pedestrian Foot Bridge – Lenape Park

<https://preservingperkasie.com/2022/08/28/how-perkasie-got-its-own-roebling-bridge/>



<https://www.etsy.com/au/listing/1544026083/perkasie-pa-art-print-pa-travel-poster>



https://www.tripadvisor.in/Attraction_Review-g55921-d2170885-Reviews-Your_Private_Collection_Art_Gallery-Granbury_Texas.html

DRAFT



Figure 1 Storyhouse at Grosvenor Park open air theater in Chester

<https://www.thetimes.com/travel/destinations/uk-travel/best-uk-outdoor-open-air-theatres-kmxn9752j>



Figure 2 Unique Meeting Space in Lehigh Valley

Perkasie Borough – Economic Development Plan Update

<https://www.discoverlehighvalley.com/trip-planning/enewsletter/thank-you/>



100+ outdoor movie screenings in Philly in Summer 2025/ Visit Philadelphia

Photo by Visit Philadelphia



Outdoor movies at the Oval / Photograph by M. Fischetti for Visit Philadelphia

Figure 3 <https://www.phillymag.com/things-to-do/free-outdoor-movies-philadelphia/>



Columbia MD Photo credit Stephen Cherry Photography, LLC

<https://merriweatherdistrict.com/news/columbia-md-top-10-happiest-cities-in-america/>



<https://buildingsaltlake.com/in-pictures-urban-design-and-activated-streetscapes-in-salt-lake/>

In Pictures: Urban Design and Activated Streetscapes in Salt Lake by Isaac Riddle Oct. 20,2015.



Clay & Kiln collective Salem Photo credit: Abigail Dollins/Statesman Journal

<https://www.statesmanjournal.com/picture-gallery/news/local/2025/03/14/clay-kiln-collective-art-studio-downtown-salem-oregon/82352322007/>



Jeila Gueramian's "It Reminds Me of You", is an immersive environment made with blankets, patchwork quilts, embroidery and beading. Photo credit: Maansi Srivastava/The New York Times

<https://www.nytimes.com/2024/05/02/arts/design/textiles-south-street-seaport.html>



Main Street CTS – 5 [file:///C:/Users/ablank/Downloads/Main%20Street%20CTS%20final-HI-RES%20\(1\).pdf](file:///C:/Users/ablank/Downloads/Main%20Street%20CTS%20final-HI-RES%20(1).pdf)

https://georgiamainstreet.org/resources/cts_workbook/



Figure 4Photo credit: google maps


Restaurant Market Potential

Perkasie borough, PA
 Perkasie borough, PA (4201759384)
 Geography: County Subdivision

Demographic Summary	2025	2030
Population	9,239	9,279
Population 18+	7,439	7,527
Households	3,715	3,765
Median Household Income	\$102,579	\$113,966


Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to Family Restaurant/Steak House Last 6 Mo	5,528	74.3%	102
Went to Family Restaurant/Steak House 4+ Times Last 30 Days	1,710	23.0%	94
Spent \$1-\$30 at Family Restaurant/Steak House Last 30 Days	420	5.7%	106
Spent \$31-\$50 at Family Restaurant/Steak House Last 30 Days	603	8.1%	97
Spent \$51-\$100 at Family Restaurant/Steak House Last 30 Days	1,265	17.0%	103
Spent \$101-\$200 at Family Restaurant/Steak House Last 30 Days	1,022	13.7%	109
Spent \$201+ at Family Restaurant/Steak House Last 30 Days	559	7.5%	99
Spent \$1-\$100 at Fine Dining Restaurants Last 30 Days	283	3.8%	107
Spent \$101-\$200 at Fine Dining Restaurants Last 30 Days	323	4.3%	136
Spent \$201+ at Fine Dining Restaurants Last 30 Days	290	3.9%	122
Went for Breakfast at Family Restaurant/Steak House Last 6 Mo	970	13.0%	102
Went for Lunch at Family Restaurant/Steak House Last 6 Mo	1,417	19.1%	99
Went for Dinner at Family Restaurant/Steak House Last 6 Mo	3,690	49.6%	105
Went for Snacks at Family Restaurant/Steak House Last 6 Mo	107	1.4%	82
Went on Workday to Family Restaurant/Steak House Last 6 Mo	2,608	35.1%	107
Went on Weekend to Family Restaurant/Steak House Last 6 Mo	3,068	41.2%	99
Went to Applebee's Last 6 Mo	1,052	14.1%	91
Went to Bob Evans Last 6 Mo	177	2.4%	89
Went to Buffalo Wild Wings Last 6 Mo	640	8.6%	95
Went to California Pizza Kitchen Last 6 Mo	91	1.2%	69
Went to Carrabba's Last 6 Mo	189	2.5%	115
Went to The Cheesecake Factory Last 6 Mo	510	6.9%	93
Went to Chili's Grill & Bar Last 6 Mo	651	8.8%	88
Went to Cracker Barrel Last 6 Mo	846	11.4%	99

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to Denny's Last 6 Mo	398	5.3%	80
Went to Golden Corral Last 6 Mo	227	3.0%	62
Went to IHOP Last 6 Mo	481	6.5%	84
Went to Logan's Roadhouse Last 6 Mo	82	1.1%	53
Went to Longhorn Steakhouse Last 6 Mo	565	7.6%	109
Went to Olive Garden Last 6 Mo	1,239	16.7%	102
Went to Outback Steakhouse Last 6 Mo	603	8.1%	101
Went to Red Lobster Last 6 Mo	498	6.7%	88
Went to Red Robin Last 6 Mo	513	6.9%	131
Went to Ruby Tuesday Last 6 Mo	102	1.4%	79
Went to Texas Roadhouse Last 6 Mo	1,083	14.6%	101
Went to T.G.I. Friday's Last 6 Mo	219	2.9%	121
Went to Waffle House Last 6 Mo	341	4.6%	80
Went to Fast Food or Drive-In Restaurant Last 6 Mo	6,735	90.5%	99
Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days	2,750	37.0%	93
Spent \$1-\$10 at Fast Food Restaurant Last 30 Days	276	3.7%	128
Spent \$11-\$20 at Fast Food Restaurant Last 30 Days	679	9.1%	117
Spent \$21-\$40 at Fast Food Restaurant Last 30 Days	1,071	14.4%	93
Spent \$41-\$50 at Fast Food Restaurant Last 30 Days	711	9.6%	107
Spent \$51-\$100 at Fast Food Restaurant Last 30 Days	1,503	20.2%	94
Spent \$101-\$200 at Fast Food Restaurant Last 30 Days	943	12.7%	95
Spent \$201+ at Fast Food Restaurant Last 30 Days	428	5.8%	87
Ordered Eat-In Fast Food Last 6 Mo	2,423	32.6%	98
Ordered Home Delivery Fast Food Last 6 Mo	789	10.6%	86
Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo	3,685	49.5%	102
Ordered Take-Out/Walk-In Fast Food Last 6 Mo	1,824	24.5%	107
Bought Breakfast at Fast Food Restaurant Last 6 Mo	2,734	36.8%	103
Bought Lunch at Fast Food Restaurant Last 6 Mo	3,921	52.7%	99
Bought Dinner at Fast Food Restaurant Last 6 Mo	4,016	54.0%	101
Bought Snack at Fast Food Restaurant Last 6 Mo	1,037	13.9%	100
Bought from Fast Food Restaurant on Weekday Last 6 Mo	4,946	66.5%	102
Bought from Fast Food Restaurant on Weekend Last 6 Mo	3,813	51.3%	98

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Bought A&W Last 6 Mo	146	2.0%	90
Bought Arby's Last 6 Mo	1,321	17.8%	99
Bought Baskin-Robbins Last 6 Mo	229	3.1%	91
Bought Boston Market Last 6 Mo	91	1.2%	88
Bought Burger King Last 6 Mo	1,816	24.4%	92
Bought Captain D's Last 6 Mo	116	1.6%	56
Bought Carl's Jr. Last 6 Mo	233	3.1%	71
Bought Checkers Last 6 Mo	127	1.7%	71
Bought Chick-Fil-A Last 6 Mo	2,569	34.5%	102
Bought Chipotle Mexican Grill Last 6 Mo	1,377	18.5%	107
Bought Chuck E. Cheese's Last 6 Mo	93	1.3%	72
Bought Church's Fried Chicken Last 6 Mo	115	1.6%	52
Bought Cold Stone Creamery Last 6 Mo	257	3.5%	120
Bought Dairy Queen Last 6 Mo	1,197	16.1%	102
Bought Del Taco Last 6 Mo	191	2.6%	71
Bought Domino's Pizza Last 6 Mo	1,163	15.6%	92
Bought Dunkin' Donuts Last 6 Mo	1,320	17.7%	125
Bought Five Guys Last 6 Mo	886	11.9%	119
Bought Hardee's Last 6 Mo	231	3.1%	66
Bought Jack in the Box Last 6 Mo	382	5.1%	75
Bought Jersey Mike's Last 6 Mo	874	11.8%	124
Bought Jimmy John's Last 6 Mo	585	7.9%	132
Bought KFC Last 6 Mo	1,052	14.1%	82
Bought Krispy Kreme Doughnuts Last 6 Mo	421	5.7%	92
Bought Little Caesars Last 6 Mo	755	10.2%	79
Bought Long John Silver's Last 6 Mo	123	1.6%	67
Bought McDonald's Last 6 Mo	3,477	46.7%	94
Bought Panda Express Last 6 Mo	824	11.1%	83
Bought Panera Bread Last 6 Mo	1,204	16.2%	122
Bought Papa John's Last 6 Mo	555	7.5%	94
Bought Papa Murphy's Last 6 Mo	381	5.1%	159
Bought Pizza Hut Last 6 Mo	699	9.4%	76
Bought Popeyes Chicken Last 6 Mo	808	10.9%	86
Bought Sonic Drive-In Last 6 Mo	657	8.8%	81

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Bought Starbucks Last 6 Mo	1,674	22.5%	105
Bought Steak `N Shake Last 6 Mo	153	2.1%	72
Bought Subway Last 6 Mo	1,532	20.6%	91
Bought Taco Bell Last 6 Mo	1,962	26.4%	94
Bought Wendy's Last 6 Mo	2,004	26.9%	101
Bought Whataburger Last 6 Mo	351	4.7%	76
Bought White Castle Last 6 Mo	148	2.0%	80
Bought Wing-Stop Last 6 Mo	223	3.0%	78
Went to Fine Dining Restaurant Last 6 Mo	1,442	19.4%	117
Went to Fine Dining Restaurant Last 30 Days	1,083	14.6%	117
Went to Fine Dining Restaurant 2+ Times Last 30 Days	524	7.0%	116
Used DoorDash Website/App for Take-Out/Delivery Last 30 Days	909	12.2%	96
Used Grubhub Website/App for Take-Out/Delivery Last 30 Days	280	3.8%	88
Used Postmates Website/App for Take-Out/Delivery Last 30 Days	47	0.6%	73
Used Restaurant Website/App for Take-Out/Delivery Last 30 Days	1,714	23.0%	110
Used Uber Eats Website/App for Take-Out/Delivery Last 30 Days	450	6.0%	82
Used Yelp Website or App for Take-Out/Delivery Last 30 Days	72	1.0%	95

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Business Summary Report (NAICS)

Perkasie borough, PA
 Perkasie borough, PA (4201759384)
 Geography: County Subdivision



Data for all businesses in area	Perkasie boro...
Total Businesses	290
Total Employees	2,758
Total Population	9,239
Employee/Population Ratio (per 100)	29.9

by NAICS Codes	Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.3%	2	0.1%				
Mining (21)	0	0.0%	0	0.0%				
Utilities (22)	1	0.3%	8	0.3%				
Construction (23)	21	7.2%	82	3.0%				
Building Construction	10	3.5%	35	1.3%				
Heavy/Civil Eng Construction	1	0.3%	3	0.1%				
Specialty Trade Contractor	10	3.5%	44	1.6%				
Manufacturing (31-33)	25	8.6%	238	8.6%				
Wholesale Trade (42)	9	3.1%	70	2.5%				
Durable Goods	6	2.1%	42	1.5%				
Nondurable Goods	3	1.0%	28	1.0%				
Trade Broker	0	0.0%	0	0.0%				



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

Perkasie borough, PA
 Perkasie borough, PA (4201759384)
 Geography: County Subdivision



by NAICS Codes	Perkasie boro...							
	Businesses	Employees	Businesses	Employees	Businesses		Employees	
					Number	%	Number	%
Retail Trade (44-45)					43	14.8%	497	18.0%
Motor Vehicle & Parts Dealers					6	2.1%	23	0.8%
Furniture & Home Furnishing Stores					2	0.7%	23	0.8%
Electronics & Appliance Stores					1	0.3%	4	0.1%
Building & Garden Equipment					3	1.0%	29	1.1%
Food & Beverage Stores					7	2.4%	341	12.4%
Health & Personal Care Stores					4	1.4%	30	1.1%
Gasoline Stations					1	0.3%	2	0.1%
Clothing, Shoe and Jewellery Stores					4	1.4%	8	0.3%
Sporting Goods, Hobby & Music Stores					13	4.5%	28	1.0%
General Merchandise Stores					2	0.7%	9	0.3%
Transportation & Warehousing (48-49)					2	0.7%	39	1.4%
Truck Transportation					0	0.0%	0	0.0%
Information (51)					7	2.4%	37	1.3%
Finance & Insurance (52)					16	5.5%	77	2.8%
Central Bank/Credit & Related Activities					9	3.1%	53	1.9%
Securities & Commodity Contracts					3	1.0%	8	0.3%
Funds, Trusts & Other Financial					4	1.4%	16	0.6%
Real Estate, Rental & Leasing (53)					16	5.5%	296	10.7%
Professional, Scientific & Tech Services (54)					30	10.3%	261	9.5%
Legal Services					8	2.8%	117	4.2%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

Perkasie borough, PA
 Perkasie borough, PA (4201759384)
 Geography: County Subdivision



by NAICS Codes					Perkasie boro...			
	Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	2	0.7%	92	3.3%				
Administrative, Support & Waste Mgmt (56)	7	2.4%	14	0.5%				
Educational Services (61)	7	2.4%	402	14.6%				
Health Care & Social Assistance (62)	26	9.0%	153	5.5%				
Ambulatory Health Care	15	5.2%	73	2.6%				
Hospital	1	0.3%	9	0.3%				
Nursing/Residential Care	0	0.0%	0	0.0%				
Social Assistance	10	3.5%	71	2.6%				
Arts, Entertainment & Recreation (71)	9	3.1%	53	1.9%				
Accommodation & Food Services (72)	20	6.9%	185	6.7%				
Accommodation	0	0.0%	0	0.0%				
Food & Drinking Places	20	6.9%	185	6.7%				
Other Services Except Public Admin (81)	38	13.1%	163	5.9%				
Repair & Maintenance	12	4.1%	44	1.6%				
Auto Repair & Maintenance	6	2.1%	27	1.0%				
Personal & Laundry Service	15	5.2%	53	1.9%				
Civic and Other Orgs	11	3.8%	66	2.4%				
Public Administration (92)	5	1.7%	89	3.2%				
Unclassified Establishments (99)	5	1.7%	0	0.0%				
Total (11-99)	290	100.0%	2,758	100.0%				



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

Perkasie borough, PA
 Perkasie borough, PA (4201759384)
 Geography: County Subdivision



Data for all businesses in area	Perkasie boro...
Total Businesses	290
Total Employees	2,758
Total Population	9,239
Employee/Population Ratio (per 100)	29.9

by SIC Codes	Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	6	2.1%	12	0.4%				
Construction (15-17)	18	6.2%	62	2.3%				
Manufacturing (20-39)	21	7.2%	223	8.1%				
Transportation (40-47)	3	1.0%	41	1.5%				
Communication (48)	4	1.4%	25	0.9%				
Utility (49)	1	0.3%	8	0.3%				
Wholesale Trade (50-51)	9	3.1%	70	2.5%				
Retail Trade Summary (52-59)	67	23.1%	697	25.3%				
Home Improvement	3	1.0%	29	1.1%				
General Merchandise Stores	1	0.3%	8	0.3%				
Food Stores	9	3.1%	358	13.0%				
Auto Dealers & Gas Stations	7	2.4%	25	0.9%				
Apparel & Accessory Stores	4	1.4%	8	0.3%				
Furniture & Home Furnishings	5	1.7%	33	1.2%				
Eating & Drinking Places	19	6.5%	173	6.3%				
Miscellaneous Retail	19	6.5%	63	2.3%				

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

Perkasie borough, PA
 Perkasie borough, PA (4201759384)
 Geography: County Subdivision



by SIC Codes	Businesses	Employees	Perkasie boro...					
			Businesses	Employees	Businesses		Employees	
					Number	%	Number	%
Finance, Insurance, Real Estate (60-67)					36	12.4%	473	17.1%
Banks, Savings & Lending					9	3.1%	53	1.9%
Securities Brokers					3	1.0%	8	0.3%
Insurance Carriers & Agents					4	1.4%	16	0.6%
Real Estate, Investment Offices					20	6.9%	396	14.4%
Services Summary (70-89)					115	39.7%	1,058	38.4%
Hotels & Lodging					0	0.0%	0	0.0%
Automotive Services					6	2.1%	27	1.0%
Movies & Amusements					10	3.5%	55	2.0%
Health Services					15	5.2%	79	2.9%
Legal Services					6	2.1%	110	4.0%
Education Inst. & Libraries					7	2.4%	406	14.7%
Other Services					71	24.5%	381	13.8%
Government (91-97)					5	1.7%	89	3.2%
Unclassified Establishments (99)					5	1.7%	0	0.0%
Totals (01-99)					290	100.0%	2,758	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Retail Demand by Industry

Perkasie borough, PA
 Perkasie borough, PA (4201759384)
 Geography: County Subdivision



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	110	\$33,416.48	\$124,142,215
44-45	Retail Trade	109	\$28,266.45	\$105,009,860
722	Food Services & Drinking Places	110	\$5,150.03	\$19,132,355

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	111	\$3,589.15	\$13,333,675
4411	Automobile Dealers	112	\$3,104.05	\$11,531,545
4412	Other Motor Vehicle Dealers	105	\$230.97	\$858,036
4413	Auto Parts, Accessories & Tire Stores	107	\$254.13	\$944,094
442	Furniture and Home Furnishings Stores	113	\$1,124.54	\$4,177,669
4421	Furniture Stores	112	\$719.91	\$2,674,449
4422	Home Furnishings Stores	116	\$404.64	\$1,503,220
443, 4431	Electronics and Appliance Stores	112	\$319.43	\$1,186,694
444	Bldg Material & Garden Equipment & Supplies Dealers	113	\$1,569.67	\$5,831,318
4441	Building Material and Supplies Dealers	113	\$1,416.64	\$5,262,809
4442	Lawn and Garden Equipment and Supplies Stores	113	\$153.03	\$568,509
445	Food and Beverage Stores	109	\$6,192.04	\$23,003,441
4451	Grocery Stores	109	\$5,793.95	\$21,524,517
4452	Specialty Food Stores	109	\$194.60	\$722,937
4453	Beer, Wine, and Liquor Stores	112	\$203.50	\$755,987
446, 4461	Health and Personal Care Stores	110	\$909.26	\$3,377,889
447, 4471	Gasoline Stations	105	\$4,001.07	\$14,863,963
448	Clothing and Clothing Accessories Stores	110	\$1,398.27	\$5,194,578
4481	Clothing Stores	111	\$1,106.30	\$4,109,895
4482	Shoe Stores	109	\$268.68	\$998,154
4483	Jewelry, Luggage, and Leather Goods Stores	114	\$23.29	\$86,529
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	111	\$515.77	\$1,916,083
4511	Sporting Goods, Hobby, and Musical Inst Stores	111	\$408.22	\$1,516,553
4512	Book Stores and News Dealers	113	\$107.55	\$399,530
452	General Merchandise Stores	109	\$4,831.18	\$17,947,829
4522	Department Stores	110	\$437.48	\$1,625,234
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	109	\$4,393.70	\$16,322,595



Source: Esri 2025/2030 Consumer Spending databases are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	111	\$694.11	\$2,578,606
4531	Florists	113	\$32.79	\$121,804
4532	Office Supplies, Stationery, and Gift Stores	112	\$111.89	\$415,687
4533	Used Merchandise Stores	114	\$100.04	\$371,656
4539	Other Miscellaneous Store Retailers	109	\$449.38	\$1,669,459
454	Nonstore Retailers	112	\$3,121.97	\$11,598,115
4541	Electronic Shopping and Mail-Order Houses	111	\$2,639.74	\$9,806,640
4542	Vending Machine Operators	107	\$49.52	\$183,975
4543	Direct Selling Establishments	121	\$432.71	\$1,607,500
722	Food Services & Drinking Places	110	\$5,150.03	\$19,132,355
7223	Special Food Services	111	\$18.82	\$69,908
7224	Drinking Places (Alcoholic Beverages)	115	\$139.51	\$518,292
7225	Restaurants and Other Eating Places	110	\$4,991.70	\$18,544,155

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri 2025/2030 Consumer Spending databases are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

Retail Demand by Industry

N 7th St & W Market St, Perkasie, Pennsylvania, 18944



Drive time: 10 minute radius

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	115	\$35,153.56	\$523,577,104
44-45	Retail Trade	115	\$29,728.67	\$442,778,858
722	Food Services & Drinking Places	116	\$5,424.89	\$80,798,246

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	119	\$3,834.91	\$57,117,202
4411	Automobile Dealers	119	\$3,310.12	\$49,300,923
4412	Other Motor Vehicle Dealers	116	\$256.28	\$3,816,994
4413	Auto Parts, Accessories & Tire Stores	113	\$268.52	\$3,999,285
442	Furniture and Home Furnishings Stores	121	\$1,196.56	\$17,821,501
4421	Furniture Stores	119	\$763.34	\$11,369,166
4422	Home Furnishings Stores	124	\$433.22	\$6,452,335
443, 4431	Electronics and Appliance Stores	117	\$332.56	\$4,953,174
444	Bldg Material & Garden Equipment & Supplies Dealers	121	\$1,685.82	\$25,108,562
4441	Building Material and Supplies Dealers	121	\$1,523.02	\$22,683,908
4442	Lawn and Garden Equipment and Supplies Stores	120	\$162.79	\$2,424,654
445	Food and Beverage Stores	114	\$6,468.20	\$96,337,327
4451	Grocery Stores	113	\$6,049.59	\$90,102,583
4452	Specialty Food Stores	113	\$203.21	\$3,026,536
4453	Beer, Wine, and Liquor Stores	119	\$215.40	\$3,208,208
446, 4461	Health and Personal Care Stores	116	\$959.32	\$14,288,153
447, 4471	Gasoline Stations	110	\$4,211.32	\$62,723,410
448	Clothing and Clothing Accessories Stores	115	\$1,457.32	\$21,705,257
4481	Clothing Stores	115	\$1,154.73	\$17,198,566
4482	Shoe Stores	113	\$278.17	\$4,143,038
4483	Jewelry, Luggage, and Leather Goods Stores	120	\$24.42	\$363,653
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	116	\$539.24	\$8,031,506
4511	Sporting Goods, Hobby, and Musical Inst Stores	116	\$427.89	\$6,372,982
4512	Book Stores and News Dealers	117	\$111.36	\$1,658,524
452	General Merchandise Stores	114	\$5,053.84	\$75,271,902
4522	Department Stores	115	\$456.84	\$6,804,245
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	114	\$4,597.00	\$68,467,657



Source: Esri 2025/2030 Consumer Spending databases are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

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NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	116	\$729.52	\$10,865,432
4531	Florists	121	\$35.07	\$522,348
4532	Office Supplies, Stationery, and Gift Stores	117	\$117.37	\$1,748,061
4533	Used Merchandise Stores	120	\$105.58	\$1,572,556
4539	Other Miscellaneous Store Retailers	115	\$471.50	\$7,022,466
454	Nonstore Retailers	117	\$3,260.07	\$48,555,433
4541	Electronic Shopping and Mail-Order Houses	116	\$2,768.44	\$41,233,212
4542	Vending Machine Operators	112	\$51.58	\$768,296
4543	Direct Selling Establishments	123	\$440.04	\$6,553,926
722	Food Services & Drinking Places	116	\$5,424.89	\$80,798,246
7223	Special Food Services	116	\$19.78	\$294,666
7224	Drinking Places (Alcoholic Beverages)	120	\$146.02	\$2,174,877
7225	Restaurants and Other Eating Places	116	\$5,259.08	\$78,328,702

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri 2025/2030 Consumer Spending databases are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

Retail Market Potential

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

Drive time of 5 minutes



Demographic Summary	2025	2030
Population	14,790	14,801
Population 18+	11,866	11,989
Households	5,816	5,876
Median Household Income	\$107,131	\$117,728

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Apparel (Adults)			
Bought Men's Clothing Last 12 Mo	7,654	64.5%	102
Bought Women's Clothing Last 12 Mo	6,275	52.9%	101
Bought Shoes Last 12 Mo	9,124	76.9%	101
Bought Fine Jewelry Last 12 Mo	2,383	20.1%	91
Bought Watch Last 12 Mo	1,386	11.7%	91
Automobiles (Households)			
HH Owns or Leases 1+ Vehicles	5,462	93.9%	105
HH Bought or Leased New Vehicle Last 12 Mo	552	9.5%	112
Automotive Aftermarket (Adults)			
Bought Gasoline Last 6 Mo	10,995	92.7%	104
Bought or Changed Motor Oil Last 12 Mo	6,491	54.7%	101
Had Vehicle Tune-Up Last 12 Mo	2,949	24.9%	108
Beverages (Adults)			
Drank Non-Diet (Regular) Cola Last 6 Mo	3,889	32.8%	86
Drank Beer or Ale Last 6 Mo	4,856	40.9%	110

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Cameras (Adults)			
Own Digital Point and Shoot Camera Last Camcorder	1,230	10.4%	122
Own Digital SLR Camera or Camcorder	1,441	12.1%	125
Printed Digital Photos Last 12 Mo	3,380	28.5%	114
Cell Phones (Adults/Households)			
Bought Cell Phone Last 12 Mo	3,893	32.8%	95
Have a Smartphone	11,351	95.7%	102
Have Android Phone (Any Brand) Smartphone	3,971	33.5%	89
Have Apple iPhone Smartphone	7,591	64.0%	109
HH Owns 1 Cell Phone	1,708	29.4%	98
HH Owns 2 Cell Phones	2,392	41.1%	106
HH Owns 3+ Cell Phones	1,613	27.7%	96
HH Has Cell Phone Only (No Landline Telephone)	4,332	74.5%	99
Computers (Households)			
HH Owns Computer	5,202	89.4%	108
HH Owns Desktop Computer	2,371	40.8%	109
HH Owns Laptop or Notebook	4,334	74.5%	108
HH Owns Apple or Mac Brand Computer	1,636	28.1%	113
HH Owns PC or Non-Apple Brand Computer	4,321	74.3%	107
HH Purchased Most Recent Home Computer at Store	2,209	38.0%	108
HH Purchased Most Recent Home Computer Online	1,740	29.9%	111
HH Spent \$1-499 on Most Recent Home Computer	786	13.5%	104
HH Spent \$500-999 on Most Recent Home Computer	1,190	20.5%	115
HH Spent \$1K-1499 on Most Recent Home Computer	754	13.0%	117
HH Spent \$1500-1999 on Most Recent Home Computer	259	4.5%	109
HH Spent \$2000+ on Most Recent Home Computer	415	7.1%	113

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Convenience Stores (Adults)			
Shopped at Convenience Store Last 6 Mo	7,878	66.4%	101
Bought Brewed Coffee at Convenience Store Last 30 Days	1,540	13.0%	103
Bought Cigarettes at Convenience Store Last 30 Days	494	4.2%	73
Bought Gas at Convenience Store Last 30 Days	4,901	41.3%	101
Spent \$1-19 at Convenience Store Last 30 Days	846	7.1%	113
Spent \$20-39 at Convenience Store Last 30 Days	1,022	8.6%	107
Spent \$40-50 at Convenience Store Last 30 Days	880	7.4%	117
Spent \$51-99 at Convenience Store Last 30 Days	644	5.4%	102
Spent \$100+ at Convenience Store Last 30 Days	2,709	22.8%	93
Entertainment (Adults)			
Attended Movie Last 6 Mo	6,459	54.4%	102
Went to Live Theater Last 12 Mo	1,705	14.4%	124
Went to Bar or Night Club Last 12 Mo	2,711	22.9%	118
Dined Out Last 12 Mo	7,350	61.9%	110
Gambled at Casino Last 12 Mo	1,561	13.2%	102
Visited Theme Park Last 12 Mo	2,187	18.4%	98
Viewed Movie (Video-on-Demand) Last 30 Days	1,181	9.9%	121
Viewed TV Show (Video-on-Demand) Last 30 Days	830	7.0%	127
Used Internet to Download Movie Last 30 Days	809	6.8%	101
Downloaded Individual Song Last 6 Mo	2,150	18.1%	100
Used Internet to Watch Movie Last 30 Days	4,119	34.7%	99
Used Internet to Watch TV Program Last 30 Days	2,935	24.7%	109
Played (Console) Video or Electronic Game Last 12 Mo	1,484	12.5%	98
Played (Portable) Video or Electronic Game Last 12 Mo	817	6.9%	95

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Financial (Adults)			
Have 1st Home Mortgage	5,029	42.4%	120
Used ATM or Cash Machine Last 12 Mo	7,493	63.1%	104
Own Any Stock	2,007	16.9%	123
Own U.S. Savings Bonds	1,174	9.9%	132
Own Shares in Mutual Fund (Stocks)	1,815	15.3%	127
Own Shares in Mutual Fund (Bonds)	1,217	10.3%	134
Have Interest Checking Account	5,162	43.5%	116
Have Non-Interest Checking Account	4,471	37.7%	104
Have Savings Account	9,159	77.2%	108
Have 401(k) Retirement Savings Plan	3,370	28.4%	117
Own or Used Any Credit or Debit Card Last 12 Mo	11,257	94.9%	103
Avg \$1-110 Monthly Credit Card Expenditures	2,299	19.4%	99
Avg \$111-225 Monthly Credit Card Expenditures	1,507	12.7%	104
Avg \$226-450 Monthly Credit Card Expenditures	1,001	8.4%	100
Avg \$451-700 Monthly Credit Card Expenditures	1,107	9.3%	107
Avg \$701-1000 Monthly Credit Card Expenditures	997	8.4%	108
Avg \$1001-2000 Monthly Credit Card Expenditures	1,685	14.2%	123
Avg \$2001+ Monthly Credit Card Expenditures	2,043	17.2%	128
Did Online Banking Last 12 Mo	7,181	60.5%	109
Did Mobile Device Banking Last 12 Mo	6,073	51.2%	105
Grocery (Adults)			
HH Used Bread Last 6 Mo	5,483	94.3%	100
HH Used Chicken (Fresh or Frozen) Last 6 Mo	4,585	78.8%	103
HH Used Turkey (Fresh or Frozen) Last 6 Mo	1,243	21.4%	107
HH Used Fish or Seafood (Fresh or Frozen) Last 6 Mo	3,404	58.5%	102
HH Used Fresh Fruit or Vegetables Last 6 Mo	5,381	92.5%	102
HH Used Fresh Milk Last 6 Mo	4,775	82.1%	100
HH Used Organic Food Last 6 Mo	1,528	26.3%	106

