Plan Slate Belt

DATA COMPANION TO THE COMPREHENSIVE PLAN

• Bangor • East Bangor • Pen Argyl •
• Portland • Roseto • Upper Mount Bethel •
• Washington • Wind Gap •

PLAN SLATE BELT

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Cover Photo: The Delaware River, from the Portland, PA side.

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The numbers in this data companion have been updated since the release of the original Issues and Opportunities document in 2019.

REGIONAL PROFILE

Before developing any proposals to guide future municipal decision-making, it is essential to first have a clear understanding of the community. This regional profile of the Slate Belt region provides data and research findings that can help in identifying key considerations, setting clear priorities and informing subsequent policy decisions. The Lehigh Valley Planning Commission has examined regional conditions related to the following sixteen factors:

- **Population**
- **Age**
- **Race and Ethnicity**
- **Households**
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POPULATION

From 2000 to 2021, four of the Slate Belt Plan region's boroughs — Bangor, Pen Argyl, Portland and Roseto Boroughs — experienced decreases in population. The two municipalities forecasted to have the largest increase in population are Washington Township (10.1%) and Upper Mount Bethel Township (7.3%).

MUNICIPALITY	2000	2010	2021	2050	# CHANGE 2021-2050	% CHANGE 2021-2050
Bangor	5,319	5,273	5,172	5,262	90	1.7%
East Bangor	979	1,172	1,117	1,190	73	6.5%
Pen Argyl	3,615	3,595	3,494	3,483	-11	-0.3%
Portland	579	519	490	476	-14	-2.9%
Roseto	1,653	1,567	1,577	1,649	72	4.6%
Upper Mount Bethel	6,063	6,706	6,430	6,897	467	7.3%
Washington	4,152	5,122	5,160	5,681	521	10.1%
Wind Gap	2,812	2,720	3,174	3,098	-76	-2.4%
Plan Slate Belt Communities	**25,172**	**26,674**	**26,614**	**27,736**	**1,122**	**4.2%**
Northampton County	**267,066**	**297,735**	**318,051**	**362,224**	**44,173**	**13.9%**

US Census Bureau: Decennial Census 2000, 2010 and Population Estimates 2021; LVPC Projection: 2050

AGE

Within the region, all of the townships — Upper Mount Bethel and Washington — as well as Wind Gap Borough have a higher percentage of senior residents (age 65+) than Northampton County as a whole.

MUNICIPALITY	TOTAL POPULATION	AGE 0-14	AGE 15-24	AGE 25-44	AGE 45-64	AGE 65+
Bangor	5,203	22.3%	16.8%	25.9%	21.5%	13.4%
East Bangor	1,117	22.9%	11.4%	29.6%	26.1%	10.1%
Pen Argyl	3,518	19.5%	12.6%	29.0%	28.2%	10.9%
Portland	507	23.9%	9.9%	20.1%	36.9%	9.3%
Roseto	1,966	25.4%	10.6%	31.7%	20.8%	11.7%
Upper Mount Bethel	6,487	12.6%	7.4%	20.6%	39.6%	19.8%
Washington	5,157	14.4%	11.8%	22.4%	27.2%	24.1%
Wind Gap	2,877	13.3%	12.7%	25.7%	29.2%	19.2%
Plan Slate Belt Communities	**26,832**	**17.4%**	**11.8%**	**24.8%**	**29.1%**	**17.0%**
Northampton County	**311,359**	**16.10%**	**13.60%**	**23.80%**	**27.40%**	**19.0%**

US Census Bureau: American Community Survey 2017 - 2021 (5-year Estimates)

RACE & ETHNICITY

The Slate Belt region is less racially diverse than Northampton County, with every municipality except Bangor Borough having a White alone population above 90%. This contrasts with Northampton County's White alone population rate of 81%.

MUNICIPALITY	TOTAL POPULATION	WHITE ALONE	HISPANIC (ANY RACE)	BLACK ALONE	ASIAN ALONE	OTHER ALONE*	TWO OR MORE RACES
Bangor	5,203	86.3%	11.1%	2.6%	0.0%	2.0%	9.1%
East Bangor	1,117	91.8%	18.0%	3.2%	0.6%	2.7%	1.7%
Pen Argyl	3,518	91.9%	8.0%	2.9%	0.0%	2.4%	2.8%
Portland	507	94.7%	24.1%	0.4%	0.0%	1.6%	3.4%
Roseto	1,966	96.8%	8.6%	0.4%	0.0%	0.0%	2.8%
Upper Mount Bethel	6,487	90.2%	8.6%	2.2%	1.8%	3.6%	2.1%
Washington	5,157	91.3%	7.9%	2.3%	1.7%	3.0%	1.8%
Wind Gap	2,877	94.6%	3.0%	1.7%	1.3%	0.0%	2.4%
Plan Slate Belt Communities	**26,832**	**91.0%**	**9.0%**	**2.2%**	**0.9%**	**2.3%**	**3.6%**
Northampton County	**311,359**	**81.0%**	**14.3%**	**6.0%**	**2.9%**	**4.0%**	**5.9%**

