



# Silverdale Borough Community Survey Results

June 2021

61% Response Rate



# How long have you lived in the Borough?

183 Total Responses

## 25 Years

103 Responses = 56%

## 11-20 Years

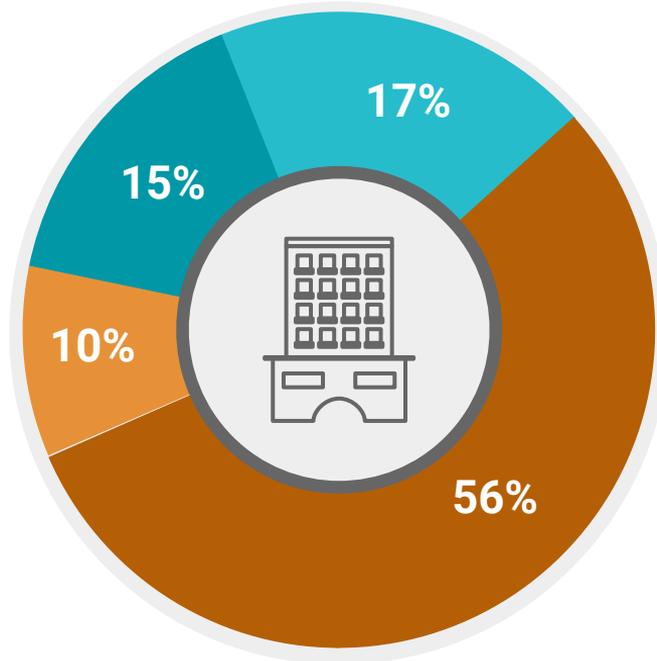
31 Responses = 17%

## 6-10 Years

18 Responses = 10%

## 1-5 Years

24 Responses = 15%



# What aspects of Silverdale do you like best?

273 Total Responses

## Character

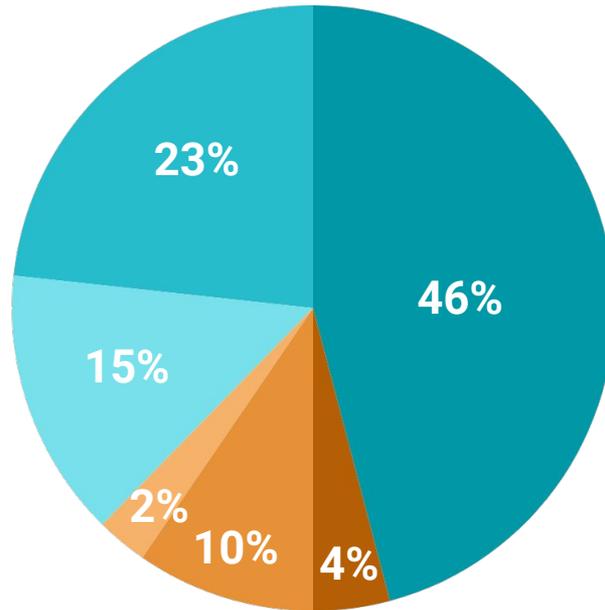
126 Responses = 46%

## Parks

64 Responses = 23%

## Schools

40 Responses = 15%



## Businesses

11 Responses = 4%

## Other

26 Responses = 10%

## No Response

6 Responses = 2%

# What are your major concerns in Silverdale?

235 Total Responses

## Traffic

87 Responses = 37%



## Taxes

71 Responses = 30%



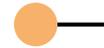
## Quality of Life

54 Responses = 23%



## Signs

8 Responses = 3%



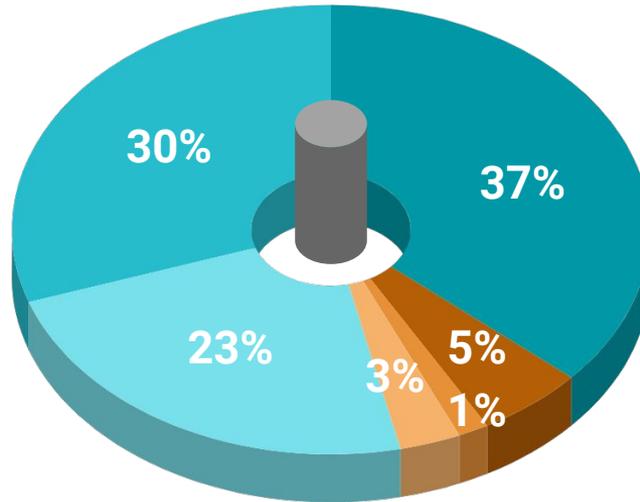
## Other

3 Responses = 1%



## No Response

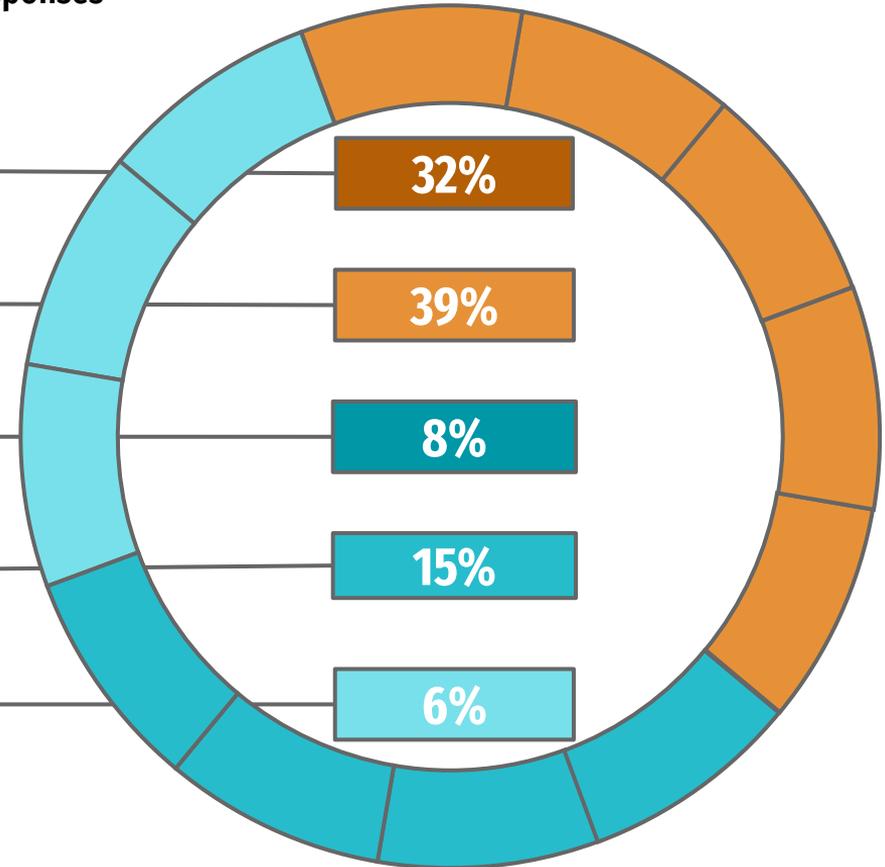
12 Responses = 5%



# What would you like to improve in Silverdale?

199 Total Responses

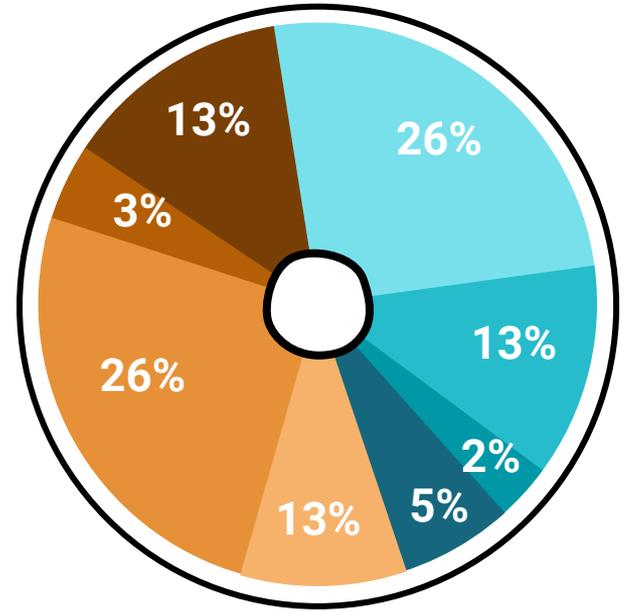
<b>Sidewalks</b>	64 Responses
<b>Traffic Calming</b>	78 Responses
<b>Promoting Silverdale</b>	15 Responses
<b>Other</b>	30 Responses
<b>No Response</b>	12 Responses



# What types of shops, stores & restaurants would you like to see?

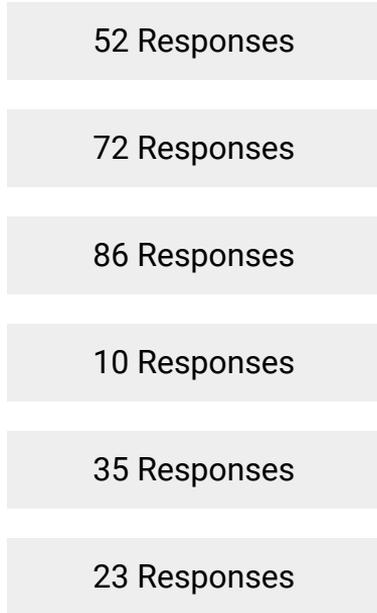
260 Total Responses

13%	<b>Artisan Shops</b>	33 Responses
26%	<b>Small Independent Shops</b>	67 Responses
13%	<b>Specialty Shops</b>	33 Responses
2%	<b>National Chains</b>	5 Responses
5%	<b>Antiques</b>	12 Responses
13%	<b>Specialty Foods</b>	33 Responses
26%	<b>Restaurants</b>	68 Responses
3%	<b>Other</b>	9 Responses



# Where do you normally shop?

278 Total Responses



**Dublin**

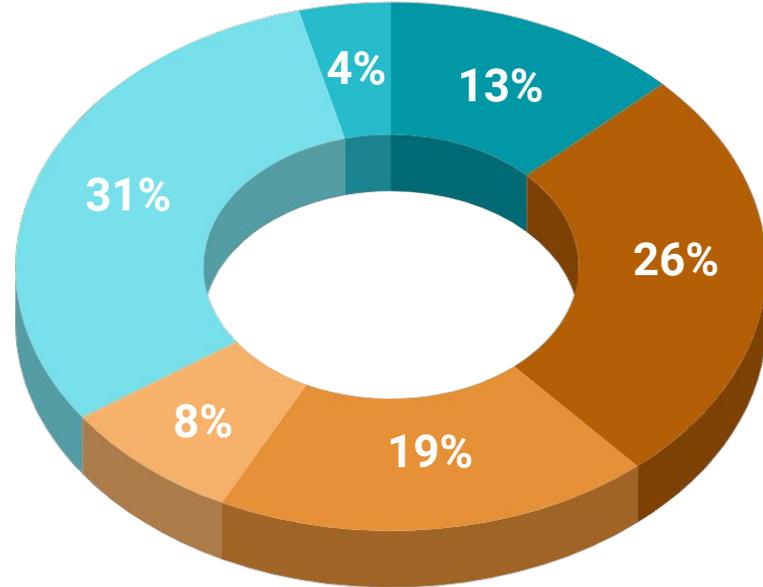
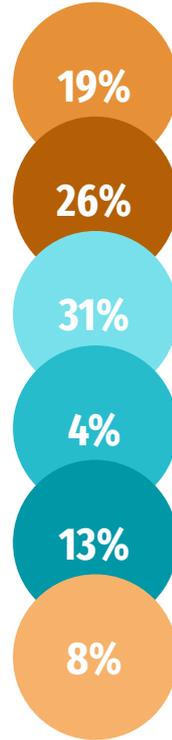
**Perkasie**