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Health (Adults)			
Exercise at Home 2+ Times Per Week	5,892	49.6%	108
Exercise at Club 2+ Times Per Week	1,810	15.3%	115
Visited Doctor Last 12 Mo	10,026	84.5%	106
Used Vitamins or Dietary Supplements Last 6 Mo	8,067	68.0%	104
Home (Households)			
HH Did Home Improvement Last 12 Mo	2,242	38.5%	114
HH Used Maid/Prof Cleaning Srvc (Incl Furn/Carpet) Last 12 Mo	2,376	40.9%	120
HH Purchased Low Ticket HH Furnishing Last 12 Mo	1,255	21.6%	103
HH Purchased Big Ticket HH Furnishing Last 12 Mo	1,424	24.5%	102
HH Bought Small Kitchen Appliance Last 12 Mo	1,319	22.7%	99
HH Purchased Large Appliance/12 Mo	1,121	19.3%	108
Insurance (Adults/Households)			
Currently Carry Life Insurance	6,611	55.7%	110
Personally Carry Any Medical or Hospital or Accident Insurance	10,537	88.8%	105
Homeowner Carries Insurance on Home/Personal Property	8,200	69.1%	118
Renter Carries Insurance on Home/Personal Property	1,338	11.3%	85
HH Has 1 Vehicle Covered with Auto Insurance	1,751	30.1%	93
HH Has 2 Vehicles Covered with Auto Insurance	2,014	34.6%	113
HH Has 3+ Vehicles Covered with Auto Insurance	1,609	27.7%	109

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Pets (Households)			
HH Owns Any Pet	3,217	55.3%	107
HH Owns 1+ Cats	1,415	24.3%	101
HH Owns 1+ Dogs	2,347	40.4%	106
Psychographics (Adults)			
Represents adults who "completely agree" with the statement:			
Am Interested in How to Help Environment: 4-Agr Cmpl	1,848	15.6%	97
Buying American Is Important: 4-Agr Cmpl	3,316	27.9%	102
Buy Based on Quality Not Price: 4-Agr Cmpl	1,685	14.2%	100
Buy on Credit Rather Than Wait: 4-Agr Cmpl	1,455	12.3%	100
Only Use Coupons for Brands Usually Buy: 4-Agr Cmpl	1,169	9.8%	99
Will Pay More for Environ Safe Products: 4-Agr Cmpl	1,295	10.9%	100
Buy Based on Price Not Brands: 4-Agr Cmpl	3,047	25.7%	94
Promptly Buy Latest Cell Phone Model: 4-Agr Cmpl	327	2.8%	70
Reading (Adults)			
Bought Digital Book Last 12 Mo	2,244	18.9%	107
Bought Hardcover Book Last 12 Mo	3,289	27.7%	107
Bought Paperback Book Last 12 Mo	4,370	36.8%	109
Read Daily Newspaper (Paper Version)	916	7.7%	110
Read Digital Newspaper Last 30 Days	6,689	56.4%	103
Read Magazine (Paper or Electronic Version) Last 6 Mo	10,564	89.0%	102

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Restaurants (Adults)			
Went to Family Restaurant/Steak House Last 6 Mo	8,856	74.6%	103
Went to Family Restrn/SteakHse 4+ Times Last 30 Days	2,774	23.4%	96
Went to Fast Food or Drive-In Restaurant Last 6 Mo	10,760	90.7%	99
Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days	4,373	36.9%	93
Ordered Eat-In Fast Food Last 6 Mo	3,883	32.7%	98
Ordered Home Delivery Fast Food Last 6 Mo	1,234	10.4%	85
Ordered Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo	5,924	49.9%	102
Ordered Take-Out/Walk-In Fast Food Last 6 Mo	2,898	24.4%	107
Television & Electronics (Adults/Households)			
Own Tablet	6,984	58.9%	105
Own E-Reader	2,294	19.3%	118
Own E-Reader or Tablet: Apple iPad	4,780	40.3%	111
HH Owns Internet Connectable TV	2,557	44.0%	106
Own Portable MP3 Player	1,075	9.1%	118
HH Owns 1 TV	1,067	18.4%	93
HH Owns 2 TVs	1,683	28.9%	104
HH Owns 3 TVs	1,298	22.3%	101
HH Owns 4+ TVs	1,325	22.8%	104
HH Subscribes to Cable TV	1,947	33.5%	118
HH Subscribes to Fiber Optic TV	266	4.6%	141
HH Owns Portable GPS Device	1,090	18.7%	113
HH Purchased Video Game System Last 12 Mo	349	6.0%	85
HH Owns Internet Video Device for TV	3,255	56.0%	107

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Travel (Adults)			
Took Domestic Trip in Continental U.S. Last 12 Mo	8,256	69.6%	112
Took 3+ Domestic Non-Business Trips Last 12 Mo	2,573	21.7%	119
Spent \$1-999 on Domestic Vacations Last 12 Mo	1,343	11.3%	103
Spent \$1K-1499 on Domestic Vacations Last 12 Mo	856	7.2%	104
Spent \$1500-1999 on Domestic Vacations Last 12 Mo	691	5.8%	122
Spent \$2K-2999 on Domestic Vacations Last 12 Mo	811	6.8%	122
Spent \$3K+ on Domestic Vacations Last 12 Mo	1,857	15.7%	132
Used Internet Travel Site for Domestic Trip Last 12 Mo	786	6.6%	103
Took Foreign Trip (Incl Alaska & Hawaii) Last 3 Yrs	3,971	33.5%	110
Took 3+ Foreign Trips by Plane Last 3 Yrs	698	5.9%	106
Spent \$1-999 on Foreign Vacations Last 12 Mo	542	4.6%	108
Spent \$1K-2999 on Foreign Vacations Last 12 Mo	514	4.3%	101
Spent \$3K+ on Foreign Vacations Last 12 Mo	1,385	11.7%	121
Used General Travel Site: Foreign Trip Last 3 Yrs	694	5.8%	109
Spent Night at Hotel or Motel Last 12 Mo	7,126	60.0%	110
Took Cruise of More Than One Day Last 3 Yrs	1,182	10.0%	113
Member of Frequent Flyer Program	4,066	34.3%	124
Member of Hotel Rewards Program	4,057	34.2%	116

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

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Retail Market Potential

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

Drive time of 10 minutes



Demographic Summary	2025	2030
Population	38,772	38,988
Population 18+	31,227	31,795
Households	14,894	15,097
Median Household Income	\$110,580	\$122,661

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Apparel (Adults)			
Bought Men's Clothing Last 12 Mo	20,325	65.1%	103
Bought Women's Clothing Last 12 Mo	16,634	53.3%	102
Bought Shoes Last 12 Mo	24,091	77.2%	102
Bought Fine Jewelry Last 12 Mo	6,365	20.4%	93
Bought Watch Last 12 Mo	3,749	12.0%	94

Automobiles (Households)			
HH Owns or Leases 1+ Vehicles	14,054	94.4%	105
HH Bought or Leased New Vehicle Last 12 Mo	1,498	10.1%	118

Automotive Aftermarket (Adults)			
Bought Gasoline Last 6 Mo	29,232	93.6%	105
Bought or Changed Motor Oil Last 12 Mo	17,144	54.9%	101
Had Vehicle Tune-Up Last 12 Mo	7,761	24.9%	108

Beverages (Adults)			
Drank Non-Diet (Regular) Cola Last 6 Mo	10,012	32.1%	84
Drank Beer or Ale Last 6 Mo	12,559	40.2%	108

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Cameras (Adults)			
Own Digital Point and Shoot Camera Last Camcorder	3,261	10.4%	123
Own Digital SLR Camera or Camcorder	3,931	12.6%	130
Printed Digital Photos Last 12 Mo	8,970	28.7%	115
Cell Phones (Adults/Households)			
Bought Cell Phone Last 12 Mo	10,004	32.0%	93
Have a Smartphone	29,880	95.7%	102
Have Android Phone (Any Brand) Smartphone	10,435	33.4%	89
Have Apple iPhone Smartphone	19,962	63.9%	109
HH Owns 1 Cell Phone	4,011	26.9%	90
HH Owns 2 Cell Phones	6,385	42.9%	111
HH Owns 3+ Cell Phones	4,248	28.5%	99
HH Has Cell Phone Only (No Landline Telephone)	10,836	72.8%	97
Computers (Households)			
HH Owns Computer	13,249	89.0%	107
HH Owns Desktop Computer	6,138	41.2%	111
HH Owns Laptop or Notebook	11,002	73.9%	107
HH Owns Apple or Mac Brand Computer	4,163	27.9%	112
HH Owns PC or Non-Apple Brand Computer	10,978	73.7%	106
HH Purchased Most Recent Home Computer at Store	5,725	38.4%	110
HH Purchased Most Recent Home Computer Online	4,345	29.2%	108
HH Spent \$1-499 on Most Recent Home Computer	1,984	13.3%	103
HH Spent \$500-999 on Most Recent Home Computer	3,008	20.2%	114
HH Spent \$1K-1499 on Most Recent Home Computer	1,920	12.9%	116
HH Spent \$1500-1999 on Most Recent Home Computer	674	4.5%	111
HH Spent \$2000+ on Most Recent Home Computer	1,075	7.2%	114

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Convenience Stores (Adults)			
Shopped at Convenience Store Last 6 Mo	20,271	64.9%	98
Bought Brewed Coffee at Convenience Store Last 30 Days	3,986	12.8%	102
Bought Cigarettes at Convenience Store Last 30 Days	1,259	4.0%	71
Bought Gas at Convenience Store Last 30 Days	12,657	40.5%	99
Spent \$1-19 at Convenience Store Last 30 Days	2,257	7.2%	114
Spent \$20-39 at Convenience Store Last 30 Days	2,503	8.0%	99
Spent \$40-50 at Convenience Store Last 30 Days	2,040	6.5%	103
Spent \$51-99 at Convenience Store Last 30 Days	1,721	5.5%	103
Spent \$100+ at Convenience Store Last 30 Days	7,058	22.6%	92
Entertainment (Adults)			
Attended Movie Last 6 Mo	17,031	54.5%	103
Went to Live Theater Last 12 Mo	4,533	14.5%	125
Went to Bar or Night Club Last 12 Mo	6,761	21.6%	112
Dined Out Last 12 Mo	19,529	62.5%	111
Gambled at Casino Last 12 Mo	4,176	13.4%	104
Visited Theme Park Last 12 Mo	5,441	17.4%	92
Viewed Movie (Video-on-Demand) Last 30 Days	3,255	10.4%	127
Viewed TV Show (Video-on-Demand) Last 30 Days	2,235	7.2%	130
Used Internet to Download Movie Last 30 Days	2,124	6.8%	101
Downloaded Individual Song Last 6 Mo	5,510	17.6%	97
Used Internet to Watch Movie Last 30 Days	10,519	33.7%	96
Used Internet to Watch TV Program Last 30 Days	7,392	23.7%	104
Played (Console) Video or Electronic Game Last 12 Mo	3,498	11.2%	88
Played (Portable) Video or Electronic Game Last 12 Mo	2,047	6.6%	90

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Financial (Adults)			
Have 1st Home Mortgage	13,162	42.1%	119
Used ATM or Cash Machine Last 12 Mo	19,491	62.4%	103
Own Any Stock	5,575	17.9%	130
Own U.S. Savings Bonds	3,096	9.9%	132
Own Shares in Mutual Fund (Stocks)	4,931	15.8%	131
Own Shares in Mutual Fund (Bonds)	3,236	10.4%	135
Have Interest Checking Account	14,101	45.2%	120
Have Non-Interest Checking Account	11,634	37.3%	103
Have Savings Account	24,224	77.6%	108
Have 401(k) Retirement Savings Plan	8,744	28.0%	116
Own or Used Any Credit or Debit Card Last 12 Mo	29,568	94.7%	103
Avg \$1-110 Monthly Credit Card Expenditures	6,155	19.7%	101
Avg \$111-225 Monthly Credit Card Expenditures	3,981	12.8%	104
Avg \$226-450 Monthly Credit Card Expenditures	2,524	8.1%	96
Avg \$451-700 Monthly Credit Card Expenditures	2,906	9.3%	107
Avg \$701-1000 Monthly Credit Card Expenditures	2,711	8.7%	111
Avg \$1001-2000 Monthly Credit Card Expenditures	4,403	14.1%	122
Avg \$2001+ Monthly Credit Card Expenditures	5,903	18.9%	141
Did Online Banking Last 12 Mo	19,119	61.2%	110
Did Mobile Device Banking Last 12 Mo	15,712	50.3%	103
Grocery (Adults)			
HH Used Bread Last 6 Mo	14,120	94.8%	100
HH Used Chicken (Fresh or Frozen) Last 6 Mo	11,737	78.8%	103
HH Used Turkey (Fresh or Frozen) Last 6 Mo	3,277	22.0%	110
HH Used Fish or Seafood (Fresh or Frozen) Last 6 Mo	8,879	59.6%	104
HH Used Fresh Fruit or Vegetables Last 6 Mo	13,806	92.7%	102
HH Used Fresh Milk Last 6 Mo	12,328	82.8%	101
HH Used Organic Food Last 6 Mo	3,909	26.3%	106

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Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Health (Adults)			
Exercise at Home 2+ Times Per Week	15,764	50.5%	110
Exercise at Club 2+ Times Per Week	4,650	14.9%	112
Visited Doctor Last 12 Mo	26,414	84.6%	106
Used Vitamins or Dietary Supplements Last 6 Mo	21,555	69.0%	106
Home (Households)			
HH Did Home Improvement Last 12 Mo	5,890	39.5%	117
HH Used Maid/Prof Cleaning Srv (Incl Furn/Carpet) Last 12 Mo	6,303	42.3%	124
HH Purchased Low Ticket HH Furnishing Last 12 Mo	3,252	21.8%	104
HH Purchased Big Ticket HH Furnishing Last 12 Mo	3,659	24.6%	103
HH Bought Small Kitchen Appliance Last 12 Mo	3,327	22.3%	98
HH Purchased Large Appliance/12 Mo	2,905	19.5%	109
Insurance (Adults/Households)			
Currently Carry Life Insurance	17,357	55.6%	110
Personally Carry Any Medical or Hospital or Accident Insurance	27,943	89.5%	106
Homeowner Carries Insurance on Home/Personal Property	22,023	70.5%	120
Renter Carries Insurance on Home/Personal Property	3,500	11.2%	84
HH Has 1 Vehicle Covered with Auto Insurance	4,322	29.0%	90
HH Has 2 Vehicles Covered with Auto Insurance	5,319	35.7%	116
HH Has 3+ Vehicles Covered with Auto Insurance	4,214	28.3%	111

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Pets (Households)			
HH Owns Any Pet	8,318	55.9%	109
HH Owns 1+ Cats	3,623	24.3%	101
HH Owns 1+ Dogs	6,218	41.8%	109
Psychographics (Adults)			
Represents adults who "completely agree" with the statement:			
Am Interested in How to Help Environment: 4-Agr Cmpl	4,836	15.5%	97
Buying American Is Important: 4-Agr Cmpl	8,944	28.6%	105
Buy Based on Quality Not Price: 4-Agr Cmpl	4,371	14.0%	99
Buy on Credit Rather Than Wait: 4-Agr Cmpl	3,780	12.1%	99
Only Use Coupons for Brands Usually Buy: 4-Agr Cmpl	3,147	10.1%	101
Will Pay More for Environ Safe Products: 4-Agr Cmpl	3,378	10.8%	99
Buy Based on Price Not Brands: 4-Agr Cmpl	7,986	25.6%	94
Promptly Buy Latest Cell Phone Model: 4-Agr Cmpl	829	2.6%	68
Reading (Adults)			
Bought Digital Book Last 12 Mo	6,197	19.9%	112
Bought Hardcover Book Last 12 Mo	8,877	28.4%	110
Bought Paperback Book Last 12 Mo	11,517	36.9%	109
Read Daily Newspaper (Paper Version)	2,623	8.4%	120
Read Digital Newspaper Last 30 Days	17,176	55.0%	101
Read Magazine (Paper or Electronic Version) Last 6 Mo	27,575	88.3%	102

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Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.


Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Restaurants (Adults)			
Went to Family Restaurant/Steak House Last 6 Mo	23,411	75.0%	103
Went to Family Restrnt/SteakHse 4+ Times Last 30 Days	7,581	24.3%	100
Went to Fast Food or Drive-In Restaurant Last 6 Mo	28,464	91.2%	100
Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days	11,278	36.1%	91
Ordered Eat-In Fast Food Last 6 Mo	10,398	33.3%	100
Ordered Home Delivery Fast Food Last 6 Mo	3,117	10.0%	81
Ordered Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo	15,553	49.8%	102
Ordered Take-Out/Walk-In Fast Food Last 6 Mo	7,408	23.7%	104
Television & Electronics (Adults/Households)			
Own Tablet	18,726	60.0%	107
Own E-Reader	6,148	19.7%	120
Own E-Reader or Tablet: Apple iPad	12,967	41.5%	114
HH Owns Internet Connectable TV	6,573	44.1%	107
Own Portable MP3 Player	2,759	8.8%	115
HH Owns 1 TV	2,601	17.5%	89
HH Owns 2 TVs	4,125	27.7%	100
HH Owns 3 TVs	3,426	23.0%	105
HH Owns 4+ TVs	3,694	24.8%	113
HH Subscribes to Cable TV	5,100	34.2%	121
HH Subscribes to Fiber Optic TV	630	4.2%	131
HH Owns Portable GPS Device	2,897	19.4%	117
HH Purchased Video Game System Last 12 Mo	855	5.7%	81
HH Owns Internet Video Device for TV	8,333	56.0%	106

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Travel (Adults)			
Took Domestic Trip in Continental U.S. Last 12 Mo	21,767	69.7%	113
Took 3+ Domestic Non-Business Trips Last 12 Mo	6,893	22.1%	121
Spent \$1-999 on Domestic Vacations Last 12 Mo	3,411	10.9%	99
Spent \$1K-1499 on Domestic Vacations Last 12 Mo	2,282	7.3%	105
Spent \$1500-1999 on Domestic Vacations Last 12 Mo	1,754	5.6%	117
Spent \$2K-2999 on Domestic Vacations Last 12 Mo	2,147	6.9%	123
Spent \$3K+ on Domestic Vacations Last 12 Mo	5,046	16.2%	136
Used Internet Travel Site for Domestic Trip Last 12 Mo	2,130	6.8%	106
Took Foreign Trip (Incl Alaska & Hawaii) Last 3 Yrs	10,449	33.5%	110
Took 3+ Foreign Trips by Plane Last 3 Yrs	1,914	6.1%	110
Spent \$1-999 on Foreign Vacations Last 12 Mo	1,346	4.3%	102
Spent \$1K-2999 on Foreign Vacations Last 12 Mo	1,298	4.2%	96
Spent \$3K+ on Foreign Vacations Last 12 Mo	3,711	11.9%	123
Used General Travel Site: Foreign Trip Last 3 Yrs	1,943	6.2%	116
Spent Night at Hotel or Motel Last 12 Mo	19,000	60.8%	112
Took Cruise of More Than One Day Last 3 Yrs	3,161	10.1%	115
Member of Frequent Flyer Program	11,072	35.5%	129
Member of Hotel Rewards Program	11,146	35.7%	121

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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Retail Market Potential

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

Drive time of 15 minutes



Demographic Summary	2025	2030
Population	102,539	103,484
Population 18+	81,774	83,500
Households	39,679	40,343
Median Household Income	\$105,530	\$117,353

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Apparel (Adults)			
Bought Men's Clothing Last 12 Mo	53,318	65.2%	103
Bought Women's Clothing Last 12 Mo	43,528	53.2%	102
Bought Shoes Last 12 Mo	62,919	76.9%	102
Bought Fine Jewelry Last 12 Mo	16,835	20.6%	94
Bought Watch Last 12 Mo	9,934	12.2%	95

Automobiles (Households)			
HH Owns or Leases 1+ Vehicles	37,168	93.7%	105
HH Bought or Leased New Vehicle Last 12 Mo	3,909	9.8%	116

Automotive Aftermarket (Adults)			
Bought Gasoline Last 6 Mo	76,105	93.1%	104
Bought or Changed Motor Oil Last 12 Mo	44,567	54.5%	101
Had Vehicle Tune-Up Last 12 Mo	19,903	24.3%	106

Beverages (Adults)			
Drank Non-Diet (Regular) Cola Last 6 Mo	26,831	32.8%	86
Drank Beer or Ale Last 6 Mo	32,483	39.7%	107

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Cameras (Adults)			
Own Digital Point and Shoot Camera Last Camcorder	8,367	10.2%	120
Own Digital SLR Camera or Camcorder	9,923	12.1%	125
Printed Digital Photos Last 12 Mo	22,899	28.0%	112
Cell Phones (Adults/Households)			
Bought Cell Phone Last 12 Mo	26,369	32.3%	93
Have a Smartphone	78,010	95.4%	101
Have Android Phone (Any Brand) Smartphone	27,789	34.0%	91
Have Apple iPhone Smartphone	51,683	63.2%	108
HH Owns 1 Cell Phone	10,726	27.0%	90
HH Owns 2 Cell Phones	16,888	42.6%	110
HH Owns 3+ Cell Phones	11,327	28.6%	99
HH Has Cell Phone Only (No Landline Telephone)	28,920	72.9%	97
Computers (Households)			
HH Owns Computer	34,890	87.9%	106
HH Owns Desktop Computer	16,147	40.7%	109
HH Owns Laptop or Notebook	28,946	73.0%	106
HH Owns Apple or Mac Brand Computer	10,880	27.4%	110
HH Owns PC or Non-Apple Brand Computer	28,962	73.0%	105
HH Purchased Most Recent Home Computer at Store	15,019	37.9%	108
HH Purchased Most Recent Home Computer Online	11,412	28.8%	107
HH Spent \$1-499 on Most Recent Home Computer	5,313	13.4%	103
HH Spent \$500-999 on Most Recent Home Computer	7,817	19.7%	111
HH Spent \$1K-1499 on Most Recent Home Computer	4,980	12.6%	113
HH Spent \$1500-1999 on Most Recent Home Computer	1,770	4.5%	109
HH Spent \$2000+ on Most Recent Home Computer	2,799	7.0%	112

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Convenience Stores (Adults)			
Shopped at Convenience Store Last 6 Mo	53,003	64.8%	98
Bought Brewed Coffee at Convenience Store Last 30 Days	10,533	12.9%	103
Bought Cigarettes at Convenience Store Last 30 Days	3,479	4.3%	74
Bought Gas at Convenience Store Last 30 Days	32,790	40.1%	98
Spent \$1-19 at Convenience Store Last 30 Days	5,793	7.1%	112
Spent \$20-39 at Convenience Store Last 30 Days	6,568	8.0%	99
Spent \$40-50 at Convenience Store Last 30 Days	5,079	6.2%	98
Spent \$51-99 at Convenience Store Last 30 Days	4,554	5.6%	104
Spent \$100+ at Convenience Store Last 30 Days	18,468	22.6%	92
Entertainment (Adults)			
Attended Movie Last 6 Mo	44,393	54.3%	102
Went to Live Theater Last 12 Mo	11,517	14.1%	121
Went to Bar or Night Club Last 12 Mo	17,269	21.1%	109
Dined Out Last 12 Mo	50,394	61.6%	110
Gambled at Casino Last 12 Mo	11,022	13.5%	105
Visited Theme Park Last 12 Mo	14,377	17.6%	93
Viewed Movie (Video-on-Demand) Last 30 Days	8,487	10.4%	126
Viewed TV Show (Video-on-Demand) Last 30 Days	5,805	7.1%	129
Used Internet to Download Movie Last 30 Days	5,609	6.9%	101
Downloaded Individual Song Last 6 Mo	14,375	17.6%	97
Used Internet to Watch Movie Last 30 Days	27,470	33.6%	95
Used Internet to Watch TV Program Last 30 Days	18,955	23.2%	102
Played (Console) Video or Electronic Game Last 12 Mo	9,283	11.3%	89
Played (Portable) Video or Electronic Game Last 12 Mo	5,473	6.7%	92

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Financial (Adults)			
Have 1st Home Mortgage	33,665	41.2%	117
Used ATM or Cash Machine Last 12 Mo	50,947	62.3%	103
Own Any Stock	14,230	17.4%	127
Own U.S. Savings Bonds	7,860	9.6%	128
Own Shares in Mutual Fund (Stocks)	12,472	15.3%	127
Own Shares in Mutual Fund (Bonds)	8,108	9.9%	130
Have Interest Checking Account	36,287	44.4%	118
Have Non-Interest Checking Account	30,461	37.3%	103
Have Savings Account	63,105	77.2%	108
Have 401(k) Retirement Savings Plan	22,493	27.5%	114
Own or Used Any Credit or Debit Card Last 12 Mo	77,268	94.5%	103
Avg \$1-110 Monthly Credit Card Expenditures	16,335	20.0%	102
Avg \$111-225 Monthly Credit Card Expenditures	10,513	12.9%	105
Avg \$226-450 Monthly Credit Card Expenditures	6,776	8.3%	98
Avg \$451-700 Monthly Credit Card Expenditures	7,521	9.2%	105
Avg \$701-1000 Monthly Credit Card Expenditures	7,124	8.7%	112
Avg \$1001-2000 Monthly Credit Card Expenditures	11,253	13.8%	119
Avg \$2001+ Monthly Credit Card Expenditures	14,969	18.3%	136
Did Online Banking Last 12 Mo	49,696	60.8%	109
Did Mobile Device Banking Last 12 Mo	40,881	50.0%	102
Grocery (Adults)			
HH Used Bread Last 6 Mo	37,601	94.8%	100
HH Used Chicken (Fresh or Frozen) Last 6 Mo	31,148	78.5%	103
HH Used Turkey (Fresh or Frozen) Last 6 Mo	8,677	21.9%	109
HH Used Fish or Seafood (Fresh or Frozen) Last 6 Mo	23,565	59.4%	104
HH Used Fresh Fruit or Vegetables Last 6 Mo	36,679	92.4%	102
HH Used Fresh Milk Last 6 Mo	32,866	82.8%	101
HH Used Organic Food Last 6 Mo	10,268	25.9%	104

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Health (Adults)			
Exercise at Home 2+ Times Per Week	40,890	50.0%	109
Exercise at Club 2+ Times Per Week	12,065	14.8%	111
Visited Doctor Last 12 Mo	68,884	84.2%	106
Used Vitamins or Dietary Supplements Last 6 Mo	56,106	68.6%	105
Home (Households)			
HH Did Home Improvement Last 12 Mo	15,278	38.5%	114
HH Used Maid/Prof Cleaning Srv (Incl Furn/Carpet) Last 12 Mo	16,267	41.0%	120
HH Purchased Low Ticket HH Furnishing Last 12 Mo	8,589	21.6%	103
HH Purchased Big Ticket HH Furnishing Last 12 Mo	9,701	24.4%	102
HH Bought Small Kitchen Appliance Last 12 Mo	8,900	22.4%	98
HH Purchased Large Appliance/12 Mo	7,605	19.2%	107
Insurance (Adults/Households)			
Currently Carry Life Insurance	44,801	54.8%	108
Personally Carry Any Medical or Hospital or Accident Insurance	72,891	89.1%	105
Homeowner Carries Insurance on Home/Personal Property	56,464	69.0%	117
Renter Carries Insurance on Home/Personal Property	9,395	11.5%	86
HH Has 1 Vehicle Covered with Auto Insurance	11,826	29.8%	92
HH Has 2 Vehicles Covered with Auto Insurance	13,969	35.2%	115
HH Has 3+ Vehicles Covered with Auto Insurance	10,852	27.4%	108

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Pets (Households)			
HH Owns Any Pet	21,713	54.7%	106
HH Owns 1+ Cats	9,580	24.1%	101
HH Owns 1+ Dogs	16,123	40.6%	106
Psychographics (Adults)			
Represents adults who "completely agree" with the statement:			
Am Interested in How to Help Environment: 4-Agr Cmpl	12,724	15.6%	97
Buying American Is Important: 4-Agr Cmpl	23,239	28.4%	104
Buy Based on Quality Not Price: 4-Agr Cmpl	11,422	14.0%	98
Buy on Credit Rather Than Wait: 4-Agr Cmpl	9,940	12.2%	99
Only Use Coupons for Brands Usually Buy: 4-Agr Cmpl	8,212	10.0%	101
Will Pay More for Environ Safe Products: 4-Agr Cmpl	8,779	10.7%	98
Buy Based on Price Not Brands: 4-Agr Cmpl	21,084	25.8%	94
Promptly Buy Latest Cell Phone Model: 4-Agr Cmpl	2,273	2.8%	71
Reading (Adults)			
Bought Digital Book Last 12 Mo	16,139	19.7%	111
Bought Hardcover Book Last 12 Mo	23,084	28.2%	109
Bought Paperback Book Last 12 Mo	29,779	36.4%	108
Read Daily Newspaper (Paper Version)	6,620	8.1%	116
Read Digital Newspaper Last 30 Days	44,454	54.4%	100
Read Magazine (Paper or Electronic Version) Last 6 Mo	71,985	88.0%	101

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Restaurants (Adults)			
Went to Family Restaurant/Steak House Last 6 Mo	61,354	75.0%	103
Went to Family Restrnt/SteakHse 4+ Times Last 30 Days	20,068	24.5%	101
Went to Fast Food or Drive-In Restaurant Last 6 Mo	74,758	91.4%	100
Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days	29,646	36.3%	91
Ordered Eat-In Fast Food Last 6 Mo	27,206	33.3%	100
Ordered Home Delivery Fast Food Last 6 Mo	8,521	10.4%	85
Ordered Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo	40,450	49.5%	101
Ordered Take-Out/Walk-In Fast Food Last 6 Mo	19,444	23.8%	104
Television & Electronics (Adults/Households)			
Own Tablet	48,627	59.5%	106
Own E-Reader	15,788	19.3%	118
Own E-Reader or Tablet: Apple iPad	33,520	41.0%	113
HH Owns Internet Connectable TV	17,382	43.8%	106
Own Portable MP3 Player	7,132	8.7%	114
HH Owns 1 TV	6,930	17.5%	89
HH Owns 2 TVs	10,962	27.6%	99
HH Owns 3 TVs	9,160	23.1%	105
HH Owns 4+ TVs	9,722	24.5%	112
HH Subscribes to Cable TV	13,486	34.0%	120
HH Subscribes to Fiber Optic TV	1,622	4.1%	126
HH Owns Portable GPS Device	7,549	19.0%	115
HH Purchased Video Game System Last 12 Mo	2,414	6.1%	86
HH Owns Internet Video Device for TV	21,932	55.3%	105

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent	MPI
Travel (Adults)			
Took Domestic Trip in Continental U.S. Last 12 Mo	56,374	68.9%	111
Took 3+ Domestic Non-Business Trips Last 12 Mo	17,583	21.5%	118
Spent \$1-999 on Domestic Vacations Last 12 Mo	8,961	11.0%	100
Spent \$1K-1499 on Domestic Vacations Last 12 Mo	5,987	7.3%	106
Spent \$1500-1999 on Domestic Vacations Last 12 Mo	4,551	5.6%	116
Spent \$2K-2999 on Domestic Vacations Last 12 Mo	5,568	6.8%	121
Spent \$3K+ on Domestic Vacations Last 12 Mo	12,779	15.6%	131
Used Internet Travel Site for Domestic Trip Last 12 Mo	5,568	6.8%	106
Took Foreign Trip (Incl Alaska & Hawaii) Last 3 Yrs	27,155	33.2%	109
Took 3+ Foreign Trips by Plane Last 3 Yrs	4,933	6.0%	109
Spent \$1-999 on Foreign Vacations Last 12 Mo	3,547	4.3%	102
Spent \$1K-2999 on Foreign Vacations Last 12 Mo	3,497	4.3%	99
Spent \$3K+ on Foreign Vacations Last 12 Mo	9,487	11.6%	120
Used General Travel Site: Foreign Trip Last 3 Yrs	4,933	6.0%	113
Spent Night at Hotel or Motel Last 12 Mo	49,299	60.3%	110
Took Cruise of More Than One Day Last 3 Yrs	8,282	10.1%	115
Member of Frequent Flyer Program	28,308	34.6%	126
Member of Hotel Rewards Program	28,550	34.9%	119

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2025 and 2030.