**Includes Native Hawaiian and Other Pacific Islander Alone, American Indian and Alaska Native Alone, and Some Other Race Alone*

US Census Bureau: American Community Survey 2017 - 2021 (5-year Estimates)

HOUSEHOLDS

Households within the region classified as family with married couple comprise a higher percentage of total households than the Northampton County average. Every municipality except Bangor and Wind Gap Boroughs has a higher percentage of this household type than the county average.

The municipalities with the highest percentage of single-parent households, with percentages above 20% of total households, are in Bangor and East Bangor Boroughs.

MUNICIPALITY	OCCUPIED UNITS	FAMILY, MARRIED COUPLE	FAMILY, SINGLE PARENT	NON-FAMILY
Bangor	1,945	46.3%	25.3%	28.4%
East Bangor	394	51.8%	21.6%	26.6%
Pen Argyl	1,327	57.3%	18.4%	24.3%
Portland	175	54.3%	18.3%	27.4%
Roseto	688	59.9%	14.8%	25.3%
Upper Mount Bethel	2,653	52.7%	16.8%	30.5%
Washington	1,927	70.1%	8.2%	21.7%
Wind Gap	1,205	43.2%	17.1%	39.8%
Plan Slate Belt Communities	**10,314**	**54.7%**	**17.1%**	**28.2%**
Northampton County	**119,208**	**51.5%**	**16.1%**	**32.4%**

US Census Bureau: American Community Survey 2017 - 2021 (5-year Estimates)

HOMEOWNERSHIP

Owner-occupied homes as a percentage of total units is lowest in the boroughs, ranging from 50.3% in Portland Borough to 70.2% in Pen Argyl Borough. This contrasts with the Northampton County percentage of 71.5%. Alternatively, homeownership rates in the two townships are all above 80%.

MUNICIPALITY	TOTAL OCCUPIED UNITS	OWNER OCCUPIED	RENTER OCCUPIED
Bangor	1,945	61.6%	38.4%
East Bangor	394	60.4%	39.6%
Pen Argyl	1,327	70.2%	29.8%
Portland	175	50.3%	49.7%
Roseto	688	68.9%	31.1%
Upper Mount Bethel	2,653	83.0%	17.0%
Washington	1,927	83.6%	16.4%
Wind Gap	1,205	55.2%	44.8%
Slate Belt Plan Communities	**10,314**	**74.2%**	**25.8%**
Northampton County	**119,208**	**71.5%**	**28.5%**

US Census Bureau: American Community Survey 2017-2021 (5-year Estimates)

VACANCY

The 2021 vacancy rate in the Slate Belt Plan Communities region ranged from 3% in Bangor to 27.1% in Portland Borough.

MUNICIPALITY	2010 VACANCY RATE	2021 VACANCY RATE	% CHANGE
Bangor	8.3%	13.6%	5.3%
East Bangor	5.8%	3.0%	-2.8%
Pen Argyl	6.5%	6.0%	-0.5%
Portland	4.5%	27.1%	22.6%
Roseto	5.2%	3.6%	-1.6%
Upper Mount Bethel	10.3%	11.1%	0.8%
Washington	4.8%	3.7%	-1.1%
Wind Gap	6.3%	10.0%	3.7%
Northampton County	**5.6%**	**6.1%**	**0.5%**

US Census Bureau: Decennial Census 2010 and American Community Survey 2017-2021 (5-year Estimates)

INCOME

Three municipalities — Bangor, Portland and Wind Gap Boroughs — had 2021 median household incomes below $60,000, and three municipalities — Upper Mount Bethel and Washington Townships, and Pen Argyl Borough — had 2021 median household incomes above $75,000.

MUNICIPALITY	2010 MEDIAN HOUSEHOLD INCOME	2021 MEDIAN HOUSEHOLD INCOME	2010-2021 CHANGE
Bangor	$50,887	$54,614	$3,727
East Bangor	$55,208	$63,750	$8,542
Pen Argyl	$52,500	$77,634	$25,134
Portland	$50,114	$58,068	$7,954
Roseto	$54,167	$71,538	$17,371
Upper Mount Bethel	$60,320	$75,023	$14,703
Washington	$60,517	$79,879	$19,362
Wind Gap	$48,658	$50,128	$1,470
Northampton County	**$58,762**	**$77,103**	**$18,341**

US Census Bureau: American Community Survey 2006-2010 (5-year Estimates) and 2017-2021 (5-year Estimates)

HOUSING COSTS

A general rule of thumb is that households should try to devote no more than 30% of their gross income to housing costs (including rent or mortgage, utilities, insurance, and real estate taxes) so that sufficient resources are available for other needs. The Northampton County average is 24.3%. The municipalities within the Plan Slate Belt region show a wide range of spending on housing costs.