**Souderton**

**Sellersville**

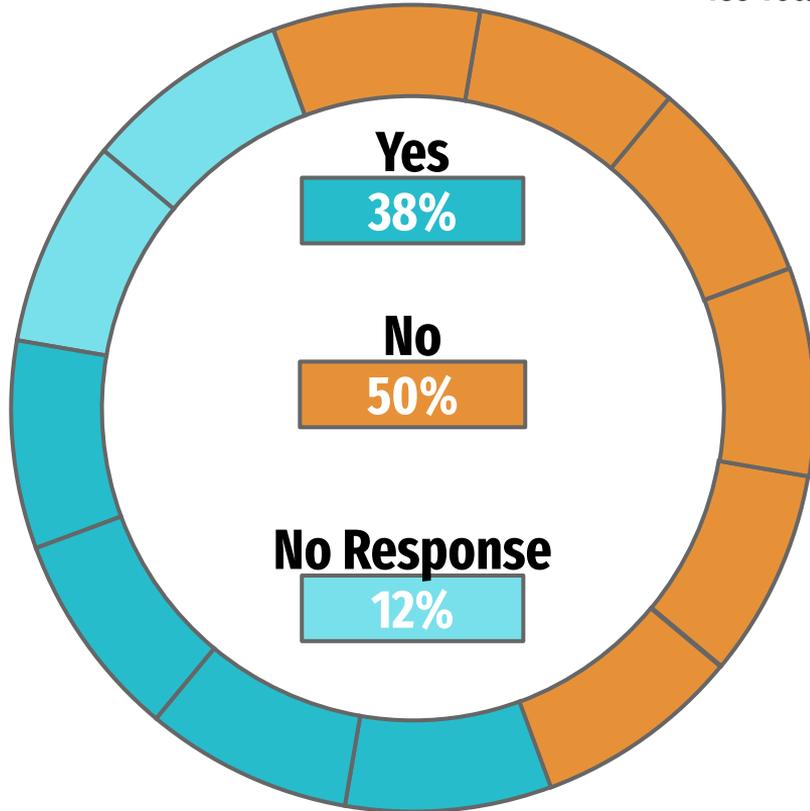
**Other**

**No Response**



# Would you like new development?

183 Total Responses



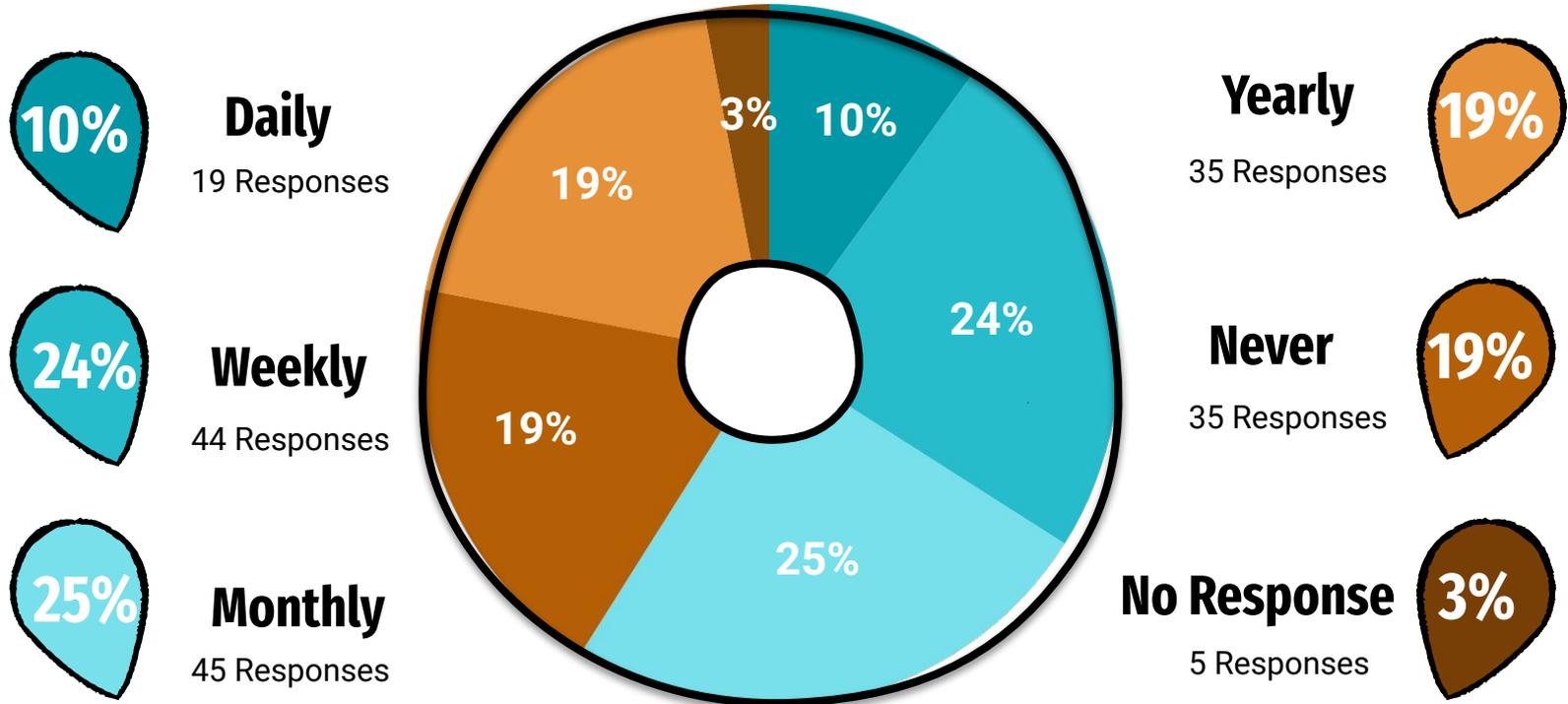
If yes, what would you like?

109 Total Responses

<b>Stores</b>	54 Responses
<b>Parks</b>	36 Responses
<b>Housing</b>	9 Responses
<b>Other</b>	10 Responses