Spending Behavior

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

Drive time of 5 minutes



\$36,249

Avg Annual Retail Spending



The average annual retail spending for this area is **10.2% higher** than the national average of **\$32,541**.

\$107,131

Median Household Income



The median household income for this area is **23.8% higher** than the national average of **\$81,624**.

\$86,471

Median Disposable Income



The median disposable income for this area is **28.0% higher** than the national average of **\$62,289**.

Average Spending by Category

Compares the selected area to the United States

Category	Avg Spending	Index	Variance (Selected area vs. U.S. average)
Housing	\$36,035	111	0.11%
Food	\$12,583	109	0.09%
Healthcare	\$8,622	111	0.11%
Eating Out	\$8,743	327	0.09%
Entertainment	\$4,671	114	0.14%
Travel	\$4,235	117	0.17%
Apparel	\$51	111	0.09%
Education	\$2,188	123	0.23%

[Source:](#) This infographic contains data provided by Esri-U.S. BLS (2025), Esri (2025). © 2025 Esri

Source: This infographic contains data provided by Esri-U.S. BLS (2025), Esri (2025).

Spending Behavior

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

Drive time of 10 minutes



\$37,992

Avg Annual Retail Spending



The average annual retail spending for this area is **14.3% higher** than the national average of **\$32,541**.

\$110,580

Median Household Income



The median household income for this area is **26.2% higher** than the national average of **\$81,624**.

\$90,019

Median Disposable Income



The median disposable income for this area is **30.8% higher** than the national average of **\$62,289**.

Average Spending by Category

Compares the selected area to the United States

Category	Avg Spending	Index	Variance (Selected area vs. U.S. average)
Housing	\$37,787	116	0.16%
Food	\$13,098	113	0.13%
Healthcare	\$9,055	117	0.17%
Eating Out	\$9,154	343	0.14%
Entertainment	\$4,875	119	0.19%
Travel	\$4,458	124	0.24%
Apparel	\$53	115	0.13%
Education	\$2,235	125	0.25%

Source: This infographic contains data provided by Esri-U.S. BLS (2025), Esri (2025). © 2025 Esri

Spending Behavior

N 7th St & W Market St, Perkasie, Pennsylvania, 18944

Drive time of 15 minutes



\$36,758

Avg Annual Retail Spending



The average annual retail spending for this area is **11.5% higher** than the national average of **\$32,541**.

\$105,530

Median Household Income



The median household income for this area is **22.7% higher** than the national average of **\$81,624**.

\$84,735

Median Disposable Income



The median disposable income for this area is **26.5% higher** than the national average of **\$62,289**.

Average Spending by Category

Compares the selected area to the United States

Category	Avg Spending	Index	Variance (Selected area vs. U.S. average)
Housing	\$36,797	113	0.13%
Food	\$12,765	110	0.10%
Healthcare	\$8,750	113	0.13%
Eating Out	\$8,922	333	0.11%
Entertainment	\$4,704	114	0.14%
Travel	\$4,289	119	0.19%
Apparel	\$51	112	0.10%
Education	\$2,144	120	0.20%

[Source:](#) This infographic contains data provided by Esri-U.S. BLS (2025), Esri (2025). © 2025 Esri

Source: This infographic contains data provided by Esri-U.S. BLS (2025), Esri (2025).

Diverse Downtowns

75 of the region's downtowns were analyzed, and each were assigned a Diversity Score and a Pandemic Impact Score on scales of 1–100, with one being the most diverse and least impacted.

This effort found that more diverse downtowns were generally less impacted by the economic shutdown related to the COVID-19 pandemic.

All 75 of the downtowns that were analyzed are listed, along with their Pandemic Impact Scores, in order from most to least diverse.



Disclaimer:
This is an analysis of visits to and trade areas of the region's downtowns. However, it is not an economic impact analysis. Retail sales were not part of this body of work.

Princeton | 33
West Chester Borough | 34
Norristown Borough | 37
Burlington City | 46
Collingswood Borough | 45
Upper Darby Township | 32
Lower Merion Township (Ardmore) | 38
Glassboro Borough | 39
Phoenixville Borough | 44
Haddonfield Borough | 35
Woodbury City | 43
Lansdowne Borough | 49
Trenton (State Street) | 58
Bristol Borough | 26
Lansdale Borough | 54
Doylestown Borough | 29
Bordentown City | 52
Riverside Township | 59
Mount Holly Township | 48
Kennett Square Borough | 48
Chester City (Avenue of the States) | 41
New Hope Borough | 14
Swarthmore Borough | 60
Media Borough | 40
Gloucester City | 50

Pottstown Borough | 39
Coatesville City | 56
Moorestown Township | 54
Paulsboro Borough | 58
Swedesboro Borough | 43
Pitman Borough | 50
Lower Merion Township (Bryn Mawr) | 54
Quakertown Borough | 35
Philadelphia (52nd Street) | 33
Radnor Township (Wayne) | 50
Ambler Borough | 61
Palmyra Borough | 47
Marcus Hook Borough | 57
Malvern Borough | 45
Narberth Borough | 59
Downingtown Borough | 42
Haddon Township (Westmont) | 38
Merchantville Borough | 52
Pennsauken Township | 49
Camden City (Federal Street) | 42
Sellersville Borough | 75
Darby Borough | 55
Maple Shade Township | 58
Harrison Township (Mullica Hill) | 27
Langhorne Borough | 52

Newtown Borough | 42
Berlin Borough | 61
Norwood Borough | 67
Hightstown Borough | 55
Haddon Heights Borough | 58
Hatboro Borough | 47
Ridley Park Borough | 69
Perkasie Borough | 53
Audubon Borough (Merchant St.) | 58
Pine Hill Borough | 59
Jenkintown Borough | 52
Lower Merion Township (Haverford) | 75
Riverton Borough | 70
Cheltenham Township (Glenside) | 55
Yardley Borough | 49
Souderton Borough | 73
Haverford Township (Oakmont) | 59
Morrisville Borough | 60
Telford Borough | 59
Westville Borough | 64
Wenonah Borough | 58
Barrington Borough | 74
Haverford Township (Brookline) | 66
East Lansdowne Borough | 60
Laurel Springs Borough | 81

Characteristics that **reduced** the pandemic's impact:

Downtowns with the following characteristics were generally less impacted by the pandemic than their peers.

Development

Recent mixed-use, residential, and retail developments within the downtowns increased diversity as well as resiliency.

Diversity

Downtowns with diverse built environments, demographics, local economies, mix of uses, and transportation options, were less impacted.

People

Diverse and permanent residential populations located within the downtowns provided retailers with customers even as people stayed close to home.

Trails

Existing Circuit Trails connected downtowns with open space and enabled alternative modes of transportation.

Walkability

Historic downtowns with more pedestrian-friendly built environments had greater resiliency.

Characteristics that **exacerbated** the pandemic's impact:

Downtowns that lacked the characteristics found to reduce the pandemic's impact, or that were more greatly defined by the following characteristics, were generally more impacted by the pandemic than their peers.

Cars

Auto-oriented downtowns with lower Walk Scores and more cars per household were more impacted by the pandemic.

Colleges

Downtowns that are overly-reliant on these anchor institutions were less resilient during the pandemic.

Goods & Services

As the share of Neighborhood Goods & Services (NGS) retailers increased in a downtown, so did the pandemic's impact.

Transit

The pandemic significantly reduced transit ridership, and this impact had a ripple effect in transit-oriented downtowns.

Vacancy

The pandemic had a greater impact as downtown vacancy rates increased.

Diverse Downtowns | Perkasio Borough, PA

For the 75 downtowns analyzed, each were assigned a Diversity Score and a Pandemic Impact Score on scales of 1–100, with one being the most diverse and least impacted. The more diverse downtowns were generally less impacted by the pandemic.

Perkasie's downtown has a relatively small residential population, and a number of civic and office uses. However, it lacks the walkability and cultural uses of other downtowns, and has a higher than average vacancy rate. While the mix of retail types is fairly diverse, the share of retail uses is low for the region. These qualities are why Perkasio received a Diversity Score of 62, which indicates that it is less diverse than most downtowns.

The downtown received a Pandemic Impact Score of 53, which indicates the pandemic had a relatively average impact on Perkasio's downtown. The greatest impact was on the downtown's trade area during the shutdown. This suggests there may be ways to increase diversity in order to fortify what is already a relatively resilient downtown.



Diversity Score

Built environment, mix of uses, population, transportation, and types of downtowns



Pandemic Impact Score

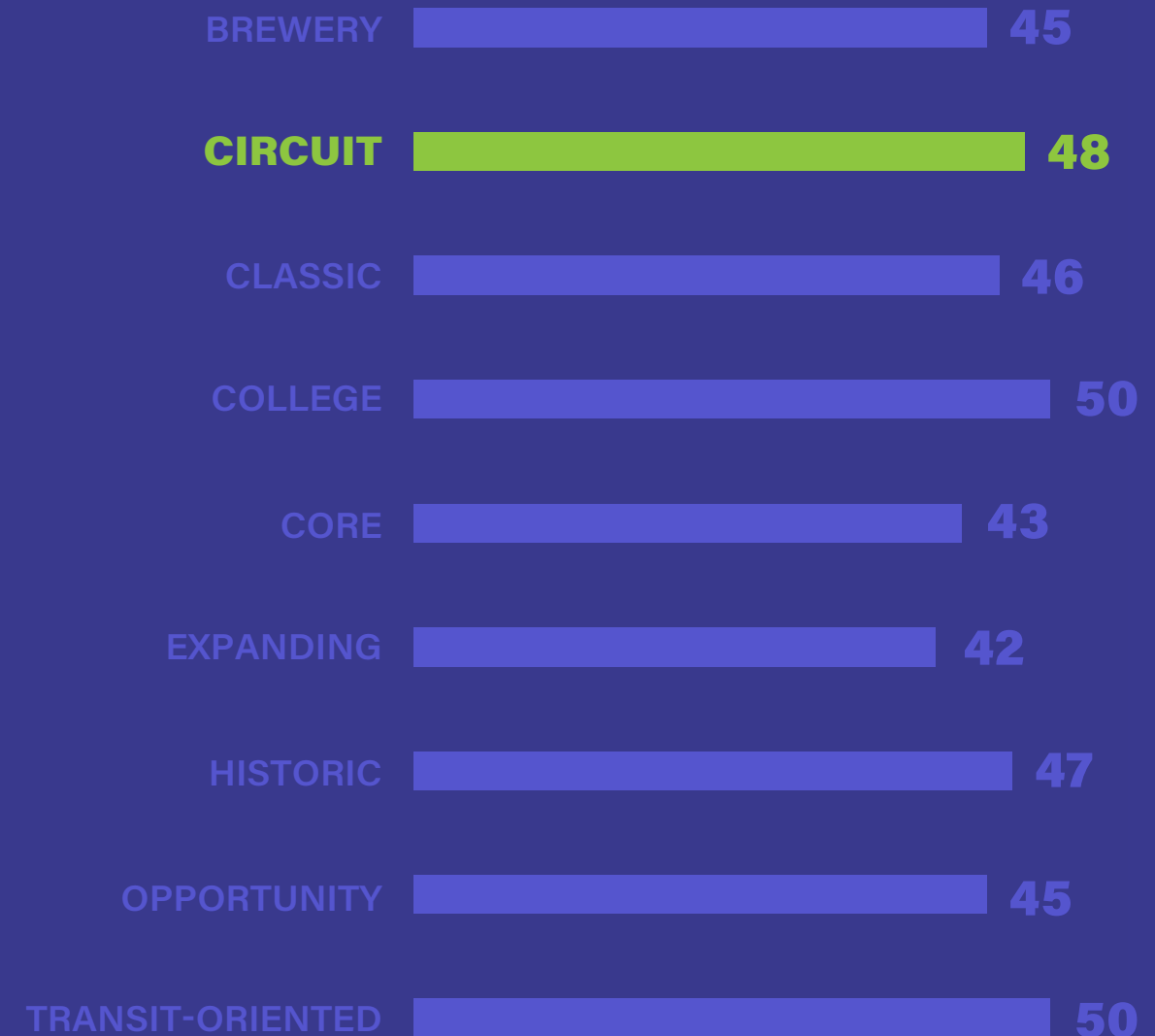
Visits and trade area pre-pandemic, and during the shutdown and reopening periods

Downtown Typologies

Nine downtown typologies were identified and the average Pandemic Impact Score was determined for each: *Brewery* (45), *Circuit* (48), *Classic* (46), *College* (50), *Core* (43), *Expanding* (42), *Historic* (47), *Opportunity* (45), and *Transit-Oriented* (50).

In general, more typologies equated to a lower Pandemic Impact Score. Perkasié is considered to be one typology: *Circuit* (although the trail has not yet been built). Downtowns that are considered to be one typology had an average Pandemic Impact Score of 61.

It is worth noting that *Circuit* downtowns that have not yet built their Circuit Trail had an average score of 53, compared to a score of 48 for those that have an existing trail.



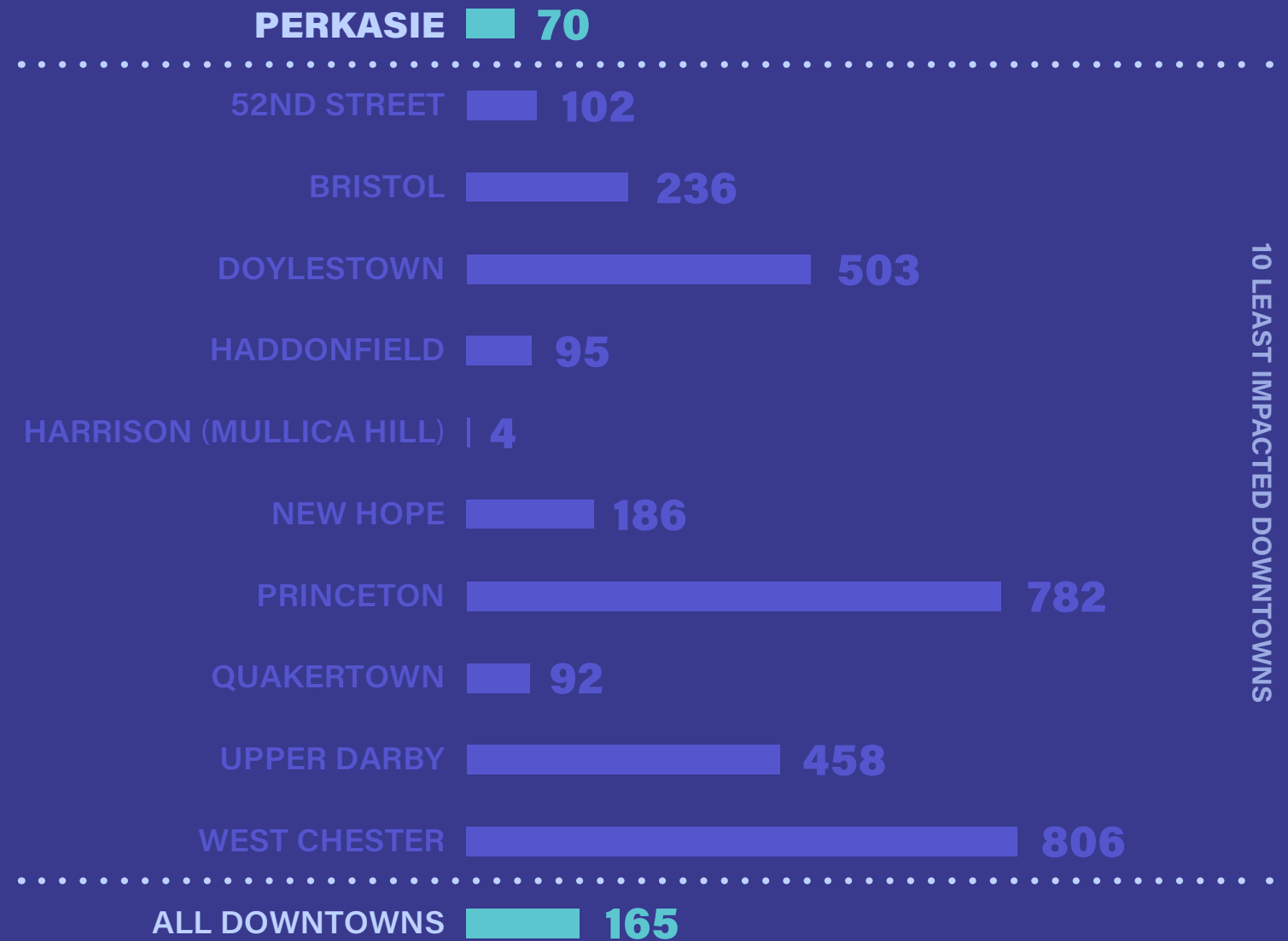
Downtown Population

A negative correlation between the estimated population of the region's downtowns and the Pandemic Impact Score was identified. In other words, the larger the downtown population, the smaller the impact.

In 2019, the population in Perkasie's downtown was estimated to be 70, compared to the average of 165 for all downtowns and 326 for the least impacted downtowns.



SOURCE: BUXTON CO.



10 LEAST IMPACTED DOWNTOWNS

Mix of Uses

Retail accounts for 43% of the uses in Perkasio. This is one of the lowest shares in the region, and it is significantly lower than the averages of 57% for all downtowns and 60% for the least impacted downtowns.

In the least impacted downtowns, *Food & Beverage (FB)* and *General Merchandise, Apparel, Furnishings & Other (GAFO)* retailers accounted for slightly higher shares each at 30% and 38%, respectively. On average, as the share of each of these increased the Pandemic Impact Score decreased.

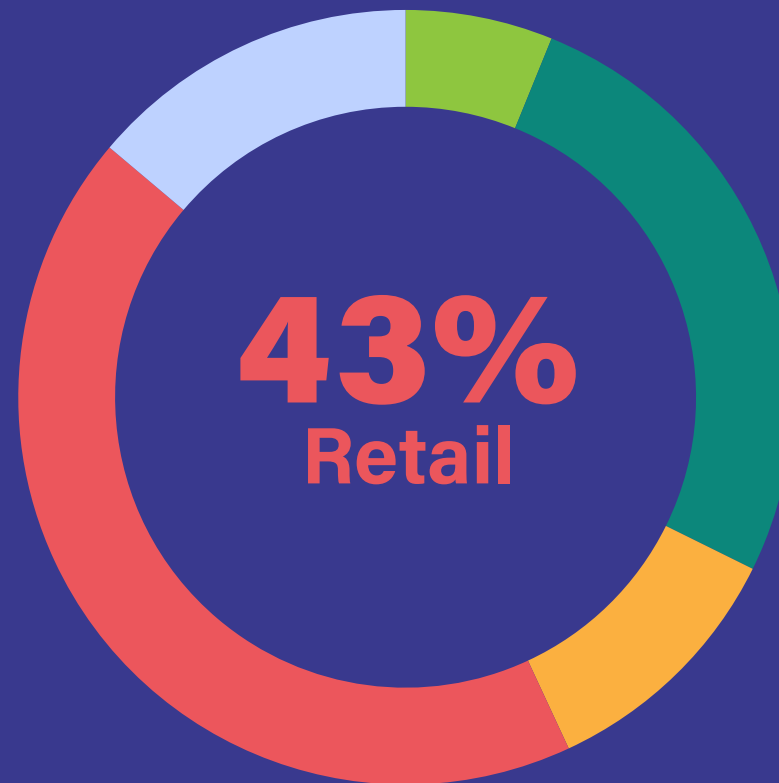
Conversely, *Neighborhood Goods & Services (NGS)* retailers made up a smaller share of 30% in the least impacted downtowns, and Perkasio's 14% vacancy rate is one of the highest in the region. In general, as the share of NGS retailers or the vacancy rate increased, so did the Pandemic Impact Score.

Retail Mix:

25%
Food & Beverage (FB)

36%
General Merchandise,
Apparel, Furnishings,
& Other (GAFO)

39%
Neighborhood Goods
& Services (NGS)



6%
Civic

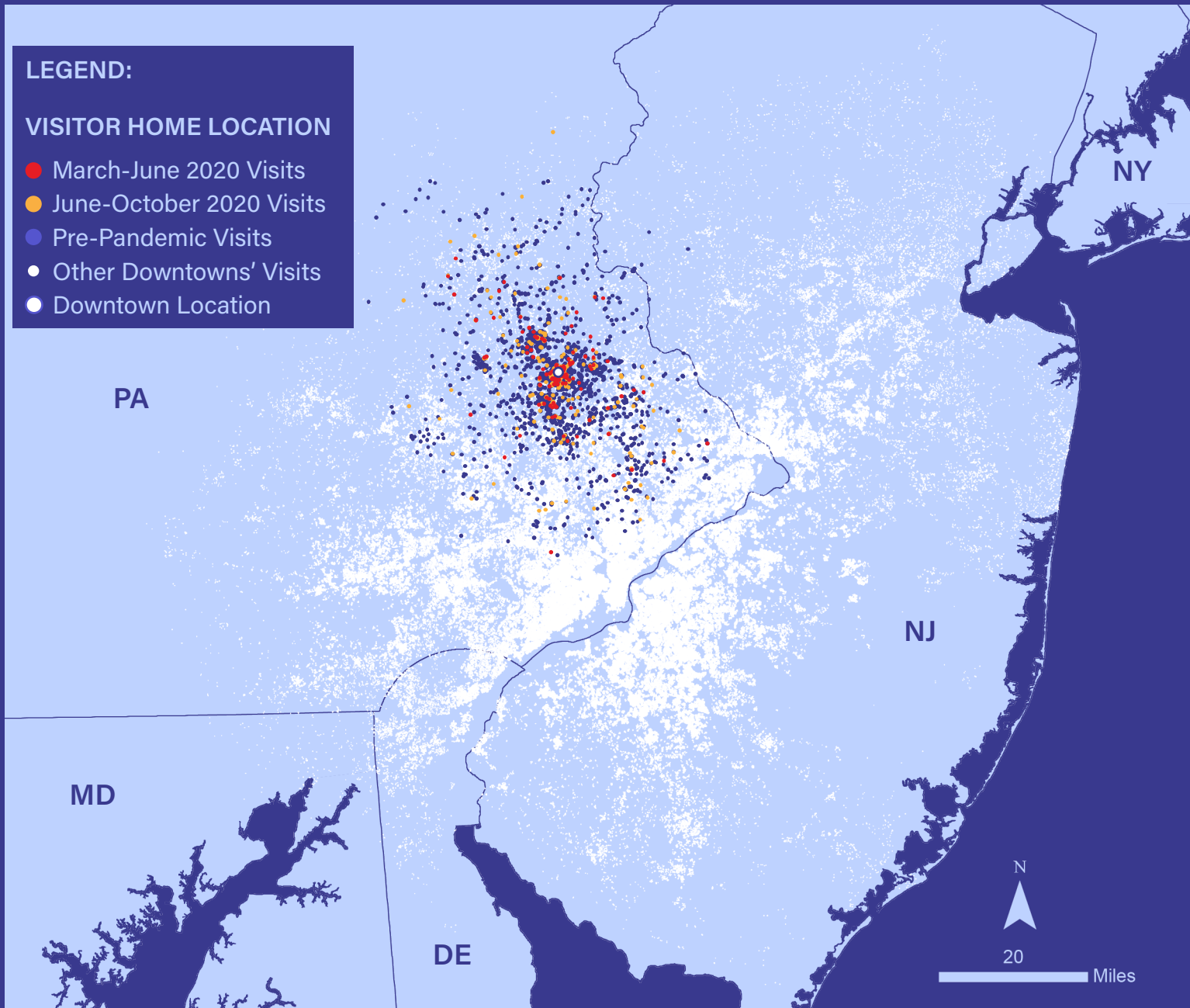
0%
Cultural

0%
Institutional

26%
Office

11%
Residential

14%
Vacancy



Visits to Downtown

Geolocated, deidentified cellphone location data was analyzed to determine the pandemic's impact on visits to the region's downtowns and their trade areas. Visits to Perkasié were as follows:

- **Pre-Pandemic**
 - Delaware: 0.0%
 - Maryland: 0.0%
 - New Jersey: 0.3%
 - New York: 0.0%
 - Pennsylvania: 99.7%
- **Shutdown | March 13 - June 15, 2020**
 - Delaware: 0.0%
 - Maryland: 0.0%
 - New Jersey: 0.0%
 - New York: 0.0%
 - Pennsylvania: 100.0%
- **Reopening | June 16 - October 31, 2020**
 - Delaware: 0.0%
 - Maryland: 0.0%
 - New Jersey: 0.0%
 - New York: 0.0%
 - Pennsylvania: 100.0%

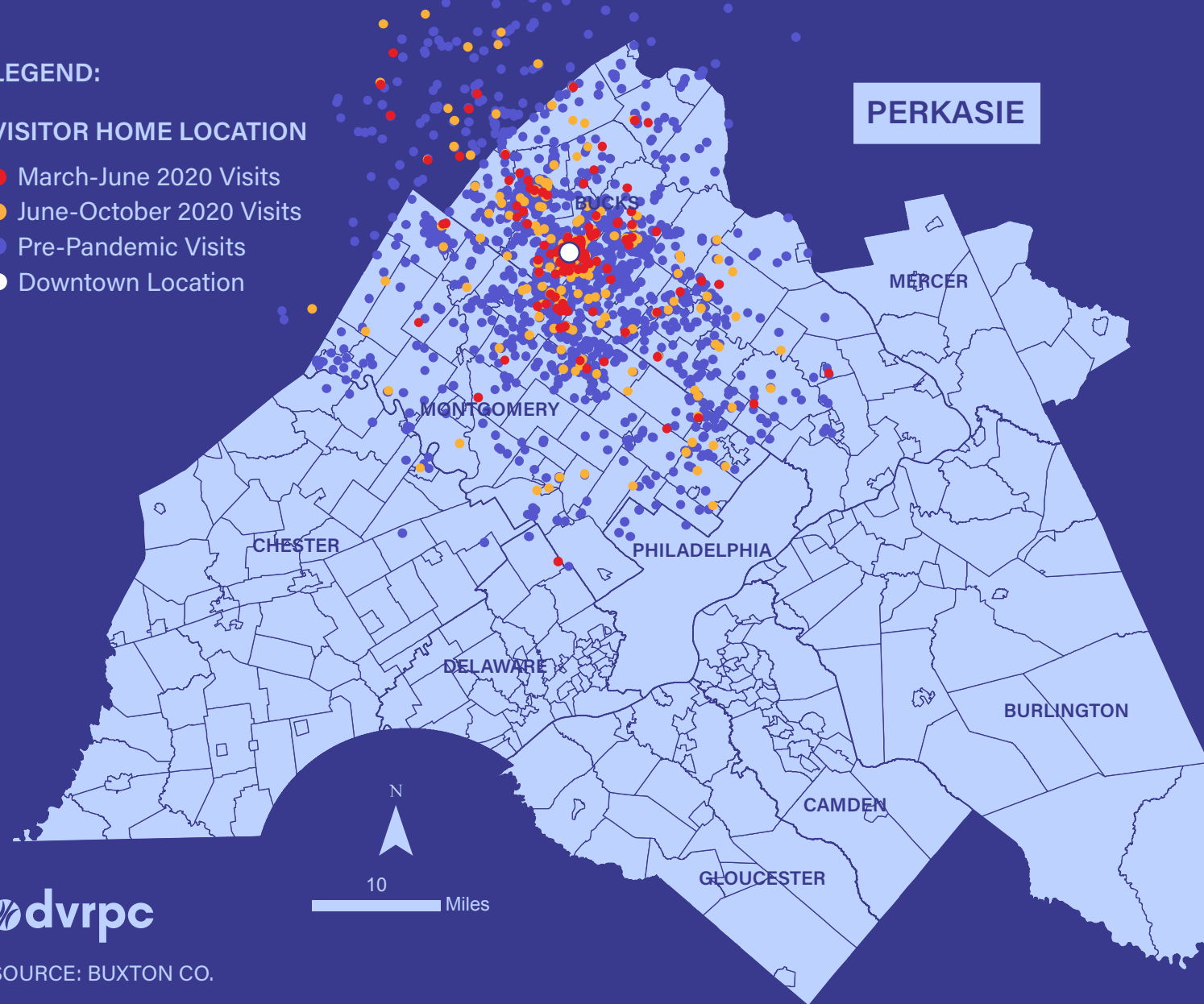


SOURCE: BUXTON CO.

LEGEND:

VISITOR HOME LOCATION

- March-June 2020 Visits
- June-October 2020 Visits
- Pre-Pandemic Visits
- Downtown Location



SOURCE: BUXTON CO.

Visits to Downtown

Before the pandemic, visitors to Perkasio primarily came from throughout Bucks and Montgomery Counties, and somewhat from beyond the region. During the pandemic, visitors mostly came from nearby portions of Bucks and Montgomery Counties.

Between August 2018 and March 2020, 2,822 people visited the downtown, which was significantly less than the average of 8,800 visits for all of the downtowns.

During the shutdown (March 13 - June 15) there were 169 visits, and during the reopening period (June 16 - October 31) there were 295 visits to Perkasio.

Shutdown Impact

March 13 - June 15, 2020

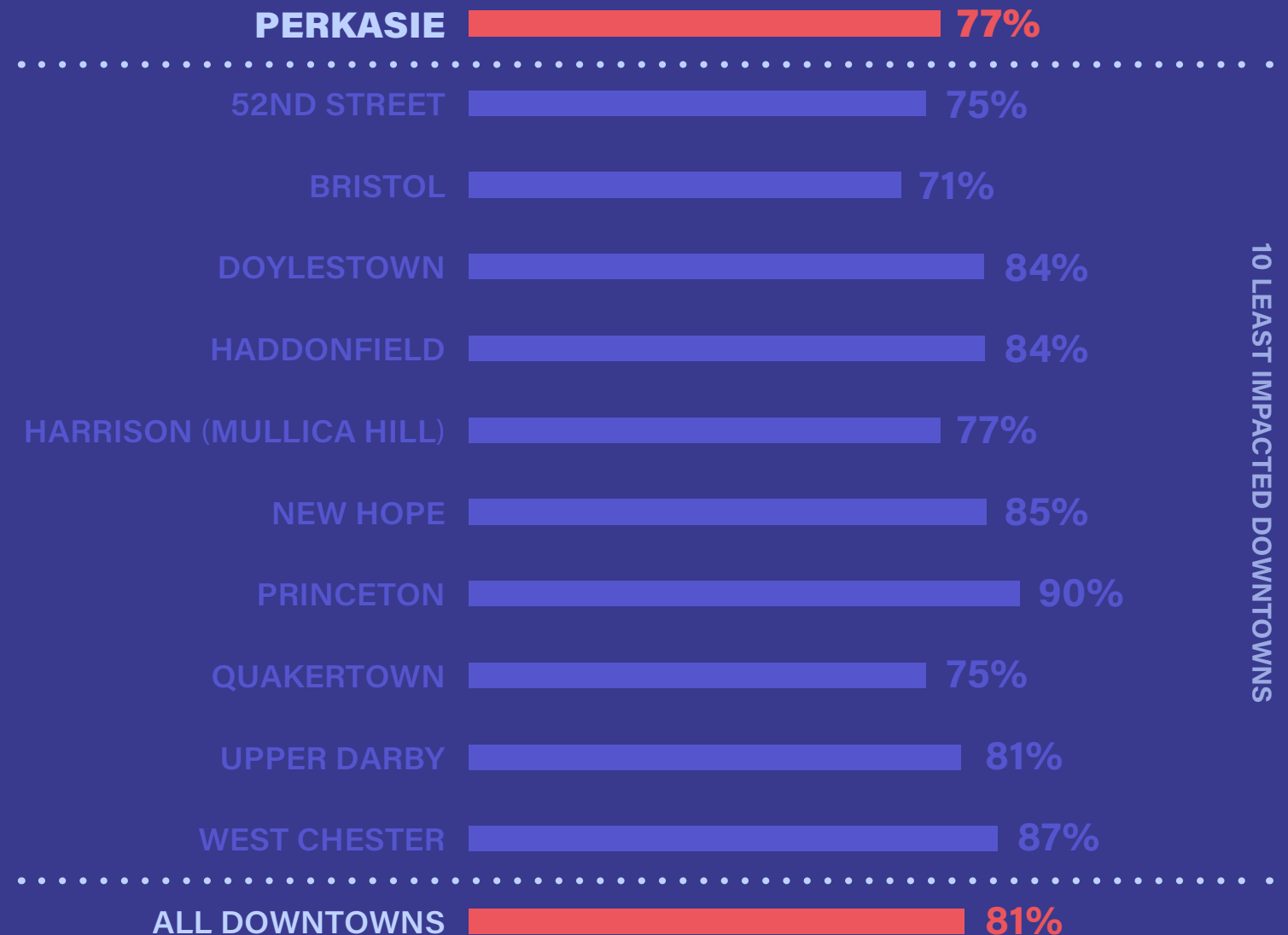
During the economic shutdown, there were 169 visits to Perkasio compared to 722 visits during the same period in 2019. This equated to a 77% reduction.

The average number of visits during the shutdown period was 439 compared to 2,450 visits during the same period in 2019, which equated to an average reduction of 81%.

Gloucester City's downtown had the smallest reduction in visits at 66%, and the average for the least impacted downtowns was 81%.



SOURCE: BUXTON CO.



10 LEAST IMPACTED DOWNTOWNS

Reopening Rebound

June 16 - October 31, 2020

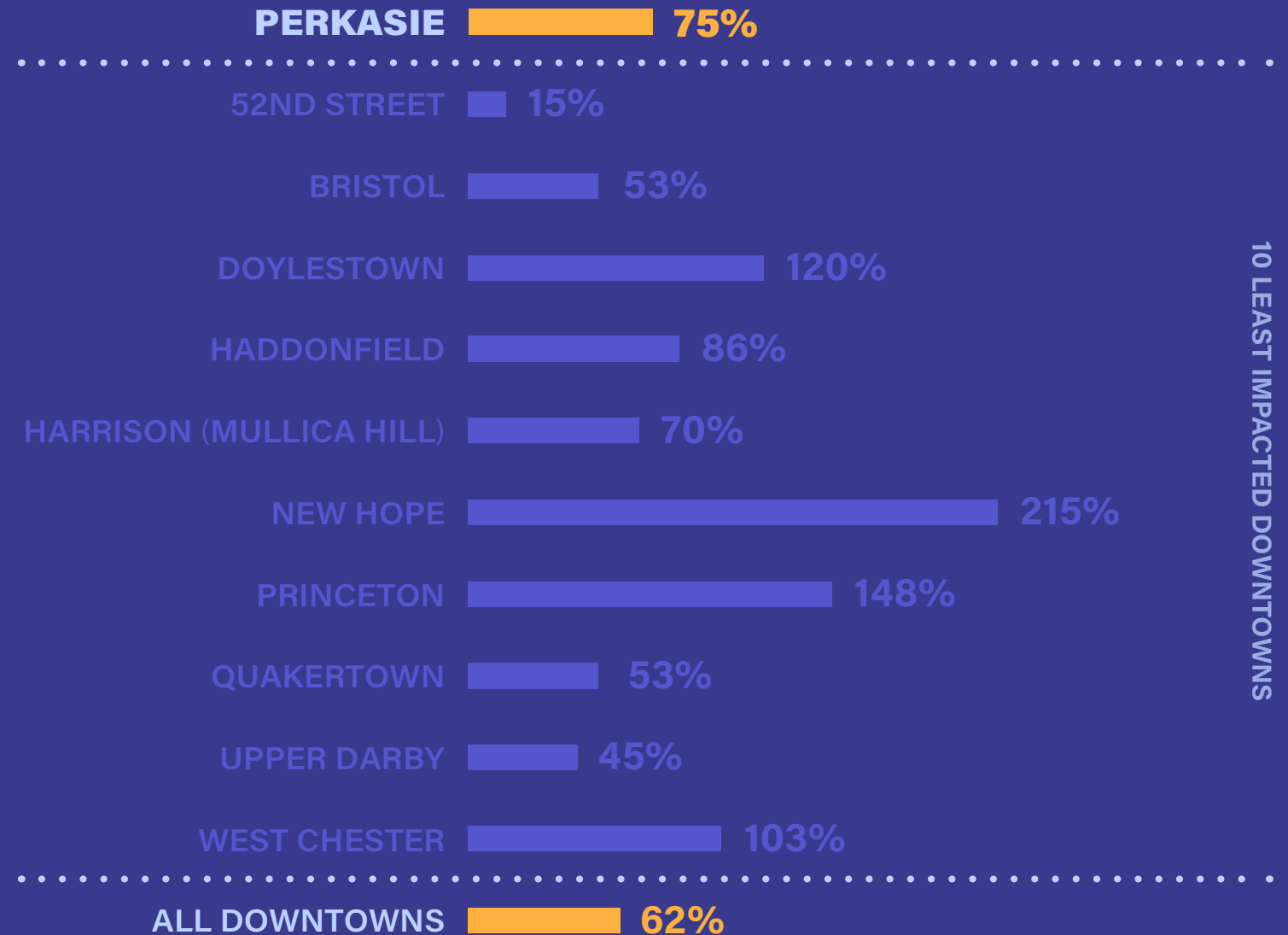
Visits to Perkasio increased by 75% during the reopening period to a total of 295 visits. This was 71% fewer than the 1,009 visits that occurred during the same period in 2019.

On average, visits increased by 62% for all downtowns, to approximately 700 visits, and by 91% for the least impacted downtowns, to approximately 1,700 visits.

New Hope observed the greatest increase at 215%, with more than 2,800 visits during that time.



SOURCE: BUXTON CO.



10 LEAST IMPACTED DOWNTOWNS

Trade Area Recovery

(Drive Time in Minutes)

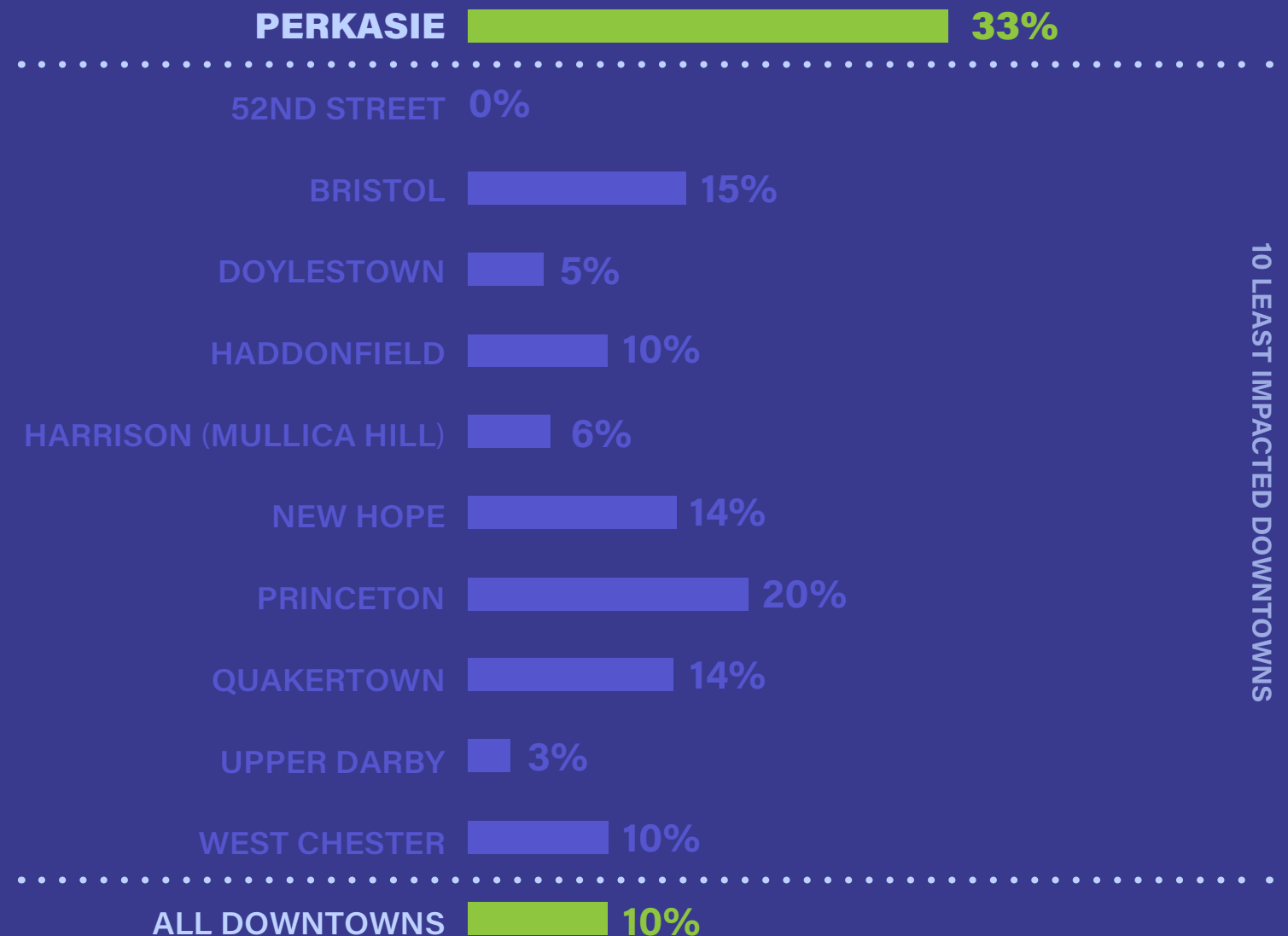
Perkasie's pre-pandemic trade area was a 27 minute drive time, and the trade area shrank by 33% during the shutdown to 18 minutes. During reopening, the trade area fully recovered to 27 minutes.

The average pre-pandemic trade area was 31 minutes, with a 23% reduction during the shutdown down to 24 minutes. The average recovery was 10% for all downtowns up to 27 minutes.

At 69 minutes, New Hope was the only downtown with a trade area that extended beyond an hour. It was also the only downtown to have a larger trade area during reopening (72 minutes) than it did pre-pandemic.



SOURCE: BUXTON CO.



10 LEAST IMPACTED DOWNTOWNS

Appendix F

Street Address/P.O. Box (Address)	Business Name	Business Owner	Status	BusinessType	Current Zoning	Street Address/P.O. Box (Contact Information)	Email
803 W. Callowhill St	180-Classics	Manfred	Occupied	Automotive wholesale trade	R-2		info@180classics.com
21b N. 7th St	7th St. Studios	Taryn Day	Occupied	Service business	C-2 / TC		tarynday@7thststudios.net
100 E. Walnut St	American Heritage Federal Credit	Brian Black	Occupied	Financial institutions	C-2	2060 Red Lion Rd	bblack@amhfcu.org
500 W. Blooming Glen Drive	AutoZone		Occupied	Automotive wholesale trade	C-1		267 404 9008
521 W. Walnut St	Black Cat Collective	Honest Josh	Occupied	Service business	C-2 / TC		blackcatperkasie@gmail.com
19 N. 7th St	Bliss Salon	Cindy Alderfer	Occupied	Service business	C-2 / TC		shelbyjenna0@gmail.com
21 N. 7th St	Bloom Flower Co.	Kelly Laustsen	Partially occupied	Service business	C-2 / TC		kelly@bloomflowerco.com
127 S. 3rd St.	Boing Gymnastics	Mark Gibson	Occupied	Service business	R-3		215 257 4584
214 S. 4th St	Bonsall Bat Co Inc	Jeff	Occupied	Manufacturing/Industrial	I-2		info@bonsallbatcompany.com
212 W. Walnut St	Bravo's AG Inc	Anthony Alarcon	Occupied	Restaurants /bar	C-2		minionbabe420@gmail.com
513 E. Walnut St	Bucks County Bonsai	Scott White	Occupied	Local businesses	R-1		bcbonsai@yahoo.com
4 S. 7th St	Cannon Chiropractic	Kathleen Cannon	Occupied	Service business	C-2 / TC		kmscully86@hotmail.com
609 W. Market St	C&C Café	Kim	Occupied	Restaurants /bar	C-2 / TC		candccafe@verizon.net
601 W. Callowhill St	Charles J. Ozeck CPA	Charles Ozeck	Occupied	Service business	R-2		info@ozeck.com
601 W Market St	Community Business network	Greg	Occupied	Service business	C-2 / TC		gregory.cbn@gmail.com
911 Vine St	Concrete Unlimited		Occupied	Manufacturing/Industrial	R-2		
215 S. 5th St	County Linen Center		Unknown	Service business	I-2		interiors@countylinen.com
25 S. 9th St	Covered Bridge Car Wash	Josh Moser	Occupied	Automotive wholesale trade	I-2	2131 N. Broad St	josh.j.moser@gmail.com
200 Constitution Avenue	Dairy Queen	Mary	Occupied	Restaurants /bar	C-2	5381 Carversville Rd	maryroatche@yahoo.com
140 N. 7th St	Davis Feed Mill	Helen	Occupied	Retail stores	I-2 / TC	PO Box 252	hdavist-a@verizon.net
537 Constitution Avenue	DollarTree		Occupied	Retail stores	I-2		
308 W. Callowhill St	Dragonflies Salon	Jessica Smalley	Partially occupied	Service business	R-2	c/o 1 Narothyn Rd	natsma06@yahoo.com
20 N. 7th St	Ed's Service Center	Ed Myers	Occupied	Automotive wholesale trade	C-2 / TC		edsservicecenterllc@yahoo.com
620 W. Chestnut St	Edward Jones	Josh Storey	Occupied	Service business	C-2 / TC		josh.storey@edwardjones.com
700 Park Avenue	EFE Laboratories	Kip Anthony	Occupied	Manufacturing/Industrial	R-1B		kanthony@efelabs.com
210 W. Walnut St	EJS Associates Inc	Carolyn	Occupied	Service business	C-2		carolynb@ejsbilling.com
520 W. Walnut St	Electric Dreams	Jake Goldberg	Occupied	Entertainment venues	C-2 / TC		
PO Box 215	Emerald Carpet & Flooring	Paula Dwyer	Occupied	Retail stores	C-2 / TC		emerald.carpet@verizon.net
15 N. 7th St.	En Arabesque Dancewear	Kelli	Occupied	Retail stores	C-2 / TC		shopenarabesque@gmail.com
410 E. Walnut St	Eric & Christopher	Jenna	Occupied	Manufacturing/Industrial	R-3		jenna@ericandchristopher.com
510 N. 5th St	Explore & Learn Childcare	Sandy	Occupied	Service business	R-1A		sandy@exploreandlearn.com
410 E. Walnut St	Free Will Brewing LLC	Laura Schoenmeier	Occupied	Restaurants /bar	R-3		events@freewillbrewing.com
623 W. Market St	Frentzen Financial Services	Greg Frentzen	Occupied	Service business	C-2 / TC		greg@frentzenfs.com
500 N. Ridge Rd	FresCo USA		Occupied	Manufacturing/Industrial	I-3	3005 State Road	
528 W. Market St	GoldWorx Jewelry & Watch Reps	Richard	Occupied	Manufacturing/Industrial	C-2 / TC		info@goldworxjewelry.com
530 Arch St	Grandview Service Center	Andrew Peterson	Occupied	Automotive wholesale trade	C-2 / TC		andrew@grandviewservicegroup.com
501 constitution Ave	Granite Forest LLC	Bruce Costa	Occupied	Service business	C-2	PO Box 453	info@GraniteForestDojo.org
104 S. 6th St	Grim Biehn & Thatcher	Peter Nelson	Occupied	Service business	C-2 / TC	PO Box 215	pnelson@grimlaw.com
219 S. 7th St	GTR Welding Co Inc		Occupied	Manufacturing/Industrial	I-2	PO Box 196	
316 W. Walnut St	Haasis Gluten Free Bakery	Kristy Thomas	Occupied	Restaurants /bar	C-2		kristykthomas@gmail.com
100 N. 7th St	Hartman Scale Co		Occupied	Manufacturing/Industrial	I-2 / TC		sales@hartmanscale.com
7. N 7th St	Hickory Stick	Laura Nixon	Occupied	Restaurants /bar	C-2 / TC	811 Telegraph Road	lauranixon143@gmail.com
249 W. Market St	Hunsberger Electric	JR Hunsberger	Occupied	Manufacturing/Industrial	R-3		hunsbelec@verizon.net
623 W. Market St	Ideal Bodyworks	Brittany	Occupied	Service business	C-2 / TC		brittanyv84@yahoo.com
124 N. 6th St	Van Etten Artisans	Dan	Occupied	Manufacturing/Industrial	R-2		dan@veartisans.com
308 S. 7th St	Joe Davis Autosport	Joe Davis	Occupied	Automotive wholesale trade	I-2		joe@joedavisautosport.com
621 Arch St	Stewart's Arch St Deli	Christa	Occupied	Restaurants /bar	C-2 / TC		stewartsarchstreetdeli@gmail.com
420 Race St	Ken Smith Basses	Ken Smith	Occupied	Manufacturing/Industrial	R-3	PO Box 199	support@kensmithbasses.com
301 W. Walnut St	Kramer's Auto Service		Occupied	Automotive wholesale trade	C-2		kramersperkasie@gmail.com
115 Ridge Rd	L S Wimmer Machine Shop		Occupied	Manufacturing/Industrial	R-1A		contact@wimmermachine.com
304 S. 4th St	Labelcraft Press	Charles	Occupied	Service business	R-1B		labelcraft@comcast.net
2685 County Line Rd	Landis Supermarket	Phil Landis	Occupied	Retail stores	I-2		phillandis@landismarket.com

Street Address/P.O. Box (Address)	Business Name	Business Owner	Status	BusinessType	Current Zoning	Street Address/P.O. Box (Contact Information)	Email
600 W. Chestnut St.	Laurel Abstract	Lori Pyz	Occupied	Service business	C-2 / TC		laurel@laurelabstract.com
7 E. Walnut St	Lenape Tooling		Occupied	Manufacturing/Industrial	C-2		
113 Bramble Lane	Little Theater Workshop	Derek	Occupied	Local businesses	R-1B		littletheaterperkasie@gmail.com
817 W Market St	M&S Oil Inc	Lori	Occupied	Manufacturing/Industrial	I-2	PO Box 177	jcsteinly@comcast.net
20 Arrowwood Drive	McDonalds	Ralph Birney	Occupied	Restaurants /bar	I-2		rpbirney@snet.net
510 1/2 W. Walnut St	Mystic Ways	Alice Calhoun	Occupied	Restaurants /bar	C-2 / TC		acalhoun315@gmail.com
615 W. Market St	Perkasie Pizza & Pasta	Mario	Occupied	Restaurants /bar	C-2 / TC		perkasiepizzapasta@hotmail.com
519 W. Walnut St	MLM Hospitality (Maize)	Matthew McPhelin	Occupied	Restaurants /bar	C-2 / TC		info@maizeonwalnut.com
375 Cowpath Rd	Modern Male	Nick	Occupied	Service business	C-2 / TC		melina@modernmalebarbershop.com
800 W. Callowhill St	Mount Alto Storage		Occupied	Service business	I-2		
812 W. Chestnut St	Moving Targets	John Dibacco	Occupied	Service business	I-2		jdbacco@movingtargets.com
410 E. Walnut St	North Penn Machine Works		Occupied	Manufacturing/Industrial	R-3		
619 W. Market St	Nourish Kitchen & Catering	Alicia	Occupied	Restaurants /bar	C-2 / TC		nourishkitchenandcatering@gmail.com
11 N. 7th St	Old Glory Barbershop	Brandon	Occupied	Service business	C-2 / TC		brandon@ogbarbershop.com
517 W. Walnut St	Olde Towne Convenience Store	Mike McDevitt	Occupied	Retail stores	C-2 / TC		
589 Coon Hollow Rd	Olde Towne Restaurant & Tavern	Mike McDevitt	Occupied	Restaurants /bar	C-2 / TC		oldelady@hotmail.com
178 N. 7th St	Olde Towne Tanning Salon		Occupied	Service business	C-2 / TC		oldetownetanning@yahoo.com
602 Elm Ave	Order of Owls	Tim	Occupied	Restaurants /bar	I-2		perkasieowls@yahoo.com
101 N. 5th St	Papa's Cupcakes	John Ferraro	Occupied	Retail stores	R-2 / TC		papascupcakes@gmail.com
25 S. 9th St	Perkasie PC Repair & Recycling	Jim Perucci	Occupied	Service business	I-2		perkasiepcrepair@gmail.com
	Pridmore Floral Design	Paige	Occupied	Service business	R-2 / TC	62 E. Walnut St	pridmoredesign@gmail.com
516 W. Walnut St	PBR Productions	Corey Armideo	Occupied	Service business	C-2 / TC		pbrproductions@gmail.com
1301 N. 5th St	Pemma Holdings (Dunkin')	Manoj Patel	Occupied	Restaurants /bar	C-1		pemmallc@sairamholdings.net
600 W. Market St	Penn Community Bank		Occupied	Service business	C-2 / TC	PO Box 176	aclark@penncommunitybank.com
1100 N. Ridge Road	Pennridge Development Enterpr	Rob Brink	Occupied	Manufacturing/Industrial	I-3		rbrink@pennridgedevlopment.com
524 W. Market St	Pennsbury Abstract		Occupied	Service business	C-2 / TC		pennabst@verizon.net
500 N. 5th St	Perkasie Auto	Steve	Occupied	Automotive wholesale trade	R-1A		
801 W. Pine St	Perkasie Container		Occupied	Manufacturing/Industrial	I-2	PO Box 171	perkasiecontainer@verizon.net
620 W. Chestnut St	Perkasie Dental Loft	Lindsey Cerdas	Occupied	Service business	C-2 / TC		info@perkasiedentalloft.com
101 N. 5th St	Perkasie Florist	Cathy Weierbach	Occupied	Retail stores	R-2 / TC		perkasieflorist@verizon.net
125 S. 5th St	Perkasie Historical Society	Rick Doll	Occupied	Entertainment venues	C-2 / TC		rdoll@comcast.net
500 W. Walnut St	Wicked Hair Salons	Autumn Reynolds	Occupied	Service business	C-2 / TC		wickedbeautysalons@gmail.com
1100 N. Ridge Road	PolyCab USA	Shikha Jaisinghani	Occupied	Manufacturing/Industrial	I-3		shikha@polycabusa.com
527 Constitution Ave	Pomodoro Pizza	Julio	Occupied	Restaurants /bar	I-2		pomodorinopizza@gmail.com
117 S. 6th St	Principle Abstract		Occupied	Service business	C-2 / TC		info@principleabstract.com
607 W. Chestnut St	QNB Bank	Stephanie Yerk	Occupied	Service business	C-2 / TC	PO Box 9005	Stephanie Yerk <syerk@qnbk.com>
203 S. 4th St	Ragtops & Roadsters	Dave Hutchinson	Occupied	Automotive wholesale trade	C-2		dave@ragtops.com
PO Box 302	Ram Pub LLC	Joe Wade	Occupied	Restaurants /bar	C-2 / TC		wadefleet@comcast.net
701 W. Market St	Remax 440 Realty	Tom Skiffington	Occupied	Office building	C-2 / TC		tskiffington@remax440.com
410 E. Walnut St	Remedy Simulation Group		Occupied	Manufacturing/Industrial	R-3		swilson@remedysim.com
301 S. 9th St	Ruggiero's Auto Body		Occupied	Automotive wholesale trade	I-2		
5 N. 7th St	Sage Bliss Aesthetics	Kylee	Occupied	Service business	C-2 / TC		sageblissaesthetics@gmail.com
9 N. 7th St	Salon 33	Sandy	Occupied	Service business	C-2 / TC		coco452@gmail.com
419 S. 5th St	Schoellers Inc	Jeff Schoeller	Occupied	Service business	R-1B	PO Box 128	jeff@schoellersinc.com
430 S. 8th St	Secant Medical Inc		Occupied	Manufacturing/Industrial	I-2	551 E. Church Rd	
109 S. 2nd St	Second Street Speed	Bill Hunsberger	Occupied	Automotive wholesale trade	C-2		sales@secondstreetspeed.com
127 S. 3rd St	Service Master of Buxmont		Occupied	Service business	R-3		service@servicemasterbuxmont.com
1 S. 7th St	Shelly Enterprises - USLBM LLC	Steve Marinello	Occupied	Manufacturing/Industrial	C-2 / TC	3110 Old State Road	smarinello@shellys.cc
601 W. Market St	Shine Yoga	Jessica D'Angelo	Occupied	Service business	C-2 / TC		shineyoga@yahoo.com
1 N. 7th St	So Fresh So Green Café	Donte King	Occupied	Restaurants /bar	C-2 / TC		info@sofreshjuiceco.com
410 E. Walnut St, Ste 7	Stag Artisan Coffee	Ryan Bradley	Occupied	Manufacturing/Industrial	R-3		

Street Address/P.O. Box (Address)	Business Name	Business Owner	Status	BusinessType	Current Zoning	Street Address/P.O. Box (Contact Information)	Email
621 W. Market St.	State Farm Insurance	Nick	Occupied	Service business	C-2 / TC		nick@nickdemaio.com
523 Constitution Ave	Subway		Occupied	Restaurants /bar	I-2		nyad3@verizon.net
606 Arch St	Suess Funeral Home		Occupied	Service business	C-2 / TC		suessfh@comcast.net
320 S. 7th St	The Gutter Guys	Mike	Occupied	Service business	I-2		ggofficemanager@aol.com
501 E. Walnut St.	The Perk	Larry Nacarella	Occupied	Restaurants /bar	C-2		theperk501@comcast.net
6 S. 7th St	The Treasure Trove	Bonnie & Eileen	Occupied	Retail stores	C-2 / TC		tyhunt@verizon.net
317 S. 7th St	Theodore Gross Inc		Occupied	Manufacturing/Industrial	I-2		info@tlgross.com
510 W. Walnut St	Threddies	Elana Donmoyer	Occupied	Retail stores	C-2 / TC	273 Green Hill Rd	e@threddies.com
101 N. 5th St	Thrivent Financial	Vicki Lilley	Occupied	Service business	R-2 / TC		victoria.lilley@thrivent.com
519 S. 5th St	Tri-Valley Primary Care		Occupied	Service business	R-1A		
113 S. 6th St	Vita Essentials	Tina Gerhart	Occupied	Service business	C-2 / TC		tinaleigh79@gmail.com
211 W. Walnut St	Van Lieu's Brewing	Galen Barr	Occupied	Restaurants /bar	C-2 / TC		galenbarr@gmail.com
847 W. Market St	Weber, Kracht & Chellew		Occupied	Service business	I-2	PO Box 258	info@wkclaw.net
91 S. Ridge Rd	Wickey Wackey Wicker World		Occupied	Retail stores	R-1B		wickeywackey91@gmail.com
311 N. 8th St	Windover Fabricators		Occupied	Manufacturing/Industrial	I-2		
801 Pine St	Perkasie Borough Police Department		Occupied	Local businesses	I-2		
700 W. Park Ave			Vacant		I-2		
214 S. 4th St, 2nd flr			Vacant		I-2		
538 W. Market St			Vacant		C-2 / TC		
500 Constitution Ave			Vacant	1,200-8,400	I-2		
1225 Tunnel Road			Vacant		I-1		
13 N. 7th St, 2nd flr			Vacant		C-2 / TC		
101 N. 5th St, ste 1			Vacant		R-2 / TC		
308 W. Callowhill St	RJs Essentials		Occupied		R-2		
531 W. Chestnut St		Harry McGonigal	Underutilized		C-2 / TC		
6 S. 7th St			In development		C-2 / TC		
100 S. 7th St			Vacant		C-2 / TC		
607 W. Park Ave			Vacant		I-2		
6 S. 4th St			Occupied		R-3		
306 N. 5th St		Revivals	In development		R-2		
601 W. Walnut St			Vacant		C-2/TC		
515 W. Walnut St			Vacant		C-2/TC		
701 W. Market St			Vacant		C-2/TC		