# How often do you frequent Silverdale parks?

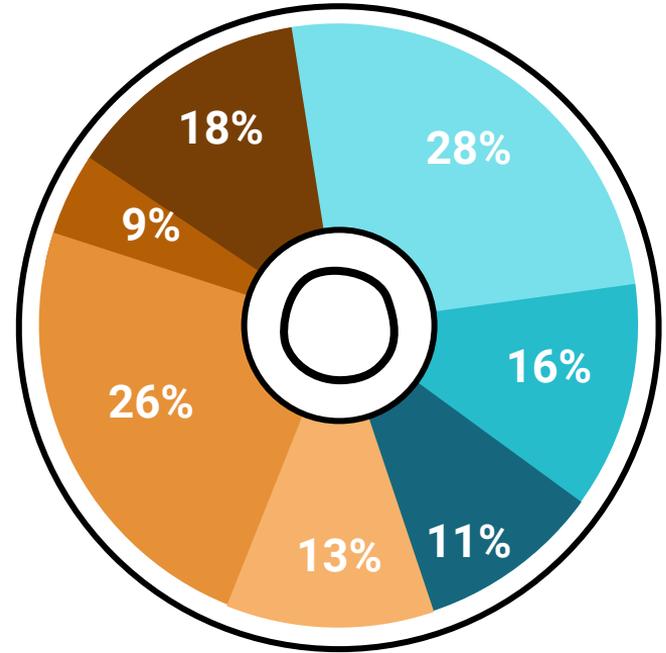
183 Total Responses



# What amenities do you use?

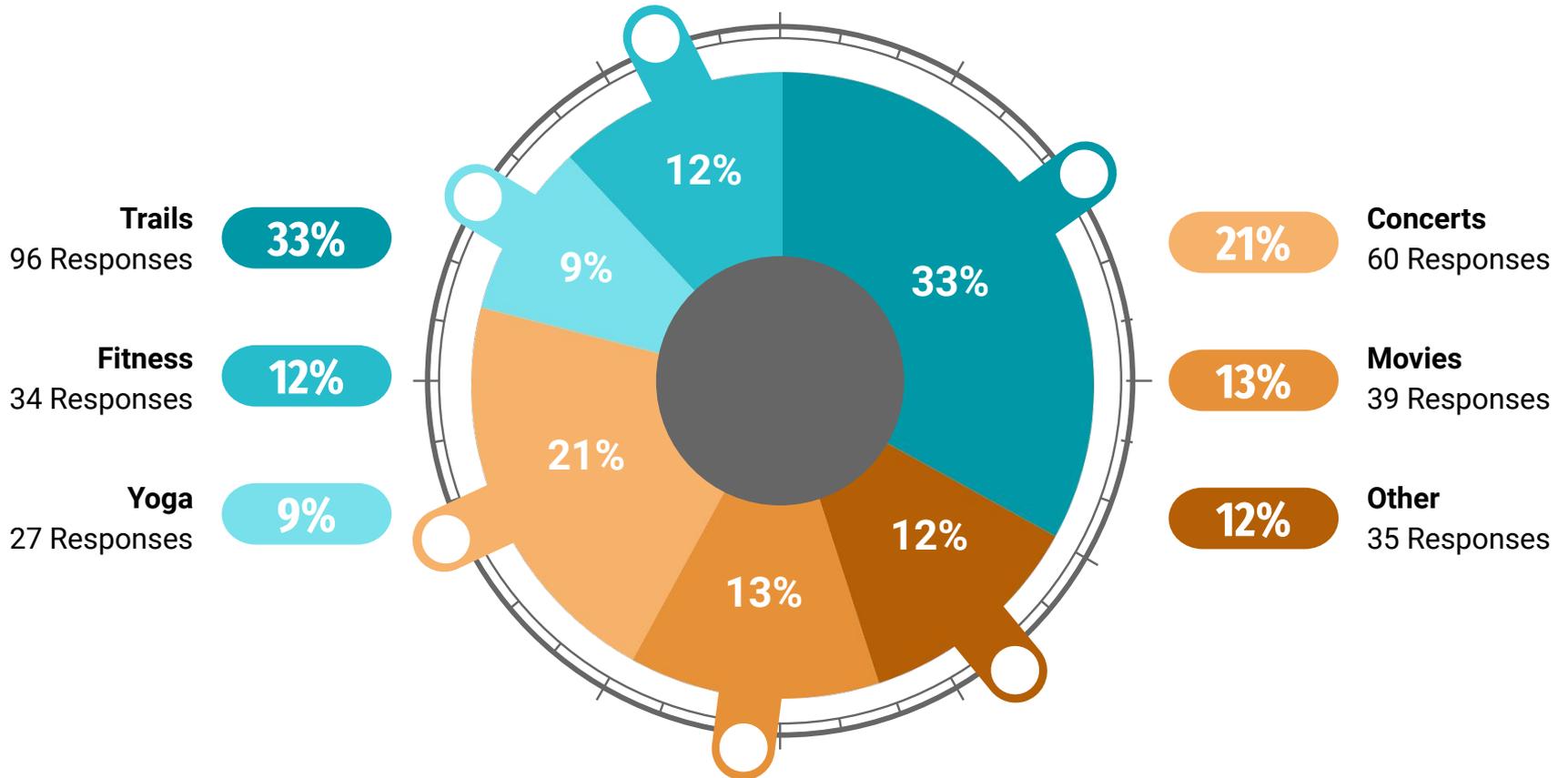
247 Total Responses

26%	<b>Playground</b>	65 Responses
28%	<b>Other (Trails)</b>	69 Responses
11%	<b>Tennis</b>	27 Responses
9%	<b>Pavilion</b>	22 Responses
18%	<b>Basketball</b>	12 Responses
13%	<b>Pickle Ball</b>	7 Responses
16%	<b>No Response</b>	39 Responses



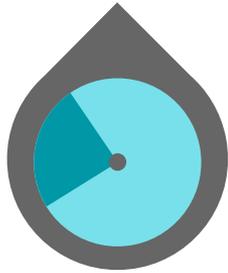
# What would you like to see in the park?

291 Total Responses



# What types of events would you like to see?

196 Total Responses



**46%**

**Silverdale  
Community Day**

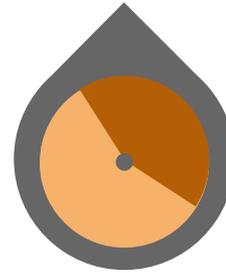
90 Responses



**23%**

**Silverdale  
Community Picnic**

45 Responses



**45%**

**Other**

21 Responses



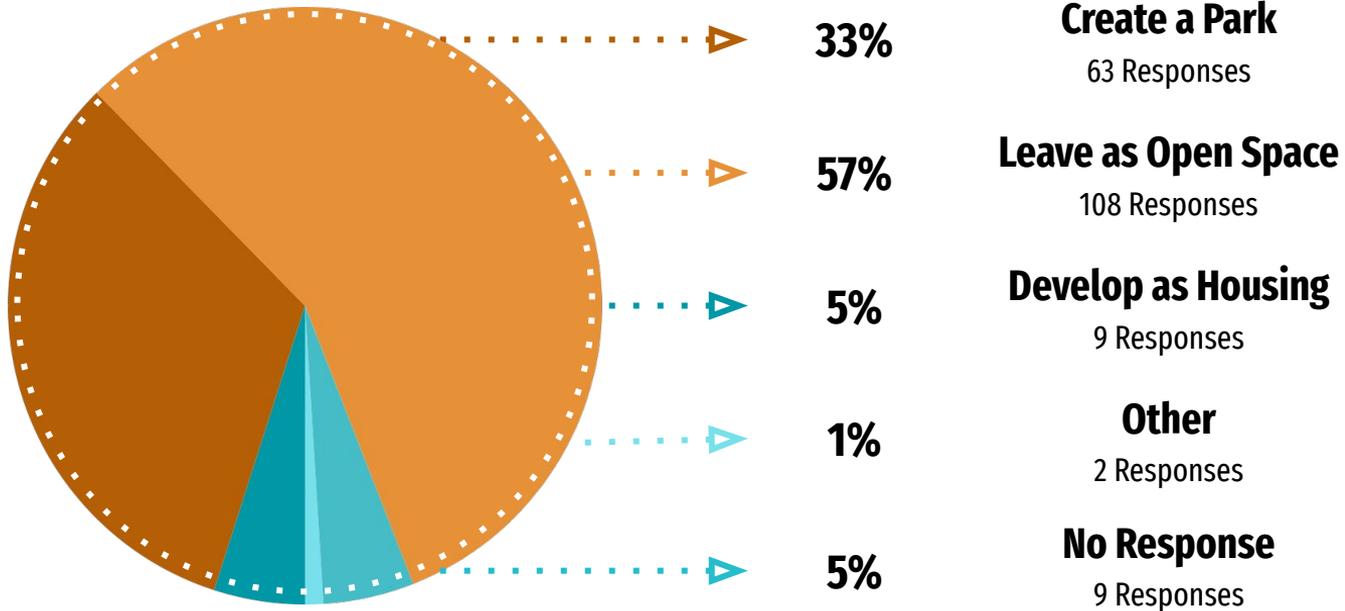
**5%**

**No Response**

40 Responses

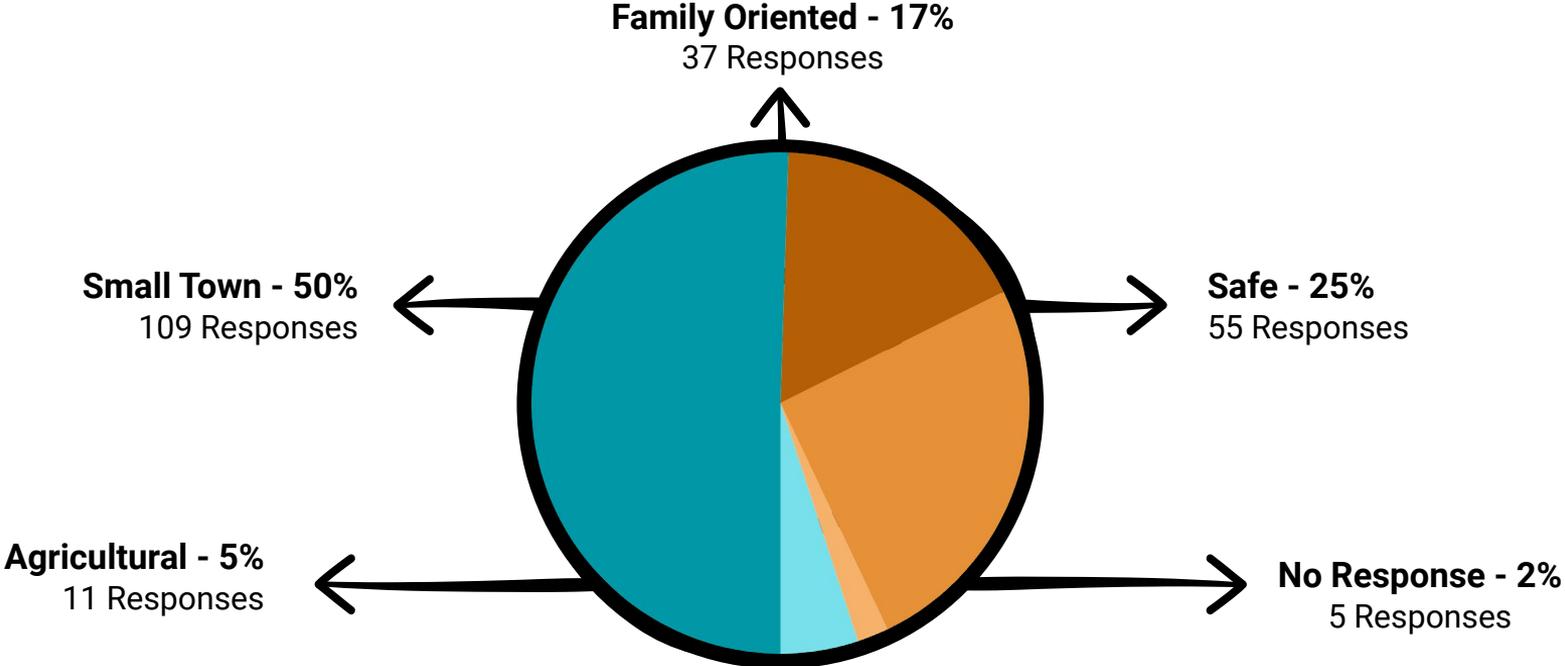
# Silver Street Open Space

191 Total Responses



# How would you describe the character of Silverdale?

217 Total Responses



# Would you like more street trees along Route 113?

183 Total Responses

**Yes - 26%**

47 Responses

**No - 39%**

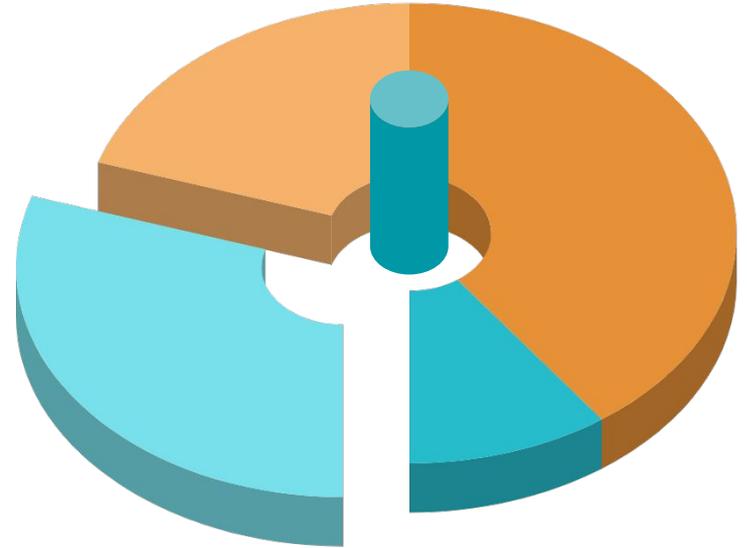
52 Responses

**Not Sure - 28%**

71 Responses

**No Response - 7%**

13 Responses



# Would you like more street lamps along Route 113?

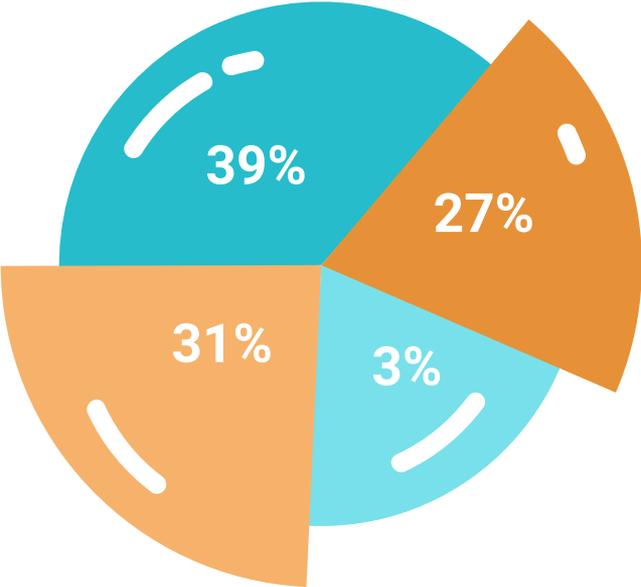
183 Total Responses

**Yes**

72 Responses

**No**

56 Responses



**Not Sure**

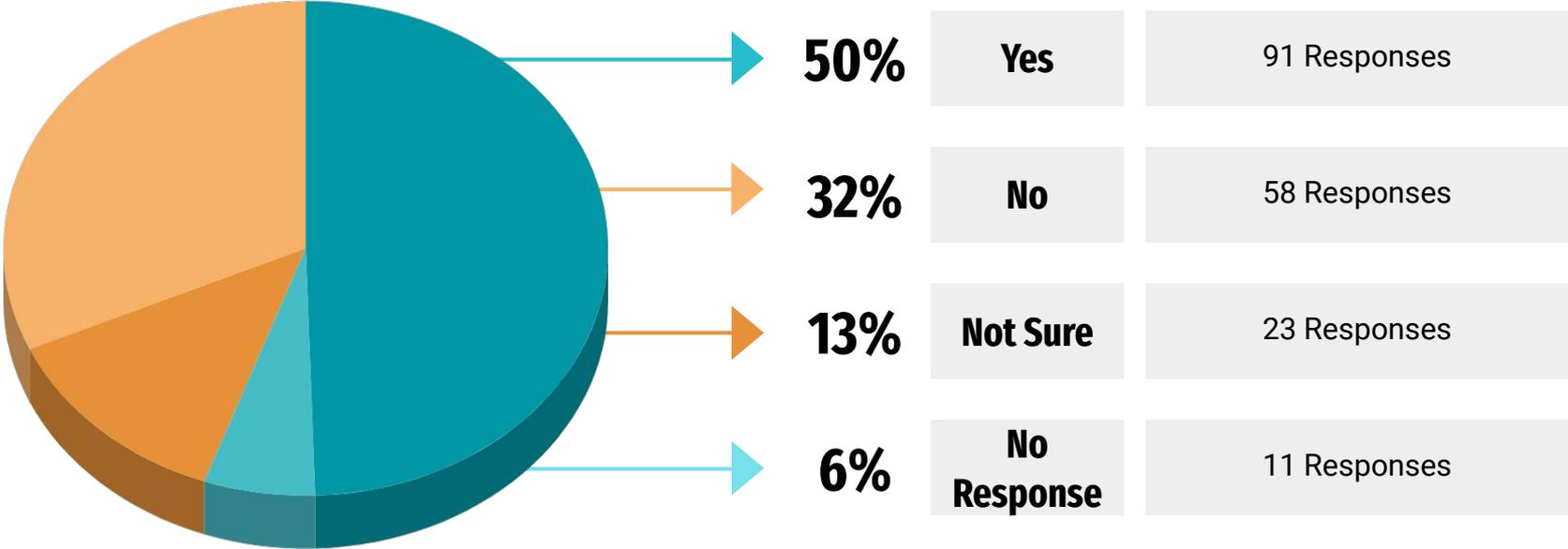
49 Responses

**No Response**

6 Responses

# Would you like to see more sidewalks throughout the Borough?

183 Total Responses



# Would you support a greater mix of commercial businesses?

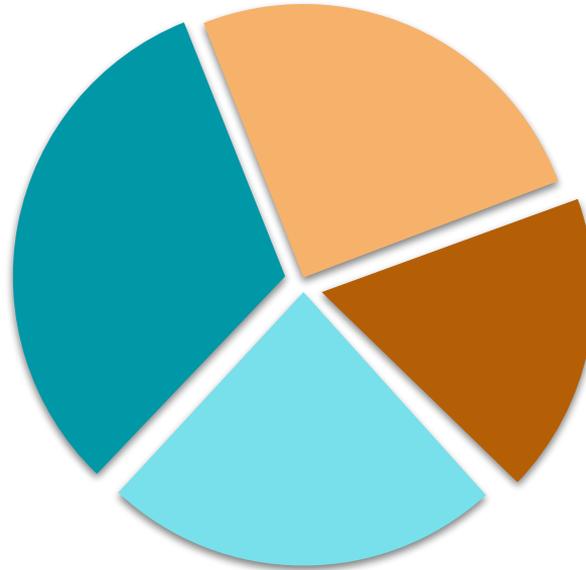
183 Total Responses



72 Responses



49 Responses



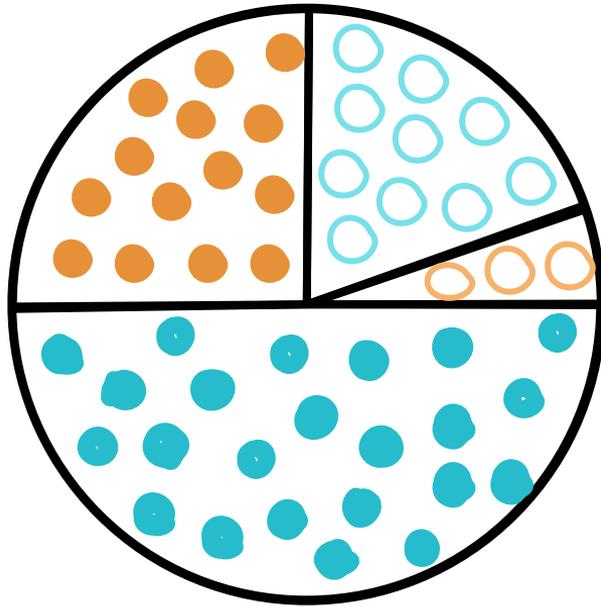
56 Responses



6 Responses

# Would you support new housing?

183 Total Responses



● **Yes**

25 Responses = 25%

○ **Not Sure**

37 Responses = 20%

● **No**

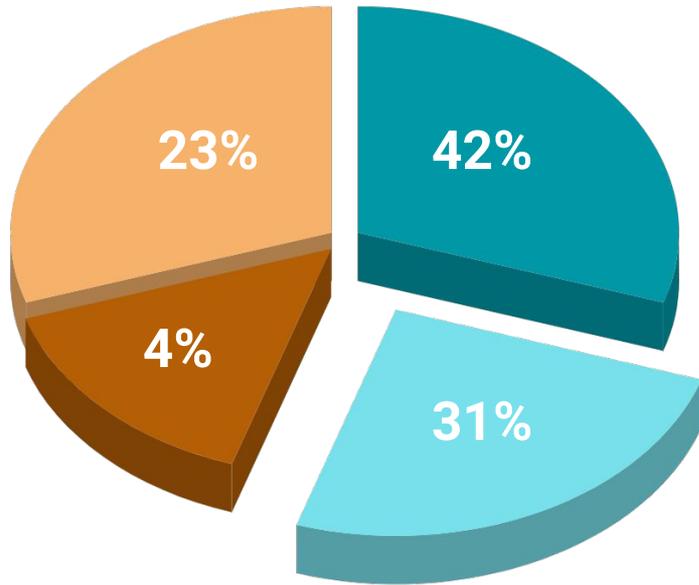
92 Responses = 50%

○ **No Response**

29 Responses = 16%

# Would you support mixed-use, residential and commercial development?

183 Total Responses



**Yes**

42 Responses = 23%

**No**

77 Responses = 42%

**Not Sure**

56 Responses = 31%