Business Types

Retail stores
Restaurants /bar
Service business
Office building
Hotel and lodging
Art galleries/ museums
Financial institutions
Entertainment venues
Coffee shops
Local businesses
Manufacturing/Industrial
Automotive wholesale trade
Educational services
Institutional
Vacant

Five Year Administration Sustainability Plan Template

MAIN STREET MATTERS PROGRAM: ORGANIZATIONAL SUSTAINABILITY FUNDING PLAN											
		Year 1		Year 2		Year 3		Year 4		Year 5	Total Projected Admin Revenue
Section 1: Projected Revenue		2026	PDC/DCED	2027	PDC/DCED	2028	PDC/DCED	2029	PDC/DCED	2030	
1	Membership Dues										\$ -
2	Local Government Contributions										
2a	Municipal Support										\$ -
2b	County Support										\$ -
2c	Other Municipal Support										\$ -
											\$ -
	<i>Total Local Government Support</i>	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
3	Improvement District Assessments										\$ -
4	Admin Share of NAP Tax Credit Revenue										
4a											\$ -
4b											\$ -
4c											\$ -

Perkasie Borough Economic Development Plan Update

4d								\$
	<i>Total Tax Credit Contributions</i>	\$	\$	\$	\$	\$	\$	\$
		-	-	-	-	-	-	-
5	Special Events							
5a	Tree Lighting Event	\$	\$	\$	\$	\$	\$	\$
		-	-	-	-	-	-	-
5b	Fundraising Drive							\$
								-
5c	Historical Books	\$	\$	\$	\$	\$	\$	\$
		-	-	-	-	-	-	-
5d	Farmers Market							\$
								-
5e								\$
								-
5g								\$
								-
5h								\$
								-
5i								\$
								-
	<i>Total Special Event Income</i>	\$	\$	\$	\$	\$	\$	\$
		-	-	-	-	-	-	-
6	Foundation Support							
6a	BCCF					\$		\$
						-		-
6b	Endowment Fund							\$
								-
6c								\$
								-
6d								\$
								-

Perkasie Borough Economic Development Plan Update

	<i>Total Foundation Support</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Rental Income							
7a								\$ -
7b								\$ -
	<i>Total Rental Income</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Other Revenue Sources			\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL ORGANIZATIONAL SUSTAINABILITY INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

MAIN STREET MATTERS PROGRAM: ORGANIZATIONAL SUSTAINABILITY FUNDING PLAN

Calendar Year	Year 1	PDC/DCED	Year 2	PDC/DCED	Year 3	PDC/DCED	Year 4	PDC/DCED	Year 5	PDC/DCED	Total
	2026		2027		2028		2029		2030		Projected Admin Revenue
	TOTAL ORGANIZATIONAL SUSTAINABILITY INCOME		\$ 75,000		\$ 50,000		\$ 25,000		\$ -		\$ 225,000
	<i>Proposed COLA Adjustment</i>		3.0%		3.0%		3.0%		3.0%		
	Section 2: Admin. Expenses Required										
9	Salary, Taxes & Benefits										
	Manager's Salary				\$ -		\$ -		\$ -		\$ -
	Payroll Taxes				\$ -		\$ -		\$ -		\$ -
	Fringe Benefits (Detail as Provided)										
	Health Insurance				\$ -		\$ -		\$ -		\$ -

Perkasie Borough Economic Development Plan Update

	Dental		\$ -	\$ -	\$ -	\$ -	\$ -
	Vision		\$ -	\$ -	\$ -	\$ -	\$ -
	Life Insurance		\$ -	\$ -	\$ -	\$ -	\$ -
	Disability Insurance		\$ -	\$ -	\$ -	\$ -	\$ -
	Other		\$ -	\$ -	\$ -	\$ -	\$ -
	<i>Total Salary, Taxes & Benefits</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Required Occupancy & Utilities						
	Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Telephone and Internet Service		\$ -	\$ -	\$ -	\$ -	\$ -
	Phone Service		\$ -	\$ -	\$ -	\$ -	\$ -
	<i>Total Required Occupancy & Utilities</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	General Liability Insurance		\$ -	\$ -	\$ -	\$ -	\$ -
12	Memberships, Dues & Subscriptions		\$ -	\$ -	\$ -	\$ -	\$ -
13	Office Supplies (See Other Expense)		\$ -	\$ -	\$ -	\$ -	\$ -
14	Travel & Meetings		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL REQUIRED ADMIN. EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Perkasie Borough Economic Development Plan Update

	Initial Administrative Surplus (Deficit)	\$ 75,000.00	\$ 75,000.00	\$ 50,000.00	\$ 25,000.00	\$ -	\$ 225,000.00
	Section 3: Other Non-Required Admin. Costs						
15	Occupancy & Utilities						
15a	Utilities			\$ -	\$ -	\$ -	\$ -
15b	Other Telecommunications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Printing & Copying			\$ -	\$ -	\$ -	\$ -
17	Equipment Lease / Rental			\$ -	\$ -	\$ -	\$ -
18	Contracted Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Volunteer Training		\$ -	\$ -	\$ -	\$ -	\$ -
20	Other & Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Other Non-Required Admin Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Final Administrative Surplus (Deficit)	\$ 75,000.00	\$ 75,000.00	\$ 50,000.00	\$ 25,000.00	\$ -	\$ 225,000.00

Economic Development Plan Update – Perkasio Borough

March 11th, 2026



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Project Purpose

- Assess the economic condition of the commercial areas.
- Develop an effective plan for transformation.
- Evaluate if the Main Street Matter's designation is a good fit for Perkasio.



This project is funded, in part by a Keystone Communities Grant through the Pennsylvania Department of Community & Economic Development.

Project Process

- This project outlines strategies to engage the community with public participation by:
 - establishing a steering committee
 - launching a community survey
 - hosting public meetings to gather community input
 - developing a business and property inventory list to identify potential retail opportunities



Marketing /Branding



The desired perceptions identified through community engagement identifies the brand as:

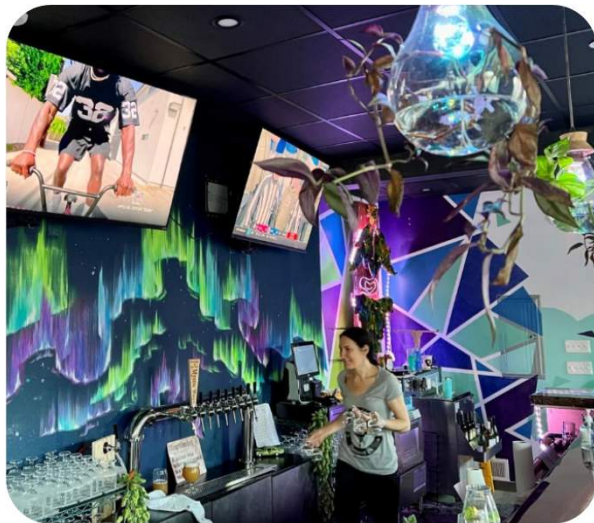
- Maintain authenticity
- A vibrant hub for arts and culture
- Charming place to live with family friendly events and quaint housing
- A walkable community with access to trails

Transformational Strategies



Community Vision

“For people seeking a walkable and small-town charm experience, Perkasio offers a unique, healthy-living blend of independent shops, diverse dining options, and a thriving arts and cultural scene, distinguishing itself from sprawling suburban areas by providing a community-focused and easily accessible historic environment. We strive to be the go-to destination for those seeking a friendly, engaging/vibrant downtown experience”.



Main Street Matters Program

- The Main Street Program is a community driven methodology to revitalize downtowns and central business districts.
- Proven to be the most successful approach to economic development because of its
 - preservation based
 - collaborative approach to revitalizing commercial cores.



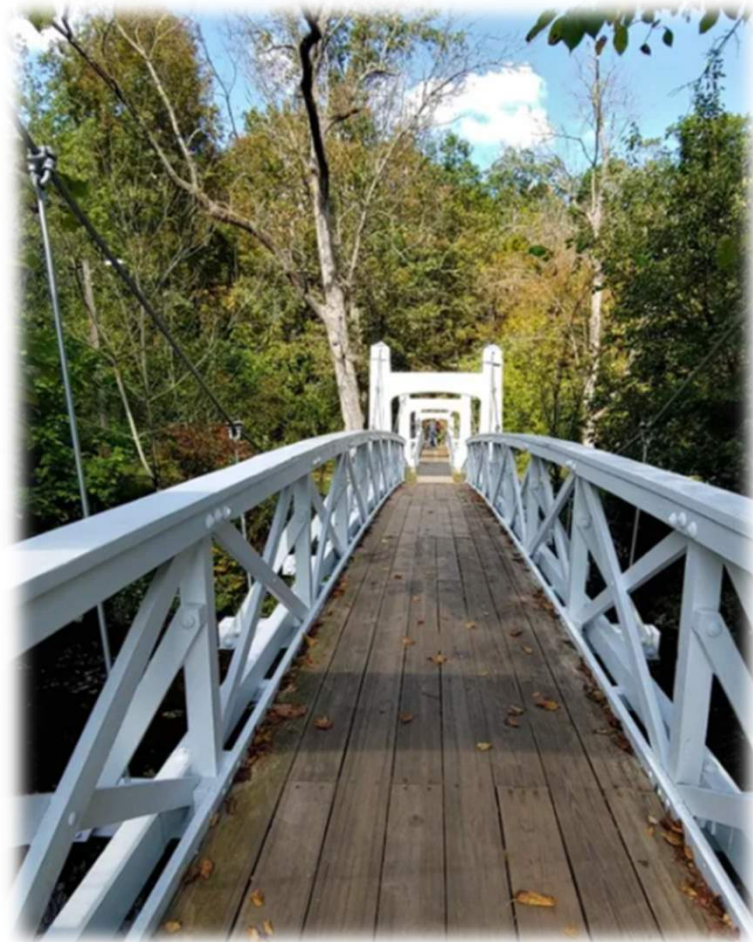
Main Street Matters

- Main Street follows the “Four Points” approach to revitalization with volunteer development as the basis to ensure success:
 - Economic Vitality Committee
 - Design Committee
 - Promotions Committee
 - Organization Committee



Key Recommendations

- Pursue Main Street Designation
- Launch the key strategies identified:
 1. Infill vacant properties with a diverse mix of business types that creates and protects the unique qualities and sense of place of downtown Perkasio.
 2. Develop centralized support for businesses.
 3. Enhance the arts and cultural activities through placemaking within the commercial core.
 4. Improve infrastructure for walkability in downtown Perkasio.



Questions/Discussion

Presented by: Judith Stern Goldstein, R.L.A and Adrienne Blank, R.L.A



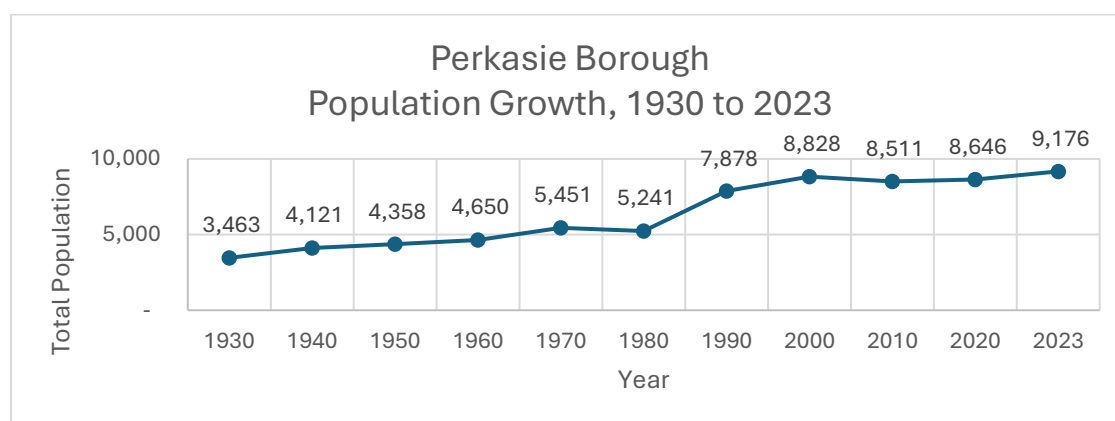
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEMOGRAPHIC DATA

POPULATION

Approximately 9,176 people reside in Perkasio Borough, as of 2023. From 1930 to 2023, Perkasio Borough's population grew from 3,463 to 9,176 persons. The population increased steadily through 1970, dipped slightly between 1970 and 1980, then rose gradually in the 1990s and 2000s. After a small decline from 2000 to 2010, the population gradually increased to its highest level in 2023.

Figure 1: Perkasio Borough Population Growth, 1930 to 2023



Source: Perkasio Borough Comprehensive Plan (2010), American Community Survey 5 Year Estimates, 2020, 2023

Between 2010 and 2023, Perkasio Borough experienced a population increase of 572 residents or a growth of 6.65%. This is greater than the 3.71% population growth in Bucks County and the 2.96% population growth in Pennsylvania during the same period. Between 2010 and 2023, the population growth rate in the Borough was double the rate of Pennsylvania's increase and 56% higher than the County's population growth rate.

Table 1: Population 2010-2023: Perkasio Borough, Bucks County, Pennsylvania

Population 2010-2023: Perkasio Borough, Bucks County, Pennsylvania					
	2010	2020	2023	Growth	% Change 2010-2023
Perkasio Borough	8,604	8,646	9,176	572	6.65%
Bucks County	622,859	627,668	645,993	23,134	3.71%
Pennsylvania	12,612,705	12,794,885	12,986,518	373,813	2.96%

Source: American Community Survey 5 Year Estimates, 2010, 2020, 2023

AGE COHORTS AND SOCIOECONOMIC CHARACTERISTICS

An age cohort is a group of people who share a common age range. These age cohorts are groups of people who are born roughly the same period of time and share histories, experiences, and contexts for living. The largest age cohort in 2010 was people aged 25-44 years, and in 2023 the largest cohort was aged 45-64 years. In 2023, persons in the age cohort of 45-64 made up approximately 1/3 of the Borough's population. The three cohorts consisting of people aged 5-24 Years, 25-44 Years, and 45-64 Years are the largest cohorts in both 2010 and 2023.

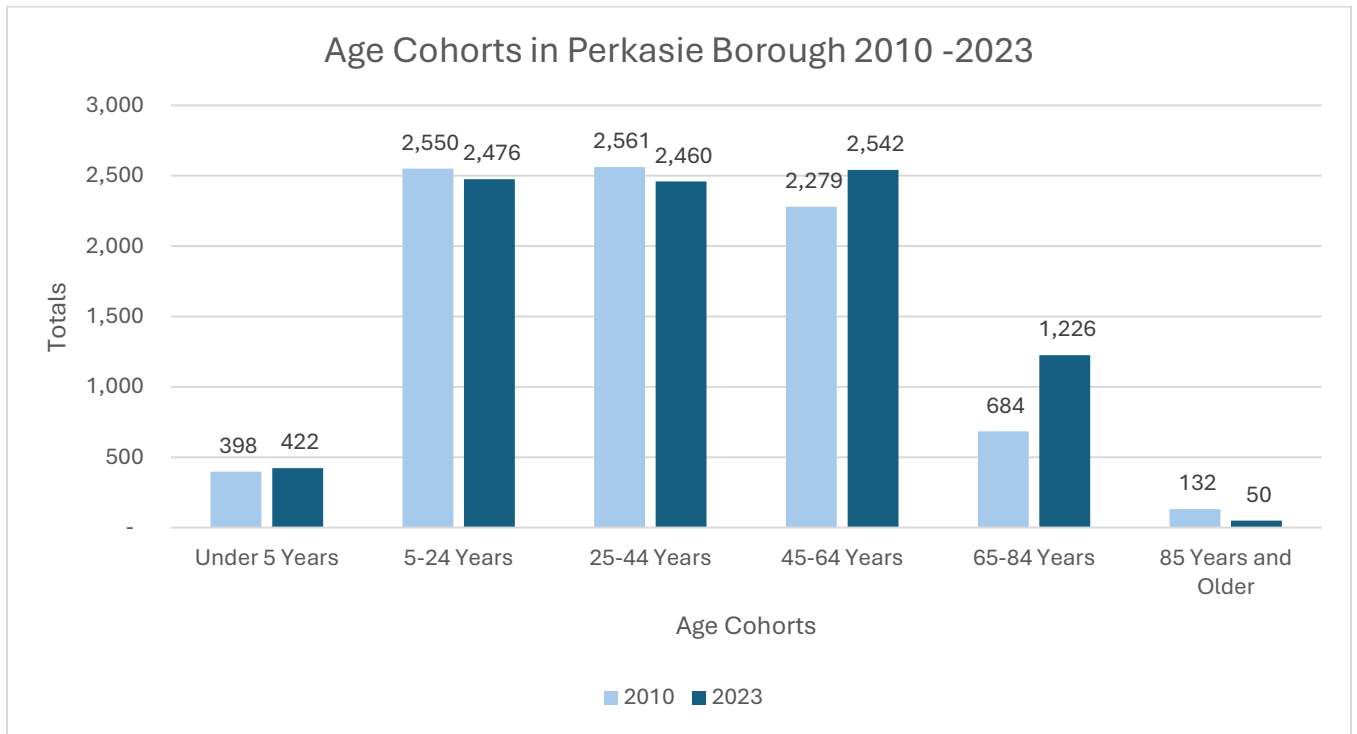
Table 2: Population by Age, 2015, 2023: Perkasio Borough

Age	2023		2020		2015	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Under 5 years	422	4.6 %	421	4.9 %	415	4.9 %
5 to 9 years	346	3.8 %	305	3.5 %	502	5.9 %
10 to 14 years	643	7.0 %	548	6.3 %	501	5.9 %
15 to 19 years	687	7.5 %	639	7.4 %	750	8.8 %
20 to 24 years	800	8.7 %	953	11 %	525	6.2 %
25 to 34 years	1398	15.2 %	1115	12.9 %	739	8.7 %
35 to 44 years	1062	11.6 %	1033	11.9 %	1368	16.1 %
45 to 54 years	1085	11.8 %	1150	13.3 %	1322	15.6 %
55 to 59 years	846	9.2 %	763	8.8 %	851	10.0 %
60 to 64 years	611	6.7 %	532	6.2 %	504	5.9 %
65 to 74 years	811	8.8 %	741	8.6 %	532	6.3 %
75 to 84 years	415	4.5 %	314	3.6 %	331	3.9 %
85 years and over	50	0.5 %	132	1.5 %	158	1.9 %

Source: American Community Survey Estimates, 2015, 2023

Between 2010 and 2023, the population distribution across age cohorts in Perkasio Borough experienced several notable changes. The Under 5 Years cohort increased modestly by 6%, growing from 398 to 422 individuals. The 5-24 years and 25-44 years cohorts saw declines of 3% and 4%, respectively, indicating a slight decrease in younger and early middle-aged residents. The 45-64 years cohort increased by 12%, rising from 2,279 to 2,542 people. The most notable change occurred in the 65-84 years cohort, which grew by 79%, reflecting a substantial rise in the senior population. These shifts highlight an overall aging population, with growth concentrated in middle-aged and senior groups and declines among the youngest and oldest age brackets.

Figure 2: Age Cohorts in Perkasio Borough 2010-2023



Source: American Community Survey 5-Year Estimates, 2010, 2023

In 2023, the median age in Perkasio Borough was 36.4 years, slightly lower than Bucks County’s median age of 44.1 years. Between 2010 and 2023, Perkasio Borough’s median age increased from 35.7 years to 36.4 years, while Bucks County’s median age increased from 41.0 years to 44.1 years. Overall, Perkasio Borough and Bucks County have experienced a shift toward an older population.

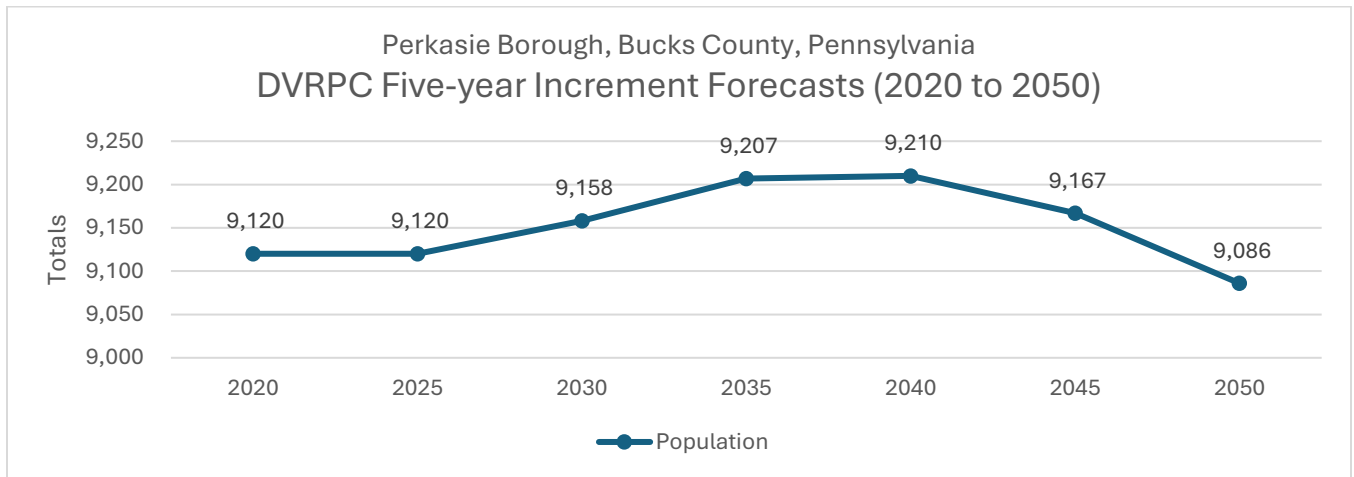
Table 3: Median Age (Years): Perkasio Borough, Bucks County

2023		2020		2010	
Perkasio Borough	Bucks County	Perkasio Borough	Bucks County	Perkasio Borough	Bucks County
36.4	44.1	37.6	44.0	35.7	41.0

Source: American Community Survey 5-Year Estimates, 2010, 2020, 2023

The DVRPC Five-Year Increment Forecasts for Perkasio Borough and Bucks County project population changes from 2020 to 2050. Between 2020 and 2050, the Borough’s population is projected to remain relatively stable, with a minor decrease of 34 residents or -0.37%. In contrast, Bucks County is projected to experience modest growth, with an increase of 9,198 people, or 1.42% over the 30-year period.

Figure 3: DVRPC Five-year Increment Forecasts (2020 to 2050)



Source: DVRPC

Table 4: DVRPC Five-year Increment Forecasts (2020 to 2050): Perkasio Borough and Bucks County

	2020	2025	2030	2035	2040	2045	2050	Absolute Change	Percent Change
Perkasio Borough	9,120	9,120	9,158	9,207	9,210	9,167	9,086	-34	-0.37%
Bucks County	646,538	653,800	660,122	664,092	664,508	661,478	655,736	9198	1.42%

Source: DVRPC Five Year Increment Forecast 2020-2050 <https://www.dvrpc.org/products/web22016>

HOUSEHOLD

Table 5: Household Information: Perkasio Borough, Bucks County, 2010, 2020, 2023

	2023		2020		2010	
	Perkasio Borough	Bucks County	Perkasio Borough	Bucks County	Perkasio Borough	Bucks County
Average household size	2.64	2.57	2.55	2.57	2.61	2.65
Average family size	3.17	3.06	3.07	3.03	3.43	3.17
Total households	3,468	247,674	3,396	240,763	3,293	229,552
Median Household Income	\$ 99,474	\$ 111,951	\$ 79,293	\$ 93,181	\$ 66,663	\$ 74,828

Source: American Community Survey 5 Year Estimates, 2020, 2023

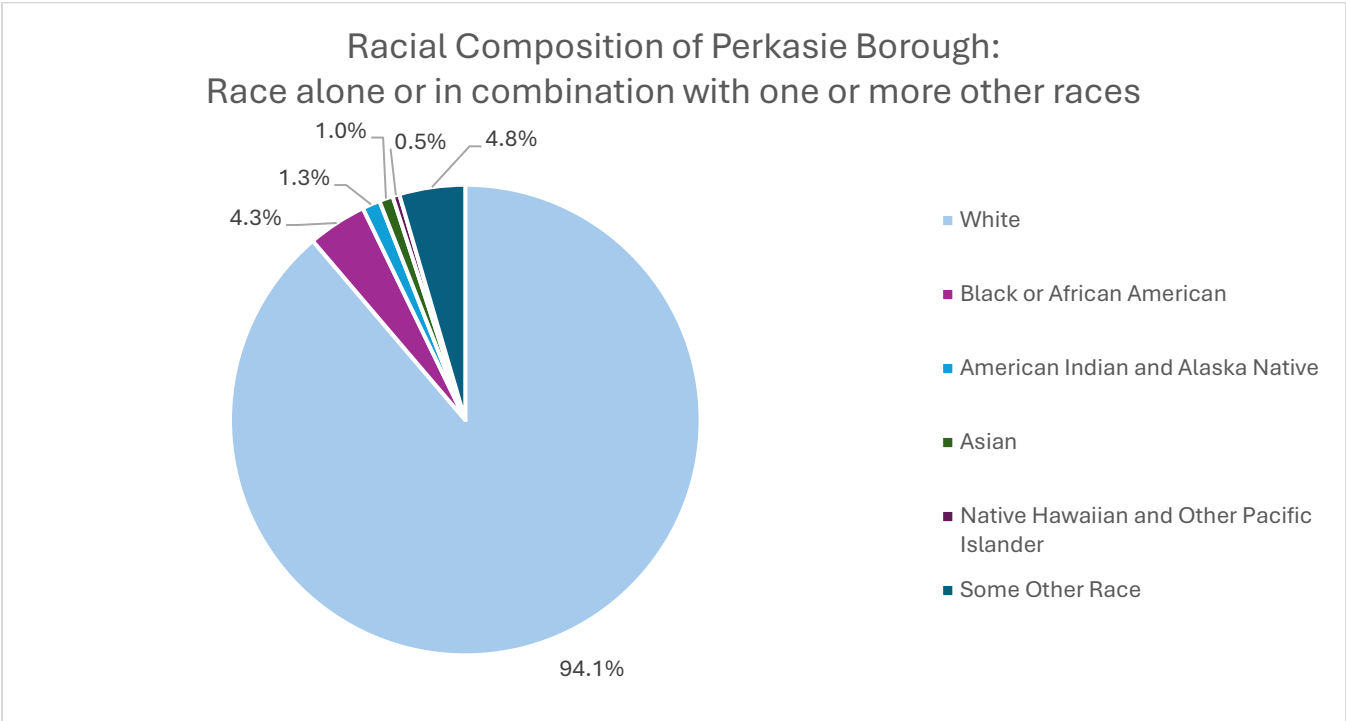
In 2023, Perkasio Borough had an average household size of 2.64, which is slightly greater than Bucks County’s average of 2.57. Between 2010 and 2023, Perkasio Borough’s average household size increased from 2.61 to 2.64, while Bucks County’s decreased from 2.65 to 2.57. Between 2010 and 2023 the average family size in Perkasio Borough has remained greater than the average family size in Bucks County. The average family size in Perkasio Borough shrank from 3.43 in 2010 to 3.17 in 2023. Over the same period of time, Bucks County’s average family size also shrank, but at a smaller scale. Both Perkasio Borough’s

and Bucks County’s total households increased between 2010 and 2023. These figures indicate modest growth in both household numbers and sizes within Perkasio Borough, slightly outpacing county averages.

Between 2010 and 2023, the median household income in Perkasio Borough increased from \$74,828 to \$99,474, reflecting a rise of \$24,646. Similarly, Bucks County saw an increase from \$74,828 to \$111,951, a growth of \$37,123. The median household income in Perkasio Borough is less than the median household income in Bucks County for both 2010 and 2023 however, the rate of growth for the Borough is significantly higher at 32.9% compared to the rate of growth for the county of 7.8%. These figures indicate a significant upward trend in household income for the Borough over the thirteen-year period compared to the county.

RACIAL COMPOSITION OF PERKASIE BOROUGH

Figure 4: Racial Composition of Perkasio Borough: Race alone or in combination with one or more other races



Source: American Community Survey 5 Year Estimates, 2023

In 2023, the majority of the population identify as White, accounting for 94.1% of the population. Black or African American residents make up 4.3%, followed by American Indian and Alaska Native at 1.3%, and Asian at 1%. Native Hawaiian and Other Pacific Islander represent 0.5%, while 4.8% identify as Some Other Race.

Below is a more detailed breakdown of Ancestry populations of Perkasio Borough in 2023 to apply to the marketing and promotional strategies of the five-year plan.

Table 6: Ancestry Populations of Perkasio Borough, 2023

Ancestry	Estimate	% of Total Population
American	275	3
Arab	19	0.2
Czech	0	0
Danish	24	0.3
Dutch	56	0.6
English	1339	14.6
French (except Basque)	274	3
French Canadian	64	0.7
German	3454	37.6
Greek	38	0.4
Hungarian	99	1.1
Irish	2384	26
Italian	1205	13.1
Lithuanian	9	0.1
Norwegian	42	0.5
Polish	442	4.8
Portuguese	45	0.5
Russian	238	2.6
Scotch-Irish	57	0.6
Scottish	156	1.7
Slovak	77	0.8
Sub-Saharan African	54	0.6
Swedish	91	1
Swiss	45	0.5
Ukrainian	150	1.6
Welsh	92	1
West Indian (excluding Hispanic origin groups)	34	0.4

Source: American Community Estimates, 2023

The population of Perkasio Borough, as of 2023, is predominantly of German ancestry, comprising 37.6%, followed by Irish at 26% and English at 14.6%. Other ancestries within the Borough include Italian (13.1%), Polish (4.8%), and American (3%). Smaller percentages represent French (3%), Russian (2.6%), Scottish (1.7%), Ukrainian (1.6%), and Hungarian (1.1%) ancestries. Several groups each account for less than 1% of the population, including Arab, Danish, Dutch, Greek, Lithuanian, Norwegian, Portuguese, Scotch-Irish, Slovak, Sub-Saharan African, Swedish, Swiss, Welsh, and West Indian origins. Ancestry data can be related to promotional events with the strategy of building on existing amenities. Following the Main Street approach to revitalization, promotions is one of the pillars to successful downtowns. Future expansion of current events such as the Upper Bucks Celtic Festival could be considered when developing the 5-year action strategy, catering to the demographics of the community and/or adding a second beer festival that supports the existing breweries already established and speaks to the population’s German ancestry. An

example of this is in a similar town called Boyertown which has an Oktoberfest event in the fall. This one weekend event has successfully raised enough funds each year to sustain a Main Street Manager position over the last decade.