**No Response**

8 Responses = 4%

**COMMENTS**

## #2: What aspects of Silverdale do you like best?

- The small town feel, not a lot of housing developments **46%**
- Dunkin **23%**
- People & Peaceful **15%**
- Smaller Community **4%**
- Low taxes **10%**
- Autonomy **2%**
- Size small
- Low taxes
- Character - small town feel
- Trail
- Neighbors
- Down to earth leadership.
- Truly want what's best for Silverdale without oppressive regulations or out of control spending
- Variety of services
- Character - safe town with good people

**Character**

**Parks**

**Schools**

**Businesses**

**Other**

**No Response**

# #3: Major Concerns?

- Speed limit too high along Walnut Street & 113
- No mail delivery
- Speed limit on Walnut
- Run down buildings, looks sloppy
- Have to pay for mail having to have a P.O. Box
- Lack of development
- Becoming commercialized with national chains
- Diversity representation with planning meetings
- Cleanliness of sidewalks (overhanging, bushes growing out over, uneven levels)
- Pride people have in keeping up with their properties is not the best
- Losing small town charm
- Safety
- Speeding
- Traffic on N. Walnut Street

37%

30%

23%

3%

1%

5%

**Traffic**

**Taxes**

**Quality of Life**

**Signs**

**Other**

**No Response**

# #3: Major Concerns?

## 6-10 Years

- Noise
- Rapid addition of housing in surrounding communities - this has increased traffic congestion and lowered open space
- Too many unkempt rental properties
- Blacktop paving on Oak Drive

37%

30%

23%

3%

1%

5%

Traffic

Taxes

Quality of Life

Signs

Other

No Response

# #3: Major Concerns?

## 25 Years

- Loudest voices with the worst ideas get all the attention - i.e. blocking access to open space
- Too many people need to get their mail
- No room to park
- Synchronize traffic lights at Diamond St. & both Route 152s
- Overdevelopment
- Sidewalks
- Appears when work is done - not completed to look better - i.e. Green Street sidewalk stops
- Traffic/cars speed through Silverdale on Rte. 113
- Silverdale shed place = "eyesore" weeds galore
- Quality of Life - due to burning outdoors- should stop allowing
- Deteriorating homes CANNOT be helped by higher taxes now
- Snow removal that interferes with mail delivery & failure of Boro to do anything about it
- Lack of communication from the Borough. Borough doesn't foster neighborliness

37%

30%

23%

3%

1%

5%

Traffic

Taxes

Quality of Life

Signs

Other

No Response

# #4: What would you improve?

- Dog park
- Speed limit on Walnut to be decreased
- Mail delivery
- People maintaining their properties. Lots of run down houses
- Park - walking park expansions
- Silverdale is perfect as it is

32%

32%

8%

15%

6%

**Sidewalks**

**Traffic Calming**

**Promoting Silverdale**

**Other**

**No Response**

## 1-5 Years

- Lack of street lights in neighborhood
- Lack of gas stations
- Speeding through Sterling Knoll development
- Housing
- More of a "downtown"

# #4: What would you improve?

## 6-10 Years

- Lower speeds all over Silverdale
- Requirements for upkeep on rentals
- Adding more little shops
- Green Street needs more sidewalks between Park and Oak Drive to connect down all the way

32%

Sidewalks

32%

Traffic Calming

8%

Promoting Silverdale

15%

Other

6%

No Response

## 11-20 Years

- Mailboxes
- Sidewalks - Barringer Ave is high priority
- Finish the Green St. project w/ sidewalks to the Borough line. Crisscrossing the street to stay on sidewalks creates a potential hazardous situation.