East Rockhill Supervisors Advance Data Center Ordinance

By [John Worthington](#) | jworthington@montgomerynews.com | The Reporter
PUBLISHED: March 27, 2026 at 2:22 PM EDT | UPDATED: March 27, 2026 at 3:13 PM EDT

EAST ROCKHILL — The East Rockhill Board of Supervisors Tuesday, March 24 advanced an ordinance to regulate data centers in the township.

The ordinance, nearly identical to [one under consideration](#) in West Rockhill Township, includes a definition of data centers and language regulating building structures, accessory uses and equipment. It restricts data center construction to the township's industrial districts at the Penridge Airport and requires a 50-acre minimum lot size.

The move follows the proliferation of AI data centers across the nation, with facilities planned in Falls Township, Bucks County and Limerick Township in Montgomery County. The industry has encountered significant public resistance due to concerns about noise and air pollution, groundwater depletion and rising electricity costs, with recent applications in Conshohocken, Montgomery County and East Vincent, Chester County withdrawn and denied following community backlash.

While East Rockhill has not yet received a data center application, the ordinance will serve as a preemptive measure in advance of future requests, said township solicitor Will Oetinger, who argued that the board cannot legally prohibit data centers.

"Pennsylvania has to allow for every legitimate use of land," said Oetinger. "So it's not permitting data center development; it's putting reins on data center development by enacting a ordinance."

During the board's exchange, members expressed opposition to the ordinance's proposed 60-foot height limit, well above the township's standard 35-foot height limit.

"I don't like 60-feet," said Supervisor Jim Nietupski. "I don't want some behemoth that's twice the size of everything else."

In response, Oetinger argued that a lower height limit could preclude data center development and trigger a legal challenge.

"We're trying to thread the needle between having restrictions that are feasible for the development," said Oetinger. "If you couldn't develop a data center under 60-feet, then we would be effectively precluding it and might be opening the door to even greater heights."

After some discussion, the board agreed to compromise on a 45-foot height limit.

"If they want to challenge us, they can," said Supervisor Gary Volovnik.

Following the board's discussion, Mark Ezzo of Hill Road, a veteran of the computer consulting business, warned board members against the admission of data centers into the township, arguing that they "steamroll" local municipalities and dramatically raise utility costs for residents.

“They don’t care about the residents; they’re there to make money, period,” said Ezzo. “And the reason they want more height is because a data center is nothing but servers. The higher they can go, the more servers they can put in.”

“With every data center that comes up, many people will lose their jobs as well. I know they deny it, but we in the business know that it’s gonna be true,” Ezzo added. “I would worry less about how they’re gonna challenge you, and worry more about how you are gonna restrict them.”

In response, Supervisor Dave Nyman reiterated Oetinger’s claim that the board cannot legally prohibit data centers, which Ezzo quickly disputed.

“You can say ‘no,’” Ezzo retorted. “If I want to put a waste pond in my yard, you can say ‘no’ because it’s a danger to other people. This could be a terrible hardship on the township.”

The ordinance will now be referred to the township and county Planning Commissions for a 30-day review period.

Single-family-home development

The board granted conditional final approval to a 21-lot single-family-home development at 1622 Seven Corner Road, with 17 lots in Hilltown Township and four lots in East Rockhill.

While the developer sought full sewer service by East Rockhill’s sewer system to avoid installing grinder pumps on the Hilltown lots, the board conditioned its approval on the service of the Hilltown lots by Hilltown’s sewer system due to concerns about higher rates for East Rockhill residents.

The move allows the applicant to submit a revised final plan for sewer approval.

The board also recognized the Perkasio Volunteer Fire Company, which has responded to over 100 calls and three house fires in 2026 thus far, and appointed Mary Martin as a second alternate to the Zoning Hearing Board.

The next East Rockhill Board of Supervisors meeting is on April 28 at 7 p.m. For more information, visit eastrockhilltownship.org.

East Rockhill Supervisors Discuss Data Center Ordinance

By [John Worthington](#) | jworthington@montgomerynews.com | The Reporter

PUBLISHED: February 27, 2026 at 2:53 PM EST

EAST ROCKHILL — The East Rockhill Board of Supervisors Tuesday, February 24 unveiled an ordinance to regulate data centers in the township.

The ordinance, nearly identical to [one under consideration](#) in West Rockhill Township, includes a definition of data centers and language regulating building structures, accessory uses and equipment. It restricts data center construction to the township's industrial districts at the Pennridge Airport.

The move follows the proliferation of AI data centers across the nation, with facilities planned in Falls Township, Bucks County and Limerick Township in Montgomery County. The industry has encountered significant public resistance due to concerns about groundwater depletion and rising electricity costs, with recent applications in Conshohocken, Montgomery County and East Vincent, Chester County withdrawn and denied following community backlash.

While East Rockhill has not yet received a data center application, the ordinance will serve as a preemptive measure in advance of future requests, said township solicitor Will Oetinger.

“By enacting an ordinance, we put guardrails around the development of a data center,” said Oetinger. “Rather than just coming in and starting building... we’re gonna get out ahead of this.”

Following some discussion, the board agreed to revisit the ordinance at its next meeting after gathering additional information about the matter. The ordinance must be publicly advertised and reviewed by the township and county planning commissions before receiving final approval from the board.

PRA water treatment facility

The board granted a land development waiver for an updated Perkasio Regional Authority plan to build a water treatment facility at 1100 Branch Road.

The 8,700-square-foot barn-shaped facility is primarily aimed at reactivating and treating well #14, which has been inactive for years due to arsenic contamination. The new well will enable PRA to significantly increase its water supply, providing extra capacity in the event of an emergency, and reduce the wear and tear on other wells.

The project will also help to compensate for multiple PRA wells with PFAS contaminant levels in excess of the newly-announced Environmental Protection Agency (EPA) limit of four parts per trillion, now set to take effect in 2031.

The board's discussion largely concerned the facility's exterior color, with members suggesting earth tones to match the township's new public works building and blend in with nature. The PRA committed to honoring the board's color preference.

The project will now advance to the Zoning Hearing Board.

Volunteer application

The board heard an introduction from volunteer applicant Mary Martin. A nine-year township resident, Martin grew up in Doylestown and currently works in title insurance consulting. A descendant of West Rockhill public officials, she expressed a passion for local government.

“I’ve been eager to volunteer for something in the township for several years now,” said Martin. “People complain a lot of about what happens in their community but do not show up to meetings or volunteer or do the things they should do to have the local government operate more like they want it.”

Martin voiced an interest in the open alternate position on the Zoning Hearing Board. There is also an opening on the Planning Commission.

The board roundly expressed gratitude to Martin, noting the difficulty of finding volunteers. Members will review her application before making a final decision.

The next East Rockhill Board of Supervisors meeting is on March 24 at 7 p.m. For more information, visit eastrockhilltownship.org.

Montgomery Township Moves to Fix Zoning Gap on Data Centers

Supervisors declare ordinance partially invalid to begin process of adding regulations for emerging use

By [Tony Di Domizio](#)

PUBLISHED: March 31, 2026 at 1:12 PM EDT

Montgomery Township officials took a proactive step to address a gap in its zoning code, voting to declare a portion of the ordinance invalid due to the absence of provisions governing data centers.

Township Manager Carolyn McCreary said the move comes as municipalities across the region begin adopting regulations for data centers, a growing land use tied to digital infrastructure. She noted the township's current zoning ordinance does not define or permit data center uses, prompting legal concerns raised by the township solicitor.

Under the resolution approved March 23, the board formally determined the ordinance could be considered exclusionary under Pennsylvania law for failing to account for a legitimate land use. The resolution cites longstanding court rulings requiring municipalities to provide for all reasonable uses within their borders, warning that without such provisions, developers could seek court-ordered approval for data center projects without local standards in place.

By declaring the ordinance "substantively invalid," supervisors triggered the curative amendment process under the Pennsylvania Municipalities Planning Code. That process gives the township up to 180 days to adopt new zoning language that defines where data centers can be located and establishes regulations such as setbacks, building size, noise, and infrastructure requirements.

Officials said the goal is to regain control over how and where such facilities could be developed locally, rather than leaving decisions to the courts. During the amendment process, the township is also shielded from developer challenges seeking to exploit the current gap in the ordinance.

The resolution took effect immediately, with township staff and the solicitor now tasked with drafting the updated zoning provisions.

This article appears courtesy of a content-sharing agreement between North Penn Now and The Reporter. To read more stories like this, visit www.NorthPennNow.com.

Towamencin Talks Draft of Data Center Codes

Can township limit areas where data centers could go?

By [Dan Sokil](#) | dsokil@thereporteronline.com | The Reporter

PUBLISHED: March 30, 2026 at 5:41 PM EDT

TOWAMENCIN — Another local township has joined the debate over whether, where and how to allow data centers within their borders.

Towamencin’s supervisors took up talks on the topic, looking at a first draft of local codes that could limit those facilities to the township’s industrial district.

“From my perspective, it’s a balancing act, of trying to get this done quickly, before someone asks to put it in my township — but at the same time, I want to get it done well,” said supervisors Chair Joyce Snyder.

Municipalities across the region have discussed data centers and associated regulations in recent weeks, with [both East](#) and [West Rockhill currently debating rules](#) and regulations, facilities planned in Falls Township, Bucks County and [Limerick Township in Montgomery County](#), and one in [Conshohocken denied last year](#) after resident pushback.

During the [March 25 meeting](#), township solicitor Bob Iannozzi summarized a draft code he and township staff have developed for vetting by the board and public. That draft would allow that use only in the township’s limited industrial district with parking, traffic, noise and buffering regulations and via conditional use approval only, before asking for input ahead of a formal vote to advertise and then adopt the new rules.

“Data centers are really nothing new. They’re essentially warehouses, that store electronics, that store data. They’ve been around for as long as the internet, but demand for them has grown exponentially, because of the increased internet usage and generative AI,” Iannozzi said.

“Data centers present a host of land use concerns, including aesthetics, power consumption, water consumption, and noise,” he said.

Municipalities are currently able to regulate those centers through their land development process and zoning codes, the attorney said, with no state level input or regulations.

“This may eventually change, as data centers become more regulated. Nonetheless, timing is key, and we’re ahead for the curve, in seeking to adopt an ordinance that will provide for, yet carefully regulate, data centers,” he said.

Current township codes don’t address data center uses, and under state law those municipal codes must “provide for all legal land uses, somewhere within their municipal boundaries,” the attorney added, and applicants could challenge any code that excludes or does not allow for particular uses.

“If that challenger is successful, a court could allow the excluded use as requested by the challenger, without township input or oversight,” he said.

“To avoid this, and with the goal of ensuring the township’s exclusive control over providing for the data center use and its regulation, staff has prepared an ordinance” based on others in similar nearby towns for review, Iannozzi said.

That draft was posted on the township’s website for public review, and the attorney said the goal is to have a “specifically-tailored ordinance,” vetted by the township and public, advertised for adoption as soon as possible to prevent any court challenges.

“Notable provisions and requirements in the current nine-page draft ordinance include: providing for data centers and associated accessory uses in the township’s limited industrial district, by way of conditional use,” with a public hearing, advertisement, and vote by the supervisors needed before any final approval.

Supervisors sound off

Supervisor Kristin Warner asked if the township could include any language prohibiting generators from being used to power such a center, and the attorney said the board “can add or take anything out of the ordinance,” and he’d look into whether generators specifically could be addressed, and/or the noise they create.

Warner said she had read an article about a data center currently operating in New Jersey, with video of noise that neighbors claimed could be heard from half a mile away, before playing the video on her phone for the rest of the board.

“This is what it sounds like on their back deck, half a mile away, 24/7. To me, that is potentially destroying any property value, of anyone that is within that kind of range. That’s way above the hum of even the turnpike,” she said.

Supervisor Vanessa Gaynor asked if the board could set noise limits more strict than those already in township codes for other nuisance noises, and the solicitor said they could; Gaynor then said she’d prefer if codes that require solid or landscaped screening require a data center to use a mix of both. Warner said she had not seen numbers for specific decibel levels, but thought every industrial area in the township was within half a mile of residential homes that would hear the noise.

Supervisor Kofi Osei then said he [recently read a model ordinance](#) for such centers, and said he thought the township’s version could reduce the parking requirements and lower the sound measuring standards in the current draft. Snyder said she’d also like to hear from county officials before any final vote.

“I’m hoping that the Montgomery County Planning Commission will issue their guidance sooner rather than later. I was hoping to have some language from them,” Snyder added.

Public have questions

Several residents also questioned components of the code, starting with Rose Mary Aversa, who asked if the data center code set a specific daytime noise limit, set times for when sound testing would need to be done, and set a minimum distance from residences.

“I respectfully ask the board to table the ordinance, until issues are addressed with stronger protections for residents and the community,” Aversa said.

Barry Kenyon added that he had another concern: whether data center operators would turn to an unconventional power source, and if it should be addressed in the codes.

“One of the ideas that is not explored in that (draft), nor is it even mentioned in there, is small nuclear power plants. Now, don’t go crazy, this is not Three Mile Island,” he said. “These are small units, that would fit into a 40-foot tractor trailer, and are very safe.”

Data center operators could choose to create their own small power plants using such reactors, Kenyon said, and township codes should be prepared to regulate them if an operator includes that as their power source.

“You need to be able to put that into your regulations. If PECO can’t supply the infrastructure, then small nuclear may be a viable option for a data center to use,” he said.

Casey Hannings said he also had concerns over the environmental impact of such centers, similar to the concerns he has repeatedly voiced over redevelopment of the now-former Freddy Hill Farms site, and said he thought the code should also have controls over emissions.

“I see horror story after horror story about these data centers going up. I just saw one that leveled a forest” in a northeast Pennsylvania community, he said. “Any action to get ahead of this, and to safeguard the health of our environment and the health of residents, is good. I think strengthening it to be more restrictive is best.”

Timeline questions

After fielding the public comments, Snyder asked about next steps, and township Manager David Kraynik suggested the board vote that night to advertise an April 29 public hearing date, while also sending the draft to the township planning commission for input when that group next meets on April 13.

The supervisors voted unanimously to do so, and Snyder said any late-arriving input from the county could be discussed at the April 29 hearing.

“Better to have something on the books, than nothing on the books,” she said.

Towamencin’s supervisors next meet at 7 p.m. on April 8 and 29, both at the township administration building, 1090 Troxel Road. For more information visit www.Towamencin.org.

West Rockhill Planners Request Changes to Proposed Data Center Ordinance

By [John Worthington](#) | jworthington@montgomerynews.com | The Reporter
PUBLISHED: March 19, 2026 at 6:34 PM EDT

WEST ROCKHILL — The West Rockhill Township Planning Commission is requesting a series of changes to a proposed ordinance aimed at regulating data centers.

The ordinance, nearly identical to one under consideration in East Rockhill Township, includes a definition of data centers and language regulating building structures, accessory uses and equipment. It notably requires centers to be partially powered by solar energy and served by public water and sewer and restricts centers to the township's industrial district adjacent to Hilltown Township and Telford Borough along State Road.

The West Rockhill Board of Supervisors approved the advertisement of the ordinance at its [February meeting](#). While the township has not yet received any formal data center applications, the ordinance will serve as a preemptive measure in advance of future requests, said township officials.

At the board's Wednesday, March 18, meeting, Planning Commission Chair Chris Derstine informed board members that the ordinance received significant feedback from Commission members and residents at the Commission's most recent meeting, with many residents raising concerns about noise and air pollution, groundwater depletion and rising electricity costs.

The commission is recommending some amendments to the ordinance, including a closed-loop water system to reduce water usage and discharge, capacity and time limits on water pumping, and more clarity on the 35-foot building height limit. Members also inquired about the township's authority to mandate solar power.

Derstine requested that the board read the commission meeting minutes for additional information. The board offered few remarks in response to Derstine's requests.

A public hearing on the data center ordinance is scheduled for April 15 at 7 p.m. If the board chooses to adopt "substantial" amendments to the ordinance, then it will be reevaluated by the Planning Commission and re-advertised, said township solicitor David Keightly.

Public works position

The board approved the advertisement of an open position in its public works department and signed a letter of support for St. Luke's Grand View Hospital's congressionally directed spending request to fund an expansion of its maternity ward.

The board also highlighted some upcoming township events at James Memorial Park, including the annual youth fishing derby on April 11 from 9 a.m. to noon, Arbor Day activities on April 25, and Septemberfest on Sept. 27 from noon to 4 p.m.

The next West Rockhill Board of Supervisors meeting is on April 15 at 7 p.m. For more information, visit westrockhilltownship.org.

April 2026

Data Center Ordinance Guide

VERSION 1.0

PREPARED BY
CHESTER COUNTY AND MONTGOMERY COUNTY PLANNING COMMISSIONS



HOW TO USE THIS GUIDE

This guide is intended to provide information based on our current understanding of data centers.

Information and approaches may evolve, and we will aim to update this document when warranted. Some data center issues are better regulated by state or federal governments and regional energy markets. While some of those issues may be acknowledged, the purpose of this guide is to provide and explain zoning language pertaining to a principal data center use.

We strongly recommend that the ordinance language presented in this document be integrated fully under a Conditional Use scenario. After an introduction to the issues, the remainder of this guide will highlight specific Conditional Use zoning ordinance recommendations. The format identifies each issue with an explanation followed by suggested zoning language in bold text. As always, each municipality should review the recommendations and thoughtfully consider how they may best be applied in a specific community or district.

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Disclaimer

The information provided in the Data Center Ordinance Guide (the “Guide”) is for educational and general informational purposes and does not comprise and is not intended as legal advice. All information contained in the Guide is provided in good faith, however the authors make no representation or warranty of any kind, express or implied, regarding the accuracy or completeness of any information contained in the Guide. It is recommended that you consult with a solicitor or other qualified professional before making any decisions based on information provided in the Guide.

INTRODUCTION

Like the electric grid and roadway networks that form the more traditional parts of our critical infrastructure, data centers are becoming a component of modern-day infrastructure that drives our increasingly digitally-oriented lives and economy. Until recently, data centers were often accessory to the corporate office or research and development buildings they supported, and larger data centers were concentrated in certain parts of the country such as northern Virginia and the Pacific Northwest. The advent of artificial intelligence and its exponential growth is driving unprecedented investment from the tech industry in data center development to win a global AI race. Some states, Pennsylvania included, are interested in the potential economic impact of this investment and are considering the incentivizing of data center development. At the same time, local municipalities are beginning to understand the potential environmental and community impacts of this use and recognize a need to provide regulations specific to large data centers.

These facilities require substantial and continuous electrical power, fiber connectivity, specialized cooling systems, and often significant land area. As this use was not contemplated in many existing zoning and land development regulations, municipalities should proactively evaluate and establish clear standards to address siting, design, environmental performance, power generation and grid interconnection, and compatibility with surrounding land uses. The **purpose of this data center ordinance guide** is to define large-scale data centers as a unique land use and to provide a regulatory framework that protects public health, safety, and welfare while offering predictability for property owners, residents, and developers. This ordinance guide provides information about the key topics related to data center development and recommendations for performance standards that can help ensure that any data centers provide the most community benefit with the least impact. Ultimately, this guide and the adoption of a data center ordinance are not an indication of advocacy or opposition, but an establishment of prudent safeguards to help municipalities navigate any interest that may come their way.

WHAT IS A DATA CENTER?

Data centers are buildings that often resemble warehouses or when designed well, office buildings, that serve as a physical hub for the flow of digital information. They house network infrastructure such as computers and/or telecommunications and related equipment (e.g., rows of servers, routers, switches, firewalls, and storage systems) where information (commonly referred to as “the cloud”) is stored, processed, and/or distributed, and where data flows continuously through fiber optic cables. They range greatly in size; some are as small as 5,000 square feet, while some are as large as a few million square feet. A data center may include more than one principal building, in which case it may be described as a “data center campus.”

TYPES OF DATA CENTERS

In the 1990s and 2000s, **corporate** or **enterprise data centers** were commonly developed to store and process a single entity’s data and were sometimes located on the same site as a company’s office building. Data centers being developed as a principal use are more common now and are defined based on their business model. These include:

- **Retail data centers** lease space and equipment in the data center to multiple companies or to a single company with turnkey data center service. The data center operator provides day-to-day operational services.
- **Wholesale data centers** also lease space in a data center building to multiple companies, or more commonly a single company, but provides only the space within the data center and power. The lessee provides, operates and maintains the computing infrastructure it needs.
- **Hyperscale data centers** are large facilities built by a single company to meet their specific needs. They are primarily used for cloud storage, artificial intelligence, subscription-based software, and other processes that require massive computing capacity. They are designed to be scalable (up or down) to meet changing demand and workloads.

These data center types’ square footage and power usage can vary. This guide is designed to address the largest of data centers - those over 100,000 square feet. We suggest that data centers under 100,000 square feet in size could be allowed as an industrial or accessory use; however, municipalities should still ensure that zoning regulations for them are comprehensive. For reference, the large-scale data centers that have been proposed in our region between 2022 and the present have ranged from one to six million square feet with a proposed energy demand ranging between 50 megawatts to 1 gigawatt.

Ordinance Definitions:

DATA CENTER: A facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware.

DATA CENTER CAMPUS: A data center campus includes all of the structures and real estate owned, controlled, leased or otherwise occupied primarily for the use and purpose as Data Center(s), including: (i) Data Center(s); (ii) Data Center Accessory Uses; and (iii) all other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center(s) and/or the data center campus.

SENSITIVE RECEPTOR: Buildings used for residences (including institutional uses with a residential component), schools, daycare centers, preschools, hospitals, community centers, and similar institutional uses.

POTENTIAL BENEFITS

Economic Impact

The economic benefits to local municipalities can vary based on the scale of data center development along with the existing conditions or uses preceding the data center. Known examples vary greatly. Data centers can also have spin-off economic impacts where adjacent or nearby uses are incentivized to locate or invest in sites that may be able to use the additional data facilities, such as a biotech campus.

Municipalities with local real estate taxes stand to gain more from data center developments than those with earned income taxes. Business privilege taxes or fees can also boost a municipality's revenue related to data centers. Additionally, municipalities can gain significant revenue from application review and permit fees related to data centers; however, reviews may require gaining additional technical expertise, and municipalities should review their fee schedule to ensure that revenue will cover expenses.

Jobs

Data centers generate fewer permanent jobs by square footage compared to other industrial and research & development uses, though some of the jobs created are high-paying permanent ones for which traditional college degrees may not be required. Data centers also generate security and maintenance related jobs. Jobs generated by data centers in the construction industry are more significant but they only exist during the construction period.

Low Traffic

Compared with other uses, data centers generate relatively little traffic given the smaller number of employees and low delivery needs. Construction-related traffic, however, can last longer than that for other land developments given that some large-scale data centers are built in phases to get individual buildings up and running as quickly as possible. Construction could be a 24-hour operation, generating traffic at all hours of the day and night, depending on what the municipal code allows.

CONDITIONAL USE

Most Pennsylvania models suggest a Conditional Use (CU) approach to allow for detailed consideration by the elected government body with the ultimate power to approve or deny during a public hearing. We also recommend the Conditional Use approach. Conditional uses are intended to permit uses that are appropriate within a zoning district, subject to specific standards and conditions, to ensure compatibility with surrounding land uses and the protection of the public health, safety, and welfare. However, it's important to remember that Conditional Uses are still by-right uses in Pennsylvania, but subject to the standards within the CU ordinance. Failing to meet those standards as a CU allows the municipality to deny approval. All of the following ordinance language is intended to be applied within a Conditional Use section for data centers.

It is also recommended to require concurrent Conditional Use and Preliminary Land Development Applications. This will ensure that all pertinent material to the land development proposal is submitted and available to the elected officials as they consider the Conditional Use application.

ACCESSORY USES FOR DATA CENTERS

Accessory uses for a data center may be substantial in number, scale, and potential for generating nuisances. Equipment associated with data centers, or their potential accessory structures, may include: mechanical equipment; backup power generation facilities ranging from power plants to generator banks and batteries; water towers;

water and/or sewage treatment facilities and pump stations; above and below ground utility lines including water, power, and high-speed internet; environmental controls (air conditioning or cooling towers to prevent equipment from overheating, fire suppression, etc.); and security features like fencing and gatehouses.

Some data center developers are proposing to build on-site power generation as their primary source of energy (called “co-location”). Such power generation facilities are best considered and regulated as a second principal use. Municipalities may need to review their code to assure that multiple principal uses are allowed on one parcel or allow for an exception associated with a data center use.

Ordinance Definition:

DATA CENTER ACCESSORY USE: Ancillary uses or structures secondary and incidental to a Data Center Use. Accessory uses secondary and incidental to a data center are allowed, including but not limited to:

- a. **Back-Up Energy Generation.** The use shall not include energy generation systems used or intended to be used to supply power to the data center during normal operations.
- b. **Administrative**
- c. **Security**
- d. **Fiber optic lines**
- e. **Utility lines**
- f. **Electrical substations**
- g. **Domestic and non-contact cooling water and wastewater treatment facilities**
- h. **Water towers**
- i. **Pump stations**
- j. **Heating, ventilation, air conditioning, and cooling towers**

SITE ELEMENTS THAT ATTRACT DATA CENTERS

There are several necessary infrastructure components to make a site feasible for data center development. However, in the push to expand computing capacity, data centers may be built in locations with less-than-optimal infrastructure access. For example, if a data center cannot obtain the power or interconnection it needs from the grid, it could attempt to develop its own dedicated power supply. The primary infrastructure considerations are listed below. Municipalities should identify locations within their boundaries that meet these criteria and ensure regulations are in place that: 1) clearly specify in which zoning district(s) data centers are a permitted use, or 2) put regulations

in place specific to data center development if the parcels or tracts are in an appropriate location for a data center, i.e., an industrial district.

- **Power:** Data centers need access to high-voltage transmission lines to obtain the massive amount of power needed for their operations. The closer a data center is to a transmission line, the less expensive it will be to power their facility, though up to 2 miles away could be feasible.
- **Natural gas pipelines:** If electric transmission lines are not accessible or adequate power is not available, some data centers may opt to co-locate and build a behind-the-meter power generation facility: most frequently a natural gas turbine. Developers of these systems will look to be located near a high-capacity natural gas pipeline to power their generation plant. In these cases, interconnection with the grid may still be desirable or even necessary for back-up power, but the grid supplier may not be willing to interconnect and meet the potential energy demand if it will not be the primary source of power.
- **Fiber optic:** Digital information to and from a data center flows through underground fiber optic cables. Thinking of the fiber optic network like the road network, data centers need access to the “interstate highway” level fiber optic lines, not the “collector road” fiber optic lines.
- **Water:** Some data centers rely on water to cool the thousands of processors within the building, potentially requiring millions of gallons of water per day depending on the cooling system used and the outside temperature. It is less common for data centers to draw water directly from surface or ground water; rather, most water-cooled data centers prefer to connect to a public water system.
- **Land:** Data centers are often built as part of sprawling campuses, sometimes including their own energy generation facility, requiring large tracts of land for the facility itself and for buffering adjacent uses.
- **Access:** Although data centers generate relatively little traffic when operational, the construction phase can generate truck traffic, so access to an arterial roadway is optimal.

ZONING DISTRICTS

In Southeast Pennsylvania, data centers are most appropriate in heavy industrial settings, which are typically located away from residential or other sensitive uses and may have existing power infrastructure. Depending on the scale of the data center and the distance from sensitive uses such as residences, schools, medical facilities, public places, and other institutional uses, light industrial districts could also be appropriate.

Municipalities should also consider adequacy of the transportation network to facilitate construction activity when selecting appropriate zoning districts and locations in the municipality for data centers.

Ordinance Language

1. **Data centers are allowed by conditional use in the HI heavy industrial zoning districts.**
2. **Data centers shall take access from an arterial or collector road and shall have secondary access suitable for emergency response purposes.**

SCALE/AESTHETICS

Municipalities should regulate the aesthetics of large-scale data centers to ensure these expansive, highly utilitarian facilities are compatible with the surrounding communities to the greatest extent possible. Because data centers often consist of large, windowless buildings, extensive mechanical equipment, perimeter security fencing and security offices, and substantial lighting, regulations specific to large-scale data centers can address design standards such as building massing, façade articulation, exterior materials, color palettes, landscaping buffers, equipment screening, and lighting controls. These requirements are intended to reduce visual impacts and soften the appearance of large building footprints.

Ordinance Language

1. **Principal building facades shall require a horizontal offset of at least ten feet at intervals of no more than 150 linear feet (measured horizontally) of principal building facade.**
2. **No more than 80 percent of a principal building facade may consist of one building material.**
3. **No more than 80 percent of a principal building facade may consist of one color, texture, or pattern.**
4. **Principal building facades shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the facade.**
5. **Each principal building shall include an articulated main entrance. This entrance shall be differentiated from the rest of the building with a change in building material, pattern, texture, color, or architectural accent. It shall also either project or be recessed from the adjoining building plane.**

- 6. Elevations/renderings of all principal building facades visible from off-site shall be submitted with the conditional use application.**

Fencing: shall not include barbed or razor wire and shall be subject to municipal fence standards.

DIMENSIONAL STANDARDS

The following dimensional recommendations are not definitive in their applicability. Some variation may be appropriate based on district requirements for other industrial uses. Municipalities should identify potential tracts in their districts that could be proposed for large-scale data centers and assess the impact the below standards would have on the feasibility of data center development. If sites are not near residential areas or sensitive receptors, municipalities can consider reducing setbacks so as not to bring legal challenges on the basis of exclusion.

Some ordinances also require a minimum distance from residential uses or other sensitive receptors with 1,000 feet being a more commonly selected distance. This figure could be considered arbitrary if the design of the data center was effective at mitigating potential impacts. The recommended language and the conditional use process should allow for the opportunity to reduce that distance if other performance standards, such as noise, can be demonstrated to be less than otherwise required.

Lot Size

Establishing a one-size-fits-all minimum lot size could prevent smaller data centers from being established. Setbacks and other dimensional standards will better determine the feasibility of lots within a district but the ordinance language uses a five acre minimum threshold which may only work for a two-story data center at the minimum size of 100,000 square feet. A maximum lot size is not included in the ordinance language but may be considered in more rural municipalities that want to protect against losing potential agricultural land, or in municipalities with limited industrial land that would not want to see that district monopolized by a data center use.