# #4: What would you improve?

## 25 Years

- "Speed Humps"
- Maintenance and repair of existing layout
- Silverdale needs to look more appealing - not run down
- A few years back Oak Drive had macadam - township threw stones on top - makes neighborhood look down - needs macadam back
- Police patrols
- Lot full of old cars, farm equipment, WEEDS on Little's property, formerly Deltan's. (Parking lot on left of business)
- More businesses, restaurants, family places to go socialize
- More walkable along 113
- Sidewalk to post office
- Houses need assistance, not higher taxes
- Re-face fire company - modernize front only
- Promoting neighbor-to-neighbor relationships

32%

**Sidewalks**

32%

**Traffic Calming**

8%

**Promoting Silverdale**

15%

**Other**

6%

**No Response**

# #5: Would you like shops, stores and restaurants?

- Wawa, Gas, Chick-fil-A
- Gas station
- Comfortable with the amount of shops/stores/restaurants we have now
- Holiday tree lighting and holiday lights
- Thrift shop
- National Chains - No!!
- Anything but chains
- Very few places to get dinner in this area
- Restaurants - only local
- Ice cream shop, local coffee shop (besides Dunkin), bread/bakery, brewery
- Small independent shops - selective
- Need community communication for decision - transparency
- Professional services: medical, business (financial)
- B&B would be nice, too
- Antique store now is a parking problem
- Dunkin Donuts presents traffic issues at times
- National Chains: broad?
- Panera

63%

Yes

37%

No

# #6: Where do you normally shop?

- North Wales
- Quakertown
- Montgomeryville
- Doylestown
- Online
- King of Prussia
- Montgomery Mall
- Hatfield
- Hilltown Crossing
- Perkasio
- Perkasio/Souderton for food
- Landis or Weiss for food
- Giant in Souderton

19%

26%

31%

4%

13%

8%

**Dublin**

**Perkasie**

**Souderton**

**Sellersville**

**Other**

**No Response**

# #7: Would you like new development?

- A wiffle ball field would be awesome
- Restaurants
- No - other than infill on Main St.
- A balance is needed
- Retirement Community
- No more development
- Where would it go?
- Development to enhance Silverdale only
- Walking/biking trails need to enhance Silverdale
- Development by fixing older buildings to look better adding more landscaping
- I would go for better use of what we have before pressing for new development
- Fix current rundown areas first
- Upscale restaurant
- Commercial spaces

38%

50%

12%

31%

4%

13%

8%

Yes

No

No Response

If yes, what would you like?

Stores

Parks

Houses

Other

# #8: How often to you frequent Silverdale parks?

- Weekly - prior to Covid
- Monthly, but daily walks around the school
- Used to come - but less often since caring for parent
- Love our park! Wonderful asset to area
- Walk through to trails

10%

24%

25%

19%

19%

3%

Daily

Weekly

Monthly

Yearly

Never

No Response

# #9: What amenities do you use?

- Would use if dog friendly
- Trail Expansion
- Trails
- Walking trail
- Only the trail to/from Hilltown
- Walk dog past park and just enjoy meeting people
- Walking trails
- Walking path
- Pathwalk - daily
- Go for a walk on trails
- Path
- Bike/walk path
- Occasionally with grandchildren

26%

28%

11%

9%

7%

3%

16%

**Playground**

**Other**

**Tennis**

**Pavilion**

**Basketball**

**Pickle Ball**

**No Response**

# #10: What would you like to see in the parks?

- Maintenance of existing amenities
- Community Fair
- Craft Events

33%

12%

9%

21%

13%

12%

**Trails**

**Fitness**

**Yoga**

**Concerts**

**Movies**

**No Response**

# #11: What type of events would you like to see?

- Community Yard Sale
- Silverdale Tree Lighting
- Christmas tree lighting
- Halloween Scarecrow Contest
- Silverdale Community Day - food trucks & Free Will Brewery!
- Food truck events
- Pop-Up beer garden
- Community Day - all help keeping it clean
- Meet other people
- Community Fair
- None - its Covid
- For future - maybe Flea Market or Car Show, Santa Shack at Christmas Time - visit with Santa

46%

**Silverdale Community Day**

23%

**Silverdale Community Picnic**

11%

**Other**

20%

**No Response**

# #12: Silver Street Open Space

- Create a Park - possibly with a loop or a skatepark
- If it is developed - maybe over 55 apartments that are affordable. Many of those places are \$.
- Develop for commercial renting (shop, warehouse, storage, parking space, garage)
- Develop as housing - not this one
- Enough housing already
- Leave as open space - open access to open space
- Leave as Open Space - trails
- Develop as housing: Parking
- Make it a butterfly/native area/field

33%

57%

5%

1%

5%

**Create a Park**

**Leave as Open Space**

**Develop as Housing**

**Other**

**No Response**

# #13: How would describe the character of Silverdale?

- Need speed limit reduction and speed bumps
- Busy/ loud
- Quiet

50%

**Small Town**

25%

**Safe**

17%

**Family Oriented**

5%

**Agricultural**

2%

**No Response**

# #14: Would you like more trees along Route 113?

Might look nice

33%

Yes

57%

No

5%

Not Sure

1%

No Response



# #15: Would you like to see street lamps along Route 113?

- Corner of Sterling & Rt 113, very dark
- And more street lamps along Barringer Ave/Audrey
- Yes - and on Green!!

39%

31%

23%

7%

Yes

No

Not Sure

No Response

# #16: Would you like to see more sidewalks throughout the Borough ?

- Better access to post office
- Sidewalks improved
- Not Sure - If needed
- Yes!!
- Yes: or trails, off-street parking to allow walking through the town

50%

32%

13%

6%

Yes

No

Not Sure

No Response

# #17: Would you support a greater mix of commercial business?

- Yes, if they are small businesses - NO large corporations or new developments.
- Yes - 100% Yes
- New development - Depends on what you will consider? Meds, Burger King or Arby's, No Wendy's, pharmacy. Maybe Chick-fil-A (closed Sundays)

39%

31%

27%

3%

Yes

No

Not Sure

No Response

# #17: Would you support new housing?

No - too much traffic already

14%

50%

20%

16%

Yes

No

Not Sure

No Response

# #17: Would you support mixed-use, residential and commercial development?

- No high density with retail on bottom & apartments/ condos above
- Yes - work/live development - NOT strip commercial w/ apartments above

23%

42%

31%

4%

Yes

No

Not Sure

No Response

# Additional Thoughts & Comments

- ❑ Please consider billing residents per household, rather than a flat rate for the trash and recycling. Why should one homeowner pay as much as a household of more occupants?
- ❑ Caution with housing & commercial development. It will never stop until every piece of grass is gone.
- ❑ On Walnut Street we need speed limit reduction & speed bumps to keep children & pets safe from Middle School up to light at 113. Al Reese should be dog friendly.
- ❑ Speed limit reduction on Walnut Street & it needs to be enforced

# Additional Thoughts & Comments

## 1-5 Years

- We would love to have special humps on Noble Drive to slow all the cars that cut through the development to avoid the school zone and traffic lights on 113. Speed limit is 25 and almost no one follows it.
- We live in Sterling Knoll and have young children. People use our neighborhood to cut over to 113 and they speed through. I would love to see special bumps or a sign (digital) enforcing the speed.
- No new housing, more parks
- A clean looking 113
- Trees are great things
- Great community - limited housing for young and growing families which does not make attractive due to limited single family housing that isn't outdated.
- Covid 19 has made me appreciate this community so much more! I like the idea of a walkable community. We walk to daycare, dentist,,quick stop, Bolton's and so on. We would like more places to,walk to so we could support small businesses within the community.

# Additional Thoughts & Comments

## 6-10 Years

- ❑ Need traffic light at Green St. and 113
- ❑ I work in commercial lending and I know having a more diverse commercial sector will bring better revenue to the borough. We also need more sidewalks to get around all over the borough. A better park/playground material and sets would be good for the kids; the one on Park Ave. is very outdated.
- ❑ Would love speed bumps on Rt. 113 like those on Green St.
- ❑ If there are chain stores/new housing, we would consider moving. We live here because it's small.
- ❑ Due to nationwide Covid Pandemic-families are already struggling to make ends meet and higher taxes would add to the struggle.