Height

Data centers may range in height from 30 feet to 150 feet or more, with each story being roughly double the height of a typical office building due to space for airflow and cooling equipment. Rooftop accessory structures like parapet walls, rooftop equipment, and stairwells can add up to 20 feet of additional height, particularly for air cooled data centers and those that use evaporative cooling. Freestanding accessory structures such as water towers and power generation facilities can be higher still. Municipalities should consider the underlying district's height standards for consistency, but if there is a lower maximum height, they may want to allow for up to 60 feet for a data center. The ability to build more than one floor could provide more energy and cooling efficiency.

Setbacks

Data centers may have profound impacts on their neighbors. When regulating data centers, municipalities often create extensive setbacks from residential uses as well as sensitive receptors, including institutional uses. Some require greater setbacks in the data center development for taller structures such as water towers.

Impervious Coverage and Building Coverage

Data center buildings and impervious areas can affect vast swathes of land. This has great impacts on site disturbance, stormwater runoff, woodlands, farmlands, and habitat. The below standards could be modified to remain consistent with other industrial uses within the proposed district permitted for data centers.

Ordinance Language

1. **Minimum Lot Size:** Data centers over 100,000 square feet in gross floor area shall have a minimum lot area of 5 acres.
2. **Maximum Height:** Data centers and freestanding accessory uses may not exceed 60 feet in height. For data center principal buildings, the maximum height shall be inclusive of rooftop appurtenances and rooftop accessory uses.
3. **Minimum Setbacks:** Data center principal buildings, accessory uses, and truck idling areas shall have a minimum setback from all property lines of 250 feet, with the exceptions of utility lines, fiber optic lines, and security stations.
4. Data centers shall be a minimum of 1,000 feet from residential uses, residential districts, and/or other sensitive receptors. This distance may be reduced to a range of 500 – 999 feet if the applicant can successfully demonstrate how it will exceed other environmental performance standards including noise levels that do not exceed ambient noise for that area, visual screening and/or aesthetic improvements that mask the data center use, and do not contribute to any thermal air changes that would affect the closest sensitive receptors.
5. Roof-mounted equipment shall be set back from the parapet at least as far as the equipment's height above the roof surface.
6. **Maximum Building Coverage:** 40% (or consistent with eligible zoning district)
7. **Maximum Impervious Coverage:** 50% (or consistent with eligible zoning district)

ENERGY SOURCES

Large-scale data centers are among the most energy-intensive land uses, with individual facilities often demanding 50 to 100 megawatts of electricity or more—comparable to the consumption of a small city. Unlike most commercial or industrial uses, data centers operate continuously, requiring uninterrupted power for servers and cooling systems. Their round-the-clock load can necessitate new substations, high-voltage interconnections with transmission infrastructure, and other highly costly improvements, potentially including new transmission lines. Utility companies are required by state and federal law to provide service to applicants, but the amount of time it will take to provide service can vary greatly, and in the case of large load users like data centers, the wait for energy service can be years.

Additionally, power redundancy is a critical component of data center power systems to ensure continuous operation of the data center. Power redundancy systems can include natural gas or diesel powered generators, battery systems, as well as grid interconnection in the case of those data centers with co-located power generation systems.

Due to grid constraints, new data center developments should be designed and operated to meet the highest achievable standards of energy efficiency. The U.S. Green Building Council's LEED BD+C: Data Centers rating system provides an accepted framework of best practices tailored specifically to the unique energy demands of data center facilities. Municipalities may incentivize or require adherence to these standards as part of the conditional use process, to help reduce overall electricity consumption, improve operational performance, and lessen strain on local infrastructure while supporting broader sustainability goals.

Even with strong energy efficiency measures, the spike in power demand from data centers poses a threat to local climate action goals. However, there could be one silver lining in terms of opportunity. Data centers could play a meaningful role in transitioning to cleaner energy sources by driving demand for new renewable energy sources. Municipalities can encourage renewable integration or sourcing a certain percentage of power from renewable generation sources, as well as using battery storage instead of some, or all, back-up generators. Renewable energy can also be required to achieve a land use-related bonus, such as additional height or square footage. Of course, any standards must be related to an achievable threshold based on what energy markets are capable of providing.

On most parcels in the region, on-site solar will not be a feasible option for powering a new data center due to size constraints (a solar field to produce 50 MW of power would require approximately 400 acres of land including setbacks, access roads, etc.). That said, municipalities should still encourage data centers to utilize on-site solar energy and battery storage to the extent possible and help reduce their peak load requirements, meet their reliability and redundancy needs, and minimize on-site emissions. To further mitigate their energy impacts, data center developers can also invest in off-site solar

+ battery storage development projects- which is typically the quickest type of energy generation system to build.

Direct investment in renewable energy projects and physical or virtual power purchase agreements should be encouraged over acquiring renewable energy credits to offset grid-purchased power due to their stronger environmental benefits. Municipalities can encourage data center developers to invest in local solar projects, including rooftop solar in the community..

Many data centers track and report their renewable energy consumption. Municipalities can incentivize or require public reporting to ensure accountability.

Ordinance Language

1. **Projects shall be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the municipal engineer.**
2. **The applicant for a data center shall provide an Energy Usage Plan with the Conditional Use application. The Energy Usage Plan shall provide or identify, at a minimum :**
 - a. **Annual electricity demand**
 - b. **Energy supply sources that will be utilized**
 - c. **Energy storage capacity (if applicable)**
 - d. **Proposed sources of back-up power**
 - e. **Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those to: Reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.**
 - i. **Cover 50-80% of all unused roof space with solar arrays to offset a portion of the demand on the electric grid and reduce onsite emissions.**
 - ii. **Explore battery storage as a backup energy source for 50-100% of total onsite back-up energy needs to reduce or eliminate the pollution associated with diesel backup generators.**
 - iii. **Support off-site renewable energy generation through a power purchase agreement or other arrangement that will result in new renewable energy generation within the PJM region .**
 - iv. **Monitor and report energy efficiency and emissions data to the municipality on a regular basis.**

- f. **If interconnecting to the energy grid, documentation of the energy utility interconnection approval process with answers to the following:**
 - i. **Documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid.**
 - ii. **Documentation that a transmission security agreement has been received by the applicant.**
 - iii. **Documentation that the transmission security agreement has been signed by all necessary parties.**
 - iv. **The date that the electric utility provider provided for the proposed energization of the data center.**
 - g. **The Energy Usage Plan will be prepared and certified by a professional engineer. The plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.**
3. **A proposed Data Center whose Energy Usage Plan shows power demand of over 50 megawatts (MW) and that proposes to connect to the power grid shall be required to procure a minimum of 10% of its power from renewable generation sources generated within the PJM region, which include solar, wind, hydroelectric power, geothermal, and waste heat from data center cooling processes. Electricity supply shall be procured through a power purchase agreement or similar mechanism as opposed to purchasing renewable energy credits (RECs) only.**

POWER LINES AND CO-LOCATION OF ENERGY GENERATION SYSTEMS

Although connecting to the grid is most advantageous for data centers, infrastructure upgrades needed for interconnection could add years to a project's construction timeline. If the required grid infrastructure upgrades will take too long, some data centers may opt to install their own dedicated power generation plant, called "co-location". The Commonwealth of Pennsylvania is also incentivizing this approach, as demand for power generation has already outstripped supply. For developments that choose to install their own natural gas generation system, locating near a natural gas transmission pipeline is a key factor in site selection.

A power generation facility co-located on the same tract as a proposed data center has the potential to be far more impactful to nearby uses than the data center itself; however,

the impacts of a power generating facility depend on the type of facility (nuclear vs. natural gas turbine, vs solar, etc.), each requiring their own distinct set of regulations. For these reasons we recommend municipal codes consider power generation facilities as a separate principal use instead of an accessory use to the data center.

Although power generating systems are subject to state and federal regulations, municipalities can regulate location on a site, in which districts they are permitted, setbacks from property lines and sensitive uses, and special reporting such as air quality monitoring. It should be noted that natural gas combined cycle and single cycle turbines can degrade air quality, not just in the immediate vicinity but within miles of the facility, even when they adhere to their air quality permit limitations. Setbacks from sensitive uses should be significant and strictly adhered to.

Some municipal codes may restrict parcels to a single principal use: as such, municipalities should assess whether their current codes: 1) adequately regulate power generation facilities, 2) permit these facilities in the same districts where data centers are permitted, and 3) allow multiple principal uses on such sites.

Additionally, some data centers may require a dedicated electrical substation, so municipal ordinances for power generation should also include standards for substations. This guide considers electrical substations as an accessory use to data centers.

Ordinance Language

Definition:

Energy Generation System- Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems.

1. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems, shall not be considered part of the Data Center use but shall be subject to existing municipal or utility regulations. Such systems shall be considered a separate principal use and shall be approved according to all applicable state and federal regulations along with municipal zoning regulations applicable to such use. The applicant shall select, design, and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible. Data center principal buildings shall be located between energy generation systems and residential districts or any other sensitive receptors .

2. **Electric Utility Substations on the same property as the Data Center they serve shall be located on the side or rear of a Data Center principal building so they are screened from public view and shall not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.**
3. **Data Center electric utility substations visible from an arterial roadway shall include a combination of year-round opaque landscaping and screening walls to minimize visual impact.**
4. **Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below shall be buried.**
5. **Proposed substations on a parcel that abuts a zoning district boundary other than industrial, and/or a boundary with a property with a sensitive receptor shall be set back a minimum of 800 feet from the property line. If abutting both another industrial-zoned parcel and use, substations shall meet the requirements for accessory uses in the underlying zoning district.**

BACKUP POWER

Data centers commonly use backup generators to ensure uninterrupted power during grid outages. These backup generators are most often diesel powered. Diesel powered generators are tested regularly and run during power outages: this can be noisy and generate emissions such as NOx, a greenhouse gas and air pollutant that can cause health issues with prolonged exposure. Data centers that use diesel generators will likely need to acquire an air quality permit from PA DEP. Natural gas-powered generators are also available but relatively uncommon, though they might be advantageous if a data center is located near a natural gas pipeline.

Diesel generators are subject to regulation through federal EPA standards that are enforced at the state level. There are multiple tiers of emissions standards that apply to diesel generators, with Tier 4 being the highest. “Prime power generators,” or those used to operate the facility when disconnected from the grid (not just for emergency use) are required by the EPA to meet Tier 4 requirements. Those used for emergency generation are only required to meet Tier 2-3 requirements. Municipal codes can specify that diesel generators are only used for emergency backup power and must meet Tier 4 standards.

Some data centers may participate in demand response programs to curtail power usage at the request of the utility company/grid operator when the grid is most stressed. During these times, the utility pays the data center to switch to backup power, relieving stress on the grid. This is different than a user voluntarily switching to diesel generation to reduce their peak power usage which reduces the user’s energy bill but is not necessary for grid reliability purposes. To reduce air quality and noise concerns municipal ordinances should ensure generators are not used for “peak shaving” purposes..

Large-scale battery energy storage systems could provide back-up power as well as support data center operations during times of peak usage on the grid, which would also reduce the data centers' power costs. Relying on batteries for backup power reduces emissions and sound and is becoming more common as data centers strive to meet company-wide sustainability goals.

Ordinance Language

1. **Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.**
2. **Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.**
3. **Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:**
 - a. **When the primary source of energy is not available due to an emergency outage.**
 - b. **During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.**
 - c. **Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.**
4. **Use for peak shaving or supplying power to the grid is prohibited. The applicant shall design and locate emergency energy generation systems to limit noise and visual impacts as much as possible.**

WATER USAGE

Large-scale data centers can have significant impacts on local water resources based solely on the demands of their cooling systems. Typical water-based cooling systems use large volumes of water to dissipate the intense heat generated by servers and associated equipment, and individual large-scale and hyperscale data centers may consume millions of gallons of water annually to support cooling operations alone. The amount of water directly used by data centers is dependent upon several factors, including seasonal conditions and system design. In periods of water stress, such as in warm summer months when cooling needs peak, this increased water demand can compete with residential, agricultural, and ecological needs, placing added pressure on municipal water supplies and local water sources. Additionally, co-located power systems most commonly utilize natural gas turbine generators, which also require large amounts of water for power production. Coupled with a water-cooled data center, overall water needs for large-scale and hyperscale data centers can be substantial, and are best served by public

water suppliers. If public water is not available, ordinance language should be opened to private sourcing only if a detailed water feasibility study is provided to the satisfaction of the municipality.

Most modern data centers operate on closed-loop systems supplied by public water from water treatment plants, rather than withdrawing from surface and groundwater sources to meet water needs. This approach shifts demand onto public water utilities, adding pressure to expand treatment and distribution capacity, increase source water intake, or undertake additional investments to accommodate high-volume demand.

New and emerging technologies in data center cooling systems have proven to significantly reduce water consumption compared to traditional closed-loop systems. For example, immersion cooling submerges data center equipment in a conductive liquid that transfers and condenses the heat through evaporative cooling, achieving efficiencies in power and water usage. Given the rapid pace of innovation in data center design, municipal ordinances should restrict antiquated technologies that rely on surface or groundwater for evaporative cooling while providing flexibility to adopt more water efficient solutions as they become available.

Municipalities can incorporate water-focused performance standards into zoning and land development ordinances to mitigate the impacts of direct water consumption by data center operations. These measures may include requiring water-use reporting and efficiency benchmarks, encouraging or mandating the use of closed loop or other water-efficient cooling technologies, and promoting water reuse or replenishment targets. .

Ordinance Language

- 1. No principal use on a data center site shall use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.**
- 2. Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the municipal engineer.**
- 3. If the proposed source is from a public system, the applicant shall submit certified documentation that the public authority has the capacity to supply the water needed.**
- 4. If the data center will utilize nonpublic water sources, the applicant shall provide a water feasibility study, prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed data center's water use and to evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters.**

The water feasibility study shall include, at minimum, the following information:

- a. Calculations of the projected water needs, including seasonal fluctuations.
 - b. A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.
 - c. The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.
 - d. The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.
 - e. A determination of the long-term safe yield of the water source.
 - f. A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in near-by wells, streams, and the groundwater table
 - g. Identification of how water will be recycled, treated, or released into surrounding water bodies.
 - h. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
5. No approvals shall be granted until all required state and regional permits have been obtained (i.e., PADEP, SRBS, DRBC).
 6. The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.
 7. Wastewater disposal analysis:
 - a. The applicant shall submit an analysis of wastewater disposal needs to either a public sewer system or private system, indicating the quantity of wastewater generation expected. Wastewater shall include sewage and water discharged as part of the data center's HVAC system.
 - b. Any untreated wastewater generated is prohibited to be discharged to stormwater systems or surface waters.
 - c. If wastewater will be conveyed and/or treated by a public system, the applicant shall submit documentation certified by the public authority that the public authority can support the conveyance and treatment needed.
 - d. If the data center is to rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required. The purpose of the study is to determine if there is an adequate ca-

capacity to dispose of wastewater and that the disposal technique does not pose adverse impacts on surrounding water bodies. A wastewater feasibility study shall include the following information at a minimum:

- i. Calculations of the projected wastewater generation including the sources of wastewater.
- ii. A geologic map of the area with a radius of at least one mile from the site property boundary.
- iii. The location of all existing and proposed wells within 1,000 feet of the property boundary, with reference to the capacity of all high-yield wells.
- iv. The location of all surface waters within 1,000 feet of the property boundary and all known point sources of pollution.
- v. Identification of the process by which water will be recycled or released into surrounding water bodies.
- vi. A determination that the proposed wastewater disposal system has no adverse impact on the quantity and quality of water in nearby wells, surface waters, and the groundwater table.
- vii. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

THERMAL IMPACTS

Data centers require significant cooling systems to cool servers and other equipment; however, the heat generated can be captured and transferred to a nearby use to reduce their heating costs. Significant energy savings can be achieved by directly using waste heat for heating applications like pre-heating water or ventilated air for buildings. Specialized equipment can also provide for the efficient recovery and reuse of heat from data center equipment for space heating. To make this possible, a recipient for the heat should be located nearby or adjacent to the data center (optimally under the same ownership as the data center), and a champion or incentives/policies that support heat reuse must be in place.

Ordinance Language

A Thermal Impact Mitigation Plan shall be submitted with the zoning application, including, at a minimum:

1. Identification of primary sources of waste heat (air- and water-based).

2. **Evaluation of potential off-site thermal impacts (including plume/heat discharge and localized heat islands) under representative seasonal conditions.**
3. **Description of design measures to minimize heat impacts (e.g., equipment siting, shielding, landscaping, cool roofs/paving where applicable).**
4. **Evaluation of feasible opportunities for waste heat reuse. Where reuse is not feasible, the reason(s) why should be given, in which case alternative mitigation shall be identified (e.g., vegetative or green roof and/or site design modifications).**
5. **Inclusion of a monitoring/verification approach if required by conditions of approval based on proximity to sensitive receptors or site constraints.**
6. **The Plan shall be prepared and certified by a professional engineer.**
7. **The Thermal Impact Mitigation Plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.**

NOISE/VIBRATION

Large-scale data centers generate continuous and, at times, intermittent noise (in the case of generators) from mechanical and electrical equipment required to support their 24/7 operations. Primary sources of noise include rooftop chillers, cooling towers, dry coolers, large air-handling units, transformer hum from on-site substations, and backup diesel generators during testing or outages. While much of this equipment produces steady broadband “white” noise, certain components—particularly fans, compressors, and generators—can emit tonal or low-frequency sounds that travel farther and penetrate buildings more readily. In addition to airborne noise, vibration from some data center equipment can transmit through the ground or building structure if not properly isolated. For nearby residential areas, these conditions may result in sleep disturbance, reduced outdoor enjoyment, and other negative impacts. Low frequency sounds also negatively impact wildlife and farm animals, adding farms and conservation areas to the list of adjacent uses to treat with sensitivity.

Municipalities measure and regulate data center noise using established acoustical standards, typically expressed in decibels (dB), a logarithmic unit that quantifies sound pressure levels. Because human hearing is more sensitive to mid-range frequencies, most local ordinances rely on A-weighted decibels dB(A), which filter low and very high frequencies to approximate human perception. However, data center equipment such as ventilation fans can also produce significant low-frequency noise, which is better captured by C-weighted dB(C) measurements. Comparing dB(A) and dB(C) levels can help identify problematic low-frequency sounds.

To mitigate impacts, local regulations should consider buffering and location of equipment on the site (i.e., generators should be separated from any adjacent sensitive/public uses by a principal data center building). Additionally, local codes can require sound-attenuated enclosures for equipment, vibration isolation systems, or that equipment be fully housed indoors.

Regulations should be written to be enforceable. This can be done through establishing quantifiable maximum sound limits at the property line; requiring acoustical modeling studies prior to approval; requiring developers to conduct pre- and post-construction noise surveys; and data centers to permanently host on-site acoustic monitors to ensure sound levels remain within pre-determined limits. The dBA sound thresholds in the ordinance language provided are based on guidelines from the World Health Organization and US EPA. The use of c-weighted decibels accounts for low-frequency sound which may add 10–20 decibels of additional perceptible noise beyond the A-weighted measurement.

Ordinance Language

1. Noise Studies.

- a. Pre-construction Noise Study. The applicant shall submit a pre-construction noise study prepared by an acoustical engineer establishing baseline ambient noise and vibration levels and shall include different times of day. The noise study shall include a narrative describing anticipated operational impacts to sound levels and it shall include an octave band analysis. The noise study shall account for any proposed electrical substations, on-site power generation facilities, and other data center accessory uses that may generate noise.**
- b. Post-construction Noise Study. The applicant shall submit a noise study of existing operations no sooner than one month but no more than 12 months after the issuance of the first Certificate of Occupancy.**
- c. Sound shall be measured at all property lines. The studies shall use full spectrum modeling to address low-frequency noise.**
- d. If the pre-construction Noise Study establishes a baseline ambient noise level in excess of the maximum sound level permitted under this Chapter, the Post-Construction Study shall demonstrate that operations of the proposed use do not materially increase the baseline ambient noise level as measured at the property line. Any increase above the established baseline shall be deemed a violation unless specifically authorized as a condition of approval.**

- e. Noise mitigation measures may be required by the zoning officer when noise studies show that the use is generating noise approaching established limits.
2. Sound level.
 - a. Sound levels at the property line shall not exceed 40 dB(A) and 50 dB(C) from 7:00pm to 7:00 am, nor shall they exceed 45 dB(A) and 60 dB(C) from 7:00am to 7:00pm.
 - b. Where baseline ambient noise measured for the pre-construction noise study exceeds that of the maximum sound level above, sound levels at the property line shall not exceed the baseline ambient noise level (for dB(A) and dB(C)).

EMERGENCY SERVICES

Data centers present unique challenges for emergency management. Issues include: data security and the threat of cyberattacks; a large amount of heat-generating electrified equipment and the risk of fire; buildings of great length and/or height; and hazardous materials such as refrigerants and batteries. Local emergency service providers may be unfamiliar with data center operations and the potential hazards involved and should receive training in advance of the data center becoming operational.

Ordinance Language

1. An emergency response plan shall be required as part of the conditional use application and shall be prepared by a qualified professional. The Emergency Response Plan shall:
 - a. Evaluate the impacts, both positive and negative, of the proposed data center upon emergency services and fire protection.
 - b. Be reviewed by and acceptable to the local fire department and emergency management services as part of the conditional use process.
 - c. Include detailed procedures for fire suppression, containment, ventilation, and evacuation.
 - d. Ensure that all first responders receive adequate training specific to the installed system at the expense of the applicant.
 - e. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center.

2. Each Data Center shall provide 24-hour emergency contact signage that is visible at the main entrance. Such signage shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.
3. The applicant shall coordinate with the municipal emergency management coordinator to ensure there is adequate radio coverage for emergency responders within all on-site buildings and facilities, based upon existing coverage levels of the municipal public safety radio communications system exterior to on-site buildings. The applicant shall install enhancement systems, as needed, to achieve compliance.
4. Data Centers and any Data Center Accessory use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and shall include fire suppression systems designed specifically for battery storage.
5. No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

ELECTRONIC WASTE

Data centers produce large amounts of electronic waste, as well as batteries and hazardous materials. Servers are replaced with new ones at regular intervals, requiring disposal of large amounts of electronic equipment.

Ordinance Language

1. An Electronic Waste Plan shall be submitted with the zoning application outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the data center is updated or decommissioned. The Report shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended reports based upon comments by the municipality prior to any zoning approval.

PARKING

Parking requirements for data centers are far less than would be required for another industrial use of similar size and are tied to the number of on-site jobs they generate. A traditional approach establishing a number of spaces per square feet of building would be likely to overestimate or underestimate the actual need. Instead, the ordinance should provide the applicant the opportunity to demonstrate the parking need based on expected operations, with a requirement to identify future reserve parking only if needed.

Ordinance Language

1. **One parking space shall be required for each employee, based upon the number of employees projected to work during the largest shift, plus 5 spaces for visitors.**
2. **The municipality may ask for an additional 25 percent of required parking spaces to be held in reserve.**

DECOMMISSIONING

Given the rapid expansion of data centers and the rapid evolution of the industry in general, there is some concern that 1) data centers could be functionally obsolete in the future, or processing could advance to take place in much smaller areas, making the scale and number of data centers too much. Even during this era of rapid data center build-out the market could become saturated and projects could be abandoned prior to completion.

The prospect of a data center building becoming vacant one day poses numerous challenges and is one which ordinances should address. For example, large scale data centers have massive buildings that are taller than most other uses, making their adaptive re-use challenging for another industry. They may also be sited in locations with access appropriate for a few dozen data center employees, but not for heavy truck traffic that another industrial use might require. For these reasons, data center proposals should include Decommissioning Plans to describe how the data center development will hedge against these concerns, and potentially to provide financial security for its demolition at the end of its useful life.

Ordinance Language

1. **A Decommissioning Plan prepared by a qualified professional shall be submitted. The plan shall outline the procedures for safe shut-down, removal of equipment, disposal or recycling of materials, and site restoration.**

2. The owner shall submit a notification of closure if operations are permanently ceased.
3. Decommissioning shall begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the municipality if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless extended by the municipality for good cause.
4. Standards for Decommissioning:
 - a. All above-ground structures, equipment, and accessory facilities shall be removed.
 - b. Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
 - c. Disturbed soils shall be stabilized and re-vegetated.
 - d. Any utility connections shall be safely disconnected and capped.
 - e. The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

PUBLIC ENGAGEMENT

Large-scale data centers can have substantial impacts on surrounding communities. Past data center developments around the nation have resulted in many people feeling as if they were excluded from the planning process. The propensity of data center developers to use non-disclosure agreements (NDAs) with local governments coupled with the strong economic impact data centers can generate has increased the level of mistrust that many members of the public hold toward data center developers and local governments alike.

Ordinance Language

1. The applicant shall hold a public meeting prior to the first planning commission meeting when the proposed land development or conditional use proposal is discussed. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative(s) of the applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting. The public meeting shall be advertised consistent with

“public notice” as defined by the Pennsylvania Municipalities Planning Code (PA Act 247).

2. The applicant shall create and maintain a project website for viewing by the general public. The site shall explain the project parameters, including maps and elevations/renderings, beginning at least two weeks prior to the meeting discussed above, and until the time of final land development approval. The site shall provide a description of the proposed use, construction timelines and phasing plans, dates of public meetings with municipal bodies, and status of permits.

APPENDIX A: COMMUNITY BENEFITS AGREEMENT (CBA)

Data centers—particularly hyperscale ones—have the potential to create great impacts on an area. In some communities, developers and community groups have established contractual agreements called community benefits agreements to help mitigate the negative side of data center development. These agreements can include commitments from the developer to take specified actions that benefit the community and possibly mitigate negative impacts of development.

It is important to note that community benefits agreements are not addressed by the Municipalities Planning Code (PA Act 247) and should not be codified in an ordinance. Municipalities cannot compel developers to participate in such an agreement (doing so risks being considered an exaction). Although municipalities may serve as facilitators of negotiations between a community or civic group or groups and the developer, the more involved a municipality is (particularly if any officials involved would be involved in a conditional use decision), the greater the risk that the end result may be deemed an exaction by the courts.

If a community benefits agreement is pursued, the best time to begin discussions with the developer about it is before the land development submission process. Such engagement could be beneficial to both the developer and the community. If considering a CBA, municipalities should be aware how they have been used with some data center developments. Any agreement created should address mitigation actions that have a clear nexus and proportionality with anticipated negative impacts of the data center. Community benefits agreements should include elements that are programmatic and contractual in nature; these would not be regulatory requirements and cannot be enforced by a municipality (e.g., dimensional standards, air quality or sound levels, or water usage standards).

Some examples of programmatic community benefits that could be included in such an agreement include:

1. Emergency management including training provided by applicant and reimbursement for emergency response.
2. Community-wide funding for energy efficiency and solar projects.
3. Workforce training.
4. Schools, including cloud computing curriculum.

5. Economic development support surrounding a data center site in recognition of limited job presence in a commercial district.
6. Environmental protections outside of standard regulations.
7. Additional public engagement and ongoing transparency, such as maintaining websites that track environmental impacts like sound, air quality, water usage, and energy usage.

APPENDIX B: SOURCES AND MODELS REFERENCED

This Guide draws upon a range of publicly available model ordinances, professional guidance documents, and peer municipal examples that address the siting, regulation, and impacts of large-scale data centers. These sources were consulted to reflect current best practices, emerging regulatory approaches, and real-world municipal experience. The inclusion of these references does not imply endorsement of any single model, but rather informed the development of adaptable recommendations suitable for Pennsylvania municipalities.

Lancaster City Data Center Ordinance (Draft)

This draft ordinance was consulted for topics including the energy usage plan and some of its components.

PennFuture – Data Center Model Ordinance

PennFuture’s model ordinance was consulted for its comprehensive treatment of data center impacts, including setbacks, environmental performance standards, energy generation, water usage, and noise considerations. The model provided a useful framework for identifying issues that municipalities may wish to address, particularly with respect to public health, environmental protection, and community compatibility.

Physicians for Social Responsibility Data Center Model Ordinance

This model influenced the sound guidelines used in this ordinance guide due to their relative simplicity to understand and apply, ability to measure quantitatively, and adherence to accepted healthy standards for noise from the WHO and EPA.

Urban Land Institute (ULI)

ULI reports and technical guidance on data centers were referenced for background information on data center typologies, site selection criteria, infrastructure needs, and emerging trends in design and operations. ULI materials also informed discussion of aesthetics, noise mitigation, and the evolving role of data centers in regional development patterns.

Prince William County, Virginia – Draft and Adopted Ordinance Provisions

Prince William County’s data center regulations and draft noise ordinance updates were reviewed, particularly for their detailed treatment of acoustical analysis, baseline noise measurement, and mitigation standards. These materials helped inform recommended approaches to noise studies and enforcement mechanisms.

York County Data Center Model Ordinance

The model’s sections on safety and emergency management were consulted and strongly influenced the guidance and draft ordinance language in this model.

Other Municipal and Professional References

Additional examples and technical resources were consulted as appropriate, including draft or adopted ordinances from other Pennsylvania and Mid-Atlantic municipalities, guidance from acoustical engineers and water resource professionals, and publicly available corporate sustainability and water-use reports. These sources contributed to the Guide's discussion of energy use, water demand, thermal impacts, emergency services, and decommissioning considerations.

ORDINANCE NO. 256

AN ORDINANCE OF THE WEST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 450 OF THE WEST ROCKHILL TOWNSHIP CODE BY CREATING A NEW USE FOR DATA CENTERS; BY CREATING NEW DEFINITIONS FOR SAID USE AND TERMS RELATING TO SAID USE; BY ADDING REGULATIONS FOR SAID USE; AND BY AMENDING THE TABLES OF USES TO PROVIDE FOR THE DATA CENTER USE

WHEREAS, Pennsylvania has experienced a surge in data center construction; AND

WHEREAS, data centers, unlike traditional commercial or industrial uses, are utility-intensive, space-consuming facilities which require specific preparations and advanced planning with respect to resource availability to assure that there is no adverse impact to the public health, safety, and welfare; AND

WHEREAS, land use controls are necessary to ensure that data centers do not create an adverse impact to adjacent land uses; AND

WHEREAS, the West Rockhill Township Board of Supervisors has determined at a public meeting that reasonable regulations of the increasingly prevalent data center use would support the general health, safety, and welfare of West Rockhill Township.