# Additional Thoughts & Comments

## 11-20 Years

- Townhouse development are not in character with the Borough - they should be discouraged
- Increase the commercial occupancy in a way that helps our tax base.
- Add stripping along Rte 113 parallel to the curb to designate on-street parking. This will both encourage parking and provide a visual narrowing of the road to slow traffic.
- Thanks for your work to keep Silverdale a small town with a friendly feel.
- Townhouse developments are not in character with the borough - they should be discouraged.
- Increase commercial occupancy in a way that helps our tax base.
- Add stripping along Rt. 113 parallel to curb to designate a street parking. This will both encourage parking and provide a visual narrowing of the road to slow traffic.

# Additional Thoughts & Comments

## 11-20 Years

- Additional development will bring additional traffic and lower the small town feel and safety.
- Be able to pay sewer and trash bills online without a “convenience fee”
- Would like no increase in taxes in the future.
- No bakeries in the area, suggest a small business bakery.
- If a restaurant is added in silverdale, please have it designed with the look/feel of our area. No big commercial restaurants. Make sure there’s outdoor seating designed.
- The new housing development built on the Gutman property has given my property runoff water. We addressed the borough, meeting, and the civil engineer. The effect of the improvements affected my property. So I don’t support more improvements.
- Incorporate land planning strategies for any new development. Take into consideration water movement and management and any other environmental concerns.
- We moved here because of how small and quiet it was and we love the open space in between everything. It is relaxing to just sit outside and not worry.

# Additional Thoughts & Comments

## 25+ Years

- Shrubs on 113 and Green too large - traffic hazard
- Rather than start more projects, lets focus on maintenance of existing amenities
- Water study on why so much water pours and drainage issues on Silver St.
- When I moved here over 40+ years ago I was told that there were no sidewalks on the street where I live to keep the country like setting. WHY CHANGE NOW!
- No new taxes. Can't afford what we have now.
- Why are we spending taxpayers money for a consultant group??? The borough is small, is it really necessary?
- Individual mailboxes- we need mail delivery! Too expensive and inconvenient for a post office box.
- Get rid of the fireworks.
- Tell us why increases in taxes, trash removal, fire tax; when and why was this proposed and passed?
- A day to honor first responders and healthcare workers
- Development would help with tax base and residential development would help support more restaurants and shops
- Silverdale in general could support current residences - ex: instead of taking away nice macadam on Oak Drive - should have repaved instead of throwing tar and stones over the macadam. We feel it took the beauty of Oak Drive away - took it a step down.

# Additional Thoughts & Comments

## 25+ Years

- Leave it alone - No building
- Hope we can maintain the small town, know your neighbor, community.
- How much revenue does a small town need. What does the money get spent on?
- No more speed bumps
- Parking on Main St. would make it difficult to enter traffic from driveways. Any businesses on Main St. should have off street parking.
- I think the open space needs to stay open on Main St. we only have a little.
- Main and Green needs vegetation removed before a serious accident.
- Snow plows should be prohibited from plowing street snow onto sidewalks.
- Salt is damaging sidewalks.
- Boro should be liable for replacing these sidewalks.
- Spray weeds at entrance to Sterling Knoll Dev.
- Detlans needs to improve their curb appeal, they sell lawn equipment but their grounds are overrun by weeds, curb weeds look bad. The lot is full of junk cars, trucks, old worn equipment looks trashy.
- Would like to see some businesses along Rt. 113 (Detlans and outdoor structures) cleaned up. Also, rental house on Green St. (has been unoccupied for some time)

# Additional Thoughts & Comments

## 25+ Years

- ❑ Old house across from Detlans very large tree fallen very close to the street and needs to be removed.
- ❑ Borough office open hours extended to 3 pm. Maybe a thought.
- ❑ More street cleaning
- ❑ Dog owners need to “curb” their dog - not have them use the homeowner's property.
- ❑ More use of retirement center - craft events with vendors, special programs in entertainment.
- ❑ Repave streets on a deeded basis or after a number of years - not “chip and tar” approach - (use of cost-benefit and issues).
- ❑ League Program for “community youth” basketball, soccer, baseball, etc.
- ❑ Silverdale is nice and quiet and very safe. We have enjoyed living here for 25 years. It's a wonderful community. We hope to stay here for many more years.
- ❑ I remember talking years ago of continuing the road at Rt. 152 (Barringer Ave.) to go straight, what is now the shed display yard and join up down on (Walnut St.) Rt. 152. This would move traffic from 113 and 152 (Walnut St.) and create a whole new main street with mixed commercial and residential. The incentive to the property owners would be new frontage and value to their properties. This could be an exciting blank slate.

# Additional Thoughts & Comments

## 25+ Years

- Silverdale is a quiet little town. Please keep it that way. I have lived here 65+ years and say enough housing.
- When we moved to Silverdale, it was a small rural town which we loved. It has lost some of this appeal due to the loss of open space.
- We really like the small town feel. Definitely don't need more housing. I guess a business or 2 would be ok, but not a whole bunch of them. Too much traffic. How about a bakery or breakfast spot?
- Not in favor of any high density/low income housing This would be the quickest way to move away from the small town appeal.
- Things like trails need to connect and also lead to parks and market areas. Purposeful walking trails.
- With "over 55" housing - adds \$\$ to the community not cost. Over 55 is underserved in Silverdale.
- Need a traffic light at 113 and Green St. it is very difficult to make a left turn onto Rt. 113
- Just leave it alone
- You can't get people to go to the concerts in park, so what can you get to bring people to come?
- More signs for traffic to SLOW DOWN

# Additional Thoughts & Comments

## 25+ Years

- ❑ I wish the Dunkin Donuts had been something else - a coffee shop or healthy eatery. Live across the street from it and have never been there. I really wish motorists would slow down and observe the speed limit in front of the turkey farm down to the firehouse.
- ❑ I think a Community Day would promote discussion and interest in development.
- ❑ DECISIONS ABOUT ALL OF THIS ABOVE HAS A HUGE IMPACT ON ALL OF US! We enjoy our community. We are grateful that for the most part it is conservative, we have good stewardship, and our neighborhood will stay family friendly because of this. Too many surrounding areas have negative impacts due to supposed good growth. Decisions need to be inclusive of everyone, so far that's been relatively true. Thanks for asking, God willing you really hear us!
- ❑ Please more sidewalks & better traffic control. Hard to walk to post office, but really I wish there was mail delivery.
- ❑ House at 113 & Garden Street need to cut back or remove those huge bushes. It is a major safety concern.
- ❑ Find a new snow removal company as they have done a poor job in the past creating more work for homeowners and the disabled.
- ❑ Do not wish to see development of new homes or industrial park.

# Additional Thoughts & Comments

## 25+ Years

- Silverdale is difficult because of major roads of 113 & 152. Somehow there needs to be a distinction on these roads when entering the town. Street trees, street lights, traffic calming, welcome to Silverdale with attractive planting, no weeds along curbs, black or upscale traffic lights. I think this could calm traffic and set the mood for business owners taking notice, wanting to be here and residents taking more pride and improving properties.
- I like it as is.
- Flags of Veterans along Rt. 113
- Silverdale's charm means less traffic - no more housing
- No overnight parking on Barringer
- Would like to see more help from Borough concerning questions and concerns not everything is neighbor disputes
- Oak Drive was covered with stones and tar (years ago). This was a very unpopular job with the neighbors and also dangerous to the children. This process should not be used again in the Boro.
- Listen to residents and be kind
- Explore alternative energy usage