NOW, THEREFORE, the West Rockhill Township Code is hereby amended as follows:

ARTICLE I. DEFINITIONS

Chapter 450, Zoning, Section 450-201, Definitions, of the West Rockhill Township Code shall be amended with the inclusion of new definitions for the terms “Data Center,” “Data Center Accessory Uses/Structures” and “Data Center Equipment.” The terms shall be added alphabetically within Chapter 450, Section 450-201, and shall read as follows:

DATA CENTER

A use, either on-premise or co-location, which is occupied primarily by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored; this shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A data center may include data center equipment.

DATA CENTER ACCESSORY USES/STRUCTURES

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings

or structures; electrical substations; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract.

DATA CENTER EQUIPMENT

Outdoor mechanical equipment adjacent to a data center that provides redundant power capacity to a data center. Data center equipment shall be accessory to the data center and shall be located on the same tract or group of adjacent parcels developed as a unified development for a data center.

ARTICLE II. DATA CENTER USE REGULATIONS

Chapter 450 (“Zoning”), Article XVI (“Use Regulations”), Section 450-1604 (“Use Regulations”) of the West Rockhill Township Code is hereby amended with the creation of a new use entitled “G18 Data Center” which shall be added as Subsection 450-1604.G(18) and read as follows:

(18) G18 Data Center

- (a) Data Center Development. Data centers shall be permitted by special exception in the PI Planned Industrial Zoning District when approved in compliance with the procedures, standards, and criteria contained herein, the factors listed in Section 450-2405 of the West Rockhill Township Zoning Ordinance, and all other applicable local, state, and federal regulations, laws, codes, and ordinances.
- (b) Accessory Uses/Structures. Data center equipment shall be permitted by right in support of a data center. Data center accessory uses/structures shall be permitted by right in support of a data center. Data center equipment and unoccupied data center accessory structures shall be deemed as nonresidential accessory buildings or structures that are subject to the dimensional requirements of Sections 450-1604.H(18) and 450-1909.
- (c) Dimensional Standards. The area and dimensional requirements set forth in Section 450-1102 of the West Rockhill Township Zoning Ordinance shall apply to data centers, except for the following requirements, which shall supersede those listed in Section 450-1102:

Minimum Site Area: 25 acres

Minimum lot width at street lines (site): 350 feet

Minimum parking area setbacks:

Abutting a residential use or district: 150 feet

Abutting a nonresidential use or district: 100 feet

- (d) Sound. Except as noted otherwise herein, Section 450-1800 (“Noise”) of the West Rockhill Township Code shall apply to a data center. Sound shall be measured 1.5 meters above ground at the property line per ANSI S1.13-2020 (American National Standard – Measurement of Sound Pressure Levels in Air). The applicant shall provide a sound assessment with its land development plan application for a data center establishing how it will comply with the above sound standards. The sound assessment shall be performed by a professional acoustic engineer that can demonstrate sufficient qualifications by delivery of a resume or curriculum vitae to the Township. Notwithstanding the foregoing provisions of this Section, all sound produced by required periodic testing of data center equipment or emergency use of data center equipment is exempt from this Section and Chapter.
- (e) Off Street Loading. Loading zones shall comply with the provisions of Section 365-49 (“Parking facilities”) of the West Rockhill Township Code, provided, however, that each data center shall have at least one (1) off-street loading dock.
- (f) Utility Review. The proposed use shall be serviced by public utilities. The applicant shall provide the Township:
- [1] A will-serve letter from each public utility provider of electric, water, and sewer, and a written assessment by a certified professional in the field of engineering, hydrogeology, and/or utility design that there is sufficient capacity available to serve the proposed use for electric, water, and sewer consumption as well as the projected service needs for future municipal growth. Any such letters and assessments shall be to the satisfaction of the Township Engineer.
 - [2] If the above-mentioned assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at its own expense, the necessary system improvements necessary to eliminate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility such as the relevant provisions of the West Rockhill Township Code, including but not limited to Chapter 414 (“Wastewater Collection and Treatment; Sewer Use”) and Chapter 420 (“Water”). If any necessary electric or sewer system improvements are determined by both the Township Engineer and the respective public utility providers to be infeasible, then on-site utility methods for electric and/or sewer may be considered if developed in compliance with all Township ordinances, to the satisfaction of the Township Engineer.
 - [3] The applicant shall provide proof of review and approval from the Delaware River Basin Commission for water withdrawals from ground water, impoundments, or running streams of 100,000 gallons per day or more over a 30-day average and for importation of water into or exportation of water out of the Delaware River Basin whenever the design capacity is 100,000 gallons per day or more.
- (g) Utility Lines. To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a data center shall be placed underground. This requirement shall not apply if the utility company requires

above-ground lines, or the placement of under-ground lines is not feasible in the opinion of the Township Engineer. Utility lines to the substations from off-site may be placed above ground.

- (h) Emergency Access. It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Fire Chief of the fire company that provides primary fire coverage for the data center shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, and fire hydrant availability on the site.
- (i) Height. Data centers shall not exceed thirty-five feet (35') in height. For purposes of determining the height of a data center or a building associated with data center accessory uses, projections through the roof of the building for items such as elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items shall be included in the building height calculation.
- (j) Outdoor Lighting. Section 450-1808 ("Lighting") of the West Rockhill Township Code shall apply to a data center.
- (k) Environmental Impacts. Environmental impacts associated with a data center shall be mitigated by demonstrating compliance with the following standards:

[1] Air pollution controls. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:

- [a] Visible emissions. Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.
- [b] Hazardous air emission. All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
- [c] Dust, fumes, smoke, vapors, gases, and odor. All dust, fumes, vapors, and gases shall comply with Section 450-1802 ("Dust, fumes, vapors and gases") of the West Rockhill Township Code. All odor shall comply with Section 450-1804 ("Odor") of the West Rockhill Township Code.

[2] Vibration control. All vibrations or concussions caused by the use of a data center shall comply with Section 450-1806 ("Vibrations") of the West Rockhill Township Code.

[3] Glare control. The provisions of Section 450-1805 ("Glare") of the West Rockhill Township Code shall be complied with by any data center use. In addition, an analysis of potential glare on neighboring properties and public

rights-of-way shall be submitted to the Township and its Zoning Hearing Board as part of its application for a Special Exception.

[4] Heat control. No data center use shall produce heat perceptible beyond its lot lines.

[5] Electrical power. Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the plant or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein.

(l) Construction Hours. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work for a data center may occur only between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, between 9:00 a.m. and 8:00 p.m. on Saturdays, and at no time on Sundays or legal holidays. The Township Manager may permit additional construction hours in his/her discretion upon request by an applicant, and may revoke or modify such additional construction hours in his/her discretion with or without request.

(m) On-Site Solar Power Systems.

[1] To the maximum extent technically feasible, as determined by the Township Engineer, the following surface areas relating to data centers shall be utilized for the generation of solar energy:

[a] Roof surfaces. 100% of the available unshaded roof area of the principal data center structure(s) shall be equipped with a rooftop-mounted solar photovoltaic system.

[b] Parking and loading areas. All off-street parking spaces, loading docks, and internal drive aisles shall be sheltered by carports or canopy structures. All such carports and canopies must be fully covered by solar photovoltaic systems, and shall maintain a minimum vertical clearance of at least fourteen (14) feet for emergency vehicle access where applicable.

[c] Vertical integration (solar walls). Building facades that face an eastern direction (from 45° up to 135°), southern direction (from 135° up to 225°), or western direction (from 225° up to and including 315°) shall incorporate building-integrated photovoltaics (or “BIPVs”). BIPVs may include solar siding, solar glass, or architectural solar louvers. BIPVs must cover no less than forty percent (40%) of such wall surface area.

[d] Data center accessory uses/structures and data center equipment. All data center accessory structures and data center equipment shall be covered on top by solar arrays which are part of the on-site solar photovoltaic system.

(n) On-Site Energy Generation.

[1] Any form of on-site energy generation, including solar power, substations, and fuel cell power stations, shall be approved by the Fire Chief of the fire company that provides primary fire coverage for the data center. The applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the applicable Fire Chief. The property owner shall annually recertify the safety plan and allow for a site inspection by the applicable Fire Chief or his/her designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.

[2] On-site electricity generation devices or systems shall be designed for “behind-the-meter” consumption separate from the power grid in order to reduce or offset the data center’s consumption of electricity from the power grid. In the event that on-site electricity is generated in an amount that exceeds that required by the data center and its accessories and equipment, all such excess electricity shall be fed back into the power grid in accordance with the public electricity supplier’s and Pennsylvania Public Utility Commission’s (“PUC”) regulations and guidelines.

(o) Phased Development. A data center development may be developed in one or more phases.

(p) Individual Site Plans. An individual site plan for each data center developed as part of a phased development shall be submitted to the Township prior to the issuance of any building permit. Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of any building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits (“HOPs”), National Pollutant Discharge Elimination System (“NPDES”) permits, and Erosion & Sediment Control General Permits (“ESCGPs” or “E&S Permits”).

(q) Decommissioning. In the event that a data center use is discontinued, the property owner shall submit a decommissioning plan to the satisfaction of the Township Engineer, and shall post financial security with the Township in accordance with the procedures outlined in Section 509 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10509, to ensure the proper removal of all solar power system equipment.

ARTICLE III. ZONING DISTRICTS & SCHEDULE OF USES

1. Chapter 450 (“Zoning”), Article XI (“Planned Industrial District”), Section 450-1101 (“Permitted Uses”), Subsection C (Uses permitted by special exception) of the West Rockhill Township Code, relating to principal uses permitted in the PI Planned Industrial District shall be amended to add Subsection 450-1101.C(4) which shall read “G18 Data Center” to reflect it as a use permitted by special exception.
2. Chapter 450 (“Zoning”), Table 16-1 (“Schedule of Uses by District”), also attached to Chapter 450 as “Attachment 1,” shall be amended to reflect that the G18 Data Center use shall be permitted by special exception in the PI Planned Industrial Zoning District and shall not be permitted in any other zoning district.

Pennsylvania Data Center Legislation

Presented by Steve Petro

Executive Director

Pennsylvania House Energy Committee



Context

- Democrats control the PA House with a 102-101 advantage
- Republicans control the PA Senate with a 27-23 advantage
- Governor Shapiro is a pro-business Democrat



Types of Legislation

1. New measures to bring data centers to PA
2. Mitigation of impacts
 - a) Consumer impacts
 - b) Environmental impacts
 - c) Community impacts
3. Revisions to the sales and use tax exemption
4. Moratoriums

New Measures to Encourage Development

- SB939 – Rothman (R) – Create regulatory “sandbox” for licensing data centers and AI products.
- SB991 – Bartolotta (R) – Accelerating data center permitting, using state to identify sites



Consumer Impacts

- **HB1834 – Matzie (D) – Would give PUC authority to regulate cost impacts on rate payers due to data centers, plus supplemental LIHEAP funding**
- SB1114 – Muth - (D) – Prevent cost shifting onto ratepayers
- SB897 / HB1272 – Coleman (R) / Stambaugh (R) - Would allow EDCs to build generation in a shortfall
- Senate CSM – Boscola (D) – Package to prevent ratepayers from subsidizing infrastructure
- Senate CSM – L Williams (D) – Data centers to pay for infrastructure and customer assistance programs
- House CSM – C Williams (R) – Would require data centers to pay for infrastructure and to bring their own generation. Would require EDCs to enter into long-term power purchase agreements for residential and business power.



Environmental Impacts

- **HB2150 – Mullins (D) – Reporting requirements for energy and water use**
- HB2246 – Webster (D) – Reporting and enforcement for water usage
- Senate CSM – Brown (R) – Mandating pre-application water analysis



Community Impacts

- **HB2151 – Donahue (D) – Would create a model ordinance for municipal zoning**
- HB2153 – Olsommer (R) – Any increase in property tax revenue due to data centers must be used for property tax relief
- House CSM – Walsh (R) – Legislative package to create standards for development
- House CSM – Sappey (D) – Collaboration on emergency preparedness
- Senate CSM – Brown - Study future viability of data centers



Amending the Sales and Use Tax Exemption

- HB2198 – Vitali (D) – Would repeal the sales and use tax for data centers
- HB2061 – Fiedler (D) – Mandates prevailing wage for sales tax exemption
- House CSM – Steele (D) – Mandates energy efficiency standards for sales tax exemption
- Senate CSM – Kearney (D) – Conditions eligibility for sales tax exemption on 100% clean energy production



Moratoriums

- Senate CSM – Muth – Three-year statewide Moratorium on development to study data centers



Governor Shapiro's GRID Plan

- Self supplied or fully-funded power generation
- Transparency and community engagement
- Local hiring and workforce development
- Environmental and water protection standards



Understanding Data Centers in Southeast PA

CCATO
Chester County Association of Township Officials

CHESTER COUNTY
Planning
COMMISSION

DELRWARE VALLEY
dvrpc
REGIONAL
PLANNING COMMISSION

MONTGOMERY
COUNTY
PENNSYLVANIA

Date: 3/10 (Snow date 3/17)
Time: 8:30 AM–12:30 PM

Key Take-Aways

Data Center Overview

Slides Attached

State Legislation Update

Slides attached

Impacts on Electricity Rates, the Electric Grid, and Generation Needs - Key Takeaways

- A 500 megawatt (MW) data center's power consumption is equivalent to that of 415,000 homes or 45 industrial uses.
- Data centers are anticipated to have a neutral to slightly positive impact on electricity *distribution* rates (data centers will pick up a larger share of costs to upgrade infrastructure). However, data centers are having a profound impact on electric *generation* prices due to rapidly growing demand for power and shrinking supply.
- Residential electric utility bills have gone up by approximately \$12 per month in PA over the past year, which is largely due to data centers' demand for power, among other factors.
- Electric utilities in PA are required to serve customers who wish to interconnect, though they are permitted to charge a fee for infrastructure upgrades needed to interconnect. PECO charges data centers the equivalent of 10 years of electric bills to secure a Transmission Service Agreement.
- Electricity markets in PA are deregulated: electric distribution utilities are not permitted to generate electricity. This is becoming challenging as development of new generation is not keeping pace with demand, and electric utilities that have no control over generation are required to serve new customers.

- Municipalities should consider adopting/amending ordinances related to power generation facilities to specify zones in which they are permitted, setbacks, and other environmental controls.
- Data centers can be incentivized to invest in and procure renewable energy. Municipalities can encourage on-site solar through reducing restrictions in solar ordinances.

Resources from Penn Future:

- Data center model ordinance: <https://www.pennfuture.org/datacenters>
- <https://www.pennfuture.org/Publication-Land-Use-Is-an-Environmental-Issue-PennFuture-Publishes-A-New-Guide-to-Help-Pennsylvania-Residents-Understand-and-Effectively-Participate-in-Land-Use-Decision-Making>

Environmental and Community Impacts – Key Takeaways & Resources

- 17 hyperscale data centers have been proposed in the Delaware River Basin (PA, DE, NJ)
- Data centers prefer to connect to public water for reliability reasons.
- Data centers' water needs for cooling vary dramatically seasonally and depending on the time of day. Data centers can store water onsite for use during peak cooling times to reduce the water utility's need to scale up their infrastructure and increase water withdraws in summertime when surface water levels are often lowest.
 - For water cooled data centers, municipalities can require a hydrogeological study to assess how much water can be used without causing a detrimental impact.
- Data centers produce significant temporary construction jobs, though permanent jobs are typically low. Economic impact analyses assume a high number of new jobs will be induced by new data center employment, and some studies have shown that actually job numbers are significantly lower (70% lower) than what was predicted.
- Data centers require a backup power source for redundancy, and most use diesel generators. Generators are used for emergencies but also for curtailment during periods of grid stress. These generators can be 10-200x more polluting than power from the grid. As the grid becomes more stressed with more demand and the impacts of climate change, curtailment needs could occur with more frequency.
 - Municipalities may wish to require data center proposals to prove they have alternative plans for curtailment that don't involve diesel generator use.
 - Municipalities should require generators to be Tier 4, which meet the highest standards for reduced NOx and particulate matter emissions.

- All municipalities in PA must provide for data centers in their ordinances, with the exception of municipalities that are part of a multi-municipal plan with shared use agreement. In this case only one municipality in the group must provide for each use.

Resources from the Delaware River Basin Commission:

- Data Center microsite: <https://www.nj.gov/drbc/programs/supply/datacenters.html>
- Data Center FAQ: <https://www.nj.gov/drbc/library/documents/DataCenters/DataCentersFAQ.pdf>
- Pennsylvania Municipal League February News: *River Basin Commissions and Data Centers: Planning for a Growing Industry with Intensive Water Demands*, by Andrew Dehoff, P.E, SRBC Executive director, Kristen Bowman Kavanagh, P.E. DRBC Executive Director and Mike Nardolilli, ICPRB Executive Director: <https://www.pml.org/2026/02/24/river-basin-commissions-and-data-centers-planning-for-a-growing-industry-with-intensive-water-demands/>

Resources from NRDC:

- [*Why Data Centers Will Be Economic Development Duds*](#)
Artificial intelligence may change the world, but the data centers that power AI are likely to be economically insignificant for Pennsylvania
- [*THE ETHICAL IMPLICATIONS OF AI AND JOB DISPLACEMENT*](#)
- [*Small Bottle, Big Pipe: Quantifying and Addressing the Impact of Data Centers on Public Water Systems*](#)
- [*Why 'zero-water' data centers require million dollar local water infrastructure upgrades: The implications of Small Bottle, Big Pipe: Quantifying and Addressing the Impact of Data Centers on Public Water Systems*](#)
- [*Who controls the future of data center governance?*](#)
- [*Data Center Boom Risks Health of Already Vulnerable Communities*](#)

Resources from the Better Data Center Project:

- [*Report: Diesel Generators at Data Centers: Status Impacts, and Protective Practices*](#)

Municipal Perspectives – Key Takeaways

- All municipalities must provide for data centers in their ordinances. Not all municipalities have a site where a data center would be minimally impactful to the community. The regulations a municipality adopts should relate to how impactful a proposed data center would be in the municipality's unique context.
- Municipalities should obtain information from the developer during the approval process related to projected water usage, power sources and power usage, and other impacts. Even if a municipality can't regulate these things, they can be shared with the public to increase transparency.
- The construction phase can be long and impactful: potentially a 24-hour operation. Municipal inspectors will be very busy during this time.
- Municipalities should review their fee schedules as current fees might not cover review costs of application submissions related to data centers given their highly technical nature.
- The scale and complexity of data center development could be beyond what local volunteer fire companies have the capacity to respond to. If a municipality pursues a community benefits agreement with the developer, augmenting capacity for emergency services could be an appropriate request.



Navigating the AI Data Center Boom: A National Perspective

Sarah K Friedman
Co-Founder
Better Data Center Project

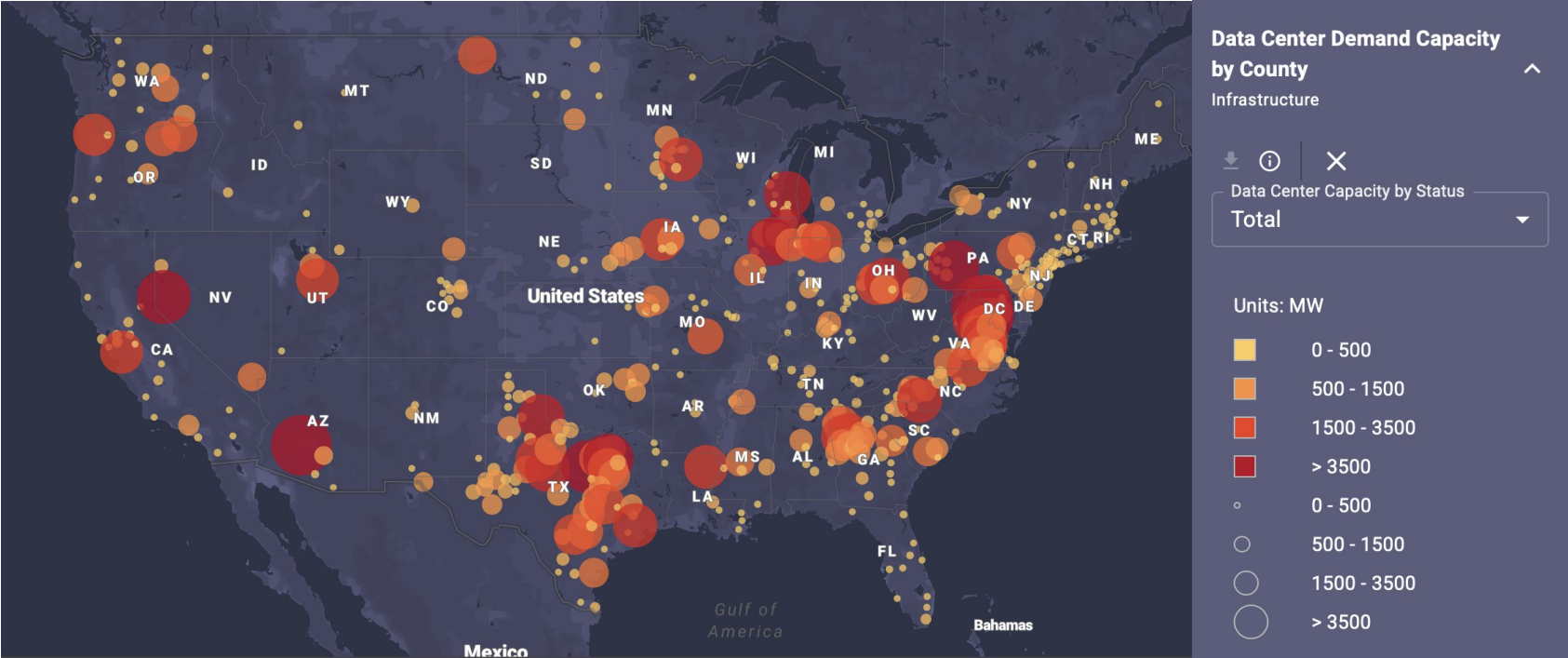
Who we are, how we work and what we see:

Formed in 2025 by former federal workers seeking to continue public service, we offer non-partisan, pro-bono, science-backed services to communities including:

- Providing **project-specific technical support** on data centers and associated energy projects from 40 + energy, air quality, water and other experts
- Creating **factual, science-based materials**
- Identifying and socializing **economic, social, and environmental best practices**

Scale of need: **4-5 requests** per week through word-of-mouth, providing technical assistance to 30+ community-based organizations and Tribes, requests from groups in 25 + states

Data Center Buildout in the US



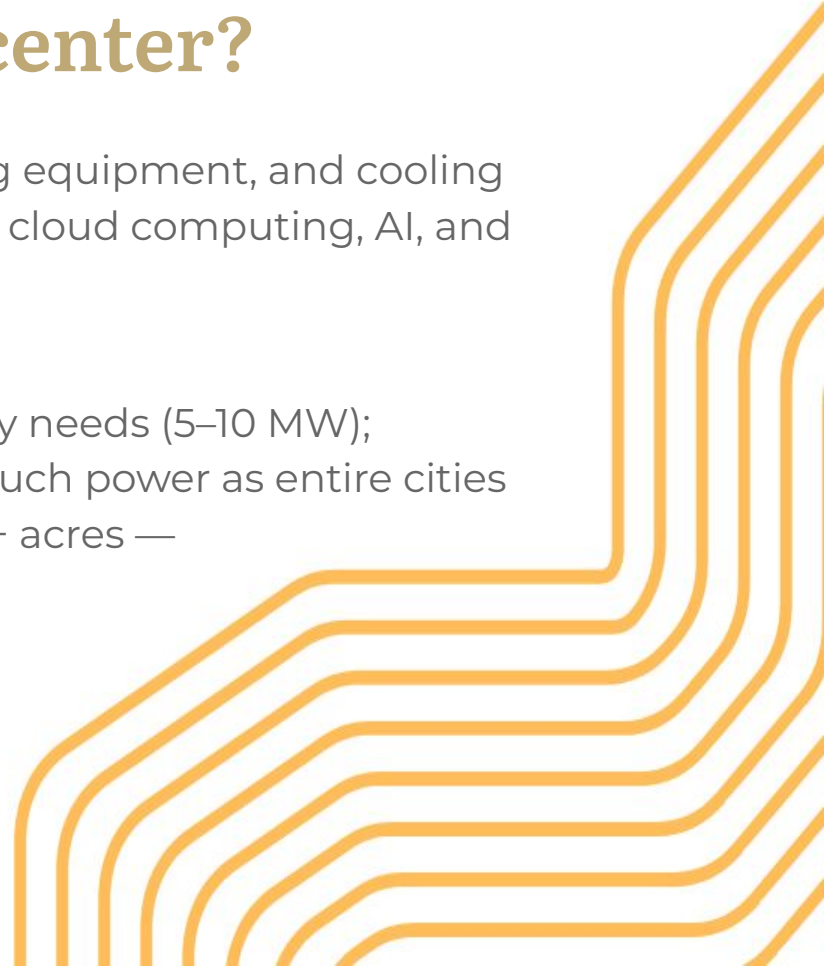
Source: [NREL](#)

Grounding: what is a data center?

A facility that houses computer servers, networking equipment, and cooling systems used to store, process, and deliver data for cloud computing, AI, and other digital services.

Scale:

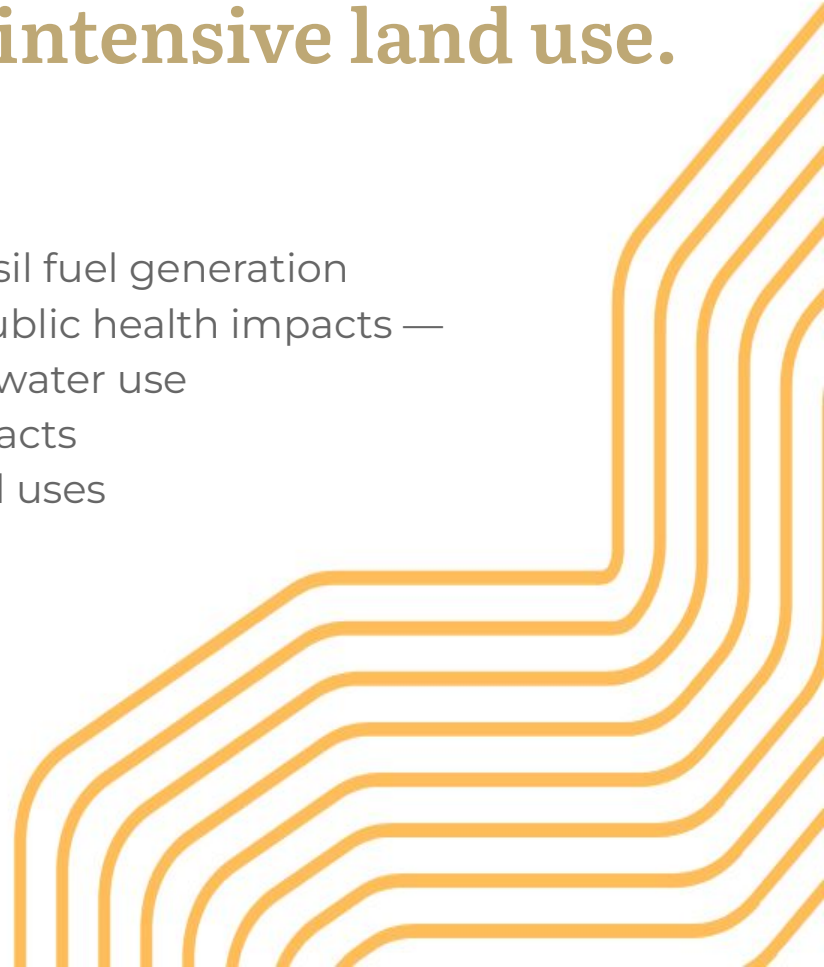
- Traditional data centers have moderate energy needs (5–10 MW); hyperscale AI data centers can consume as much power as entire cities
- Hyperscale campuses typically span 200–500+ acres —
PAX-1 s approximately 700 acres
- Designed for near-continuous operation —
built to be down only ~26 minutes per year
- Footprint may include substation
(grid connected) or power plant (BYO power)



Data centers are a resource intensive land use.

Scope and breadth of resource impacts:

- Huge energy and transmission demands
- Climate impacts from new and prolonged fossil fuel generation
- On-site diesel 'back-up' generation causing public health impacts —
- Massive indirect (energy) and direct (cooling) water use
- Cooling effluents can cause water quality impacts
- Conversion of ecological and agricultural land uses



Communities ill-equipped for this moment.

Social context places pressure on local communities:

- Federal deregulation and state streamlining of permitting removes backstops
- Austerity reduces local government capacity and increases pressure for new development
- NDAs shielding project information, complex and opaque ownership, and speed-to-power timeline impedes trust and community engagement

Economics are dissimilar from previous land uses:

- Electricity bill increases for existing residential and business customers
- Large subsidies exchanged for very few permanent jobs
- Sales and use exemptions (36 states) and other incentives limit revenue capture
- Industry unknowns including capital reinvestment and stranded asset issues
- Economic benefits haphazard: not tied to capital investment or impact scale



Best practices are emerging around this use.

What local governments are designing:

- **Planning**— moratorium/pauses, constitution use permit, improved notice
- **Transparency, reporting, and monitoring** — no NDAs, frequent monitoring, public data, meetings
- **Air quality** — baseline and health-impact studies, consistent monitoring, Tier 4, renewable, emergency-only (back-up)
- **Electricity:** renewables, identify bill impacts, low-income protections
- **Water protections** — studies, finding of sustained yield, conservation plan/commitments reporting and monitoring
- **Land and resource protection** — ecological surveys, setbacks, agency and Tribal coordination
- **Siting** — avoiding RE, AG, , setbacks, consent-based siting
- **Economics** — capturing full equipment value,, community-governed funds
- **Decommissioning**— proportional bonds, plans, real penalties

Levers for improved outcomes.

	Land use and Zoning	Municipal Ordinances	Energy and Transmission Planning	Developer Agreements	State legislation
What	Data centers as conditional use, limit location, strong public health protections, setbacks, on-site diesel use restrictions, water conservation, studies	Technology-agnostic ordinances to include conditions: CBAs, local hire, no NDAs water conservation	Engagement in PUC and regional grid processes to ensure no cost-shifting, low-income bill reduction, additive clean energy to serve communities	Binding agreements incorporated into land use approval with air, water and energy protections and proportional fund with uses determined by community	Legislation ensuring corporations pay their taxes and energy/grid costs, transparency, local hire, limit fossil fuels, water conservation and reporting
Examples	<u>Strafford County Data Center Special Regulations</u>	<u>Cleveland Community Benefit Ordinance;</u> <u>Tucson ordinance limiting NDAs</u>	<u>Michigan large load tariff</u>	<u>Henrico County CBA: Affordable Housing Trust Fund</u>	<u>OR Power Act 70-Proposed VA legislation</u>

BDCP does not endorse any of these specific examples

End