MUNICIPALITY	HOUSING UNITS WITH A MORTGAGE	LESS THAN 30% OF INCOME	30%+ OF INCOME	HOUSING UNITS WITHOUT A MORTGAGE	LESS THAN 30% OF INCOME	30%+ OF INCOME
Bangor	785	66.9%	33.1%	414	92.3%	7.7%
East Bangor	135	85.9%	14.1%	103	66.0%	34.0%
Pen Argyl	726	80.3%	19.7%	205	77.6%	22.4%
Portland	47	59.6%	40.4%	39	53.8%	46.2%
Roseto	353	84.7%	15.3%	121	88.4%	11.6%
Upper Mount Bethel	1,280	67.0%	33.0%	913	90.3%	9.7%
Washington	1,147	71.3%	28.7%	464	86.4%	13.6%
Wind Gap	400	42.0%	58.0%	265	75.5%	24.5%
Plan Slate Belt Communities	**4,873**	**69.7%**	**30.3%**	**2,524**	**85.7%**	**14.3%**
Northampton County	**53,791**	**75.7%**	**24.3%**	**31,122**	**84.6%**	**15.4%**

US Census Bureau: American Community Survey 2017-2021 (5-year Estimates)

OCCUPIED UNITS PAYING RENT	LESS THAN 30% OF INCOME	30%+ OF INCOME
746	57.6%	42.4%
145	49.0%	51.0%
360	52.8%	47.2%
87	69.0%	31.0%
191	44.0%	56.0%
428	70.3%	29.7%
308	53.6%	46.4%
540	60.6%	39.4%
2,805	**58.0%**	**42.0%**
32,296	**49.9%**	**50.1%**

HOUSING SALES BY YEAR

Housing sales data in the region generally reflect trends seen nationally with an increase in sales as the region recovered from the 2008 recession and a recent downturn in sales from 2021 to 2022.

MUNICIPALITY	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Bangor	22	22	33	52	44	61	61	80	86	78	94	86
East Bangor	4	6	8	4	9	5	10	17	13	15	12	13
Pen Argyl	16	25	28	23	30	35	42	44	55	44	76	54
Portland	2	4	4	1	4	5	5	3	4	6	6	8
Roseto	4	12	15	12	21	15	21	23	14	24	33	20
Upper Mount Bethel	21	25	38	47	50	54	59	46	62	69	73	68
Washington	19	33	36	34	41	39	52	60	63	56	65	54
Wind Gap	10	13	16	22	19	27	21	22	29	24	43	22

Northampton County Assessment Data and Lehigh Valley Planning Commission

PERCENT OF UNITS SOLD BY TYPE IN 2022

Single-family detached units defined much of the residential market for Plan Slate Belt municipalities in 2022. Denser housing types were typically found in the Boroughs.

MUNICIPALITY	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED	MOBILE HOME	MULTI-FAMILY	CONDOMINIUM
Bangor	56%	24%	1%	19%	0%
East Bangor	69%	23%	8%	0%	0%
Pen Argyl	48%	37%	0%	15%	0%
Portland	75%	0%	0%	25%	0%
Roseto	85%	10%	0%	5%	0%
Upper Mount Bethel	85%	1%	9%	3%	1%
Washington	89%	6%	2%	4%	0%
Wind Gap	91%	5%	0%	0%	5%
Plan Slate Belt Communities	**75%**	**13%**	**3%**	**9%**	**1%**
Northampton County	**63%**	**26%**	**1%**	**4%**	**6%**

Northampton County Assessment Data and Lehigh Valley Planning Commission

MEDIAN SALES PRICE

The housing market within the Plan Slate Belt community has experienced significant change in the last decade. To name a few, the median sales price range from $196,500 in Pen Argyl Borough to $387,450 in Washington Township, and Roseto Borough experienced a 73% increase in median sales price from 2011 to 2022.

MUNICIPALITY	2011	2012	2013	2014	2015	2016
Bangor	$125,999	$131,750	$130,000	$125,750	$109,450	$130,000
East Bangor	$160,000	$162,890	$145,900	$210,000	$134,000	$143,000
Pen Argyl	$169,500	$110,000	$122,450	$125,000	$139,000	$130,000
Portland	$163,000	$164,500	$150,500	$112,000	$166,000	$100,000
Roseto	$139,500	$130,000	$144,250	$132,250	$141,000	$140,000
Upper Mount Bethel	$275,000	$180,000	$245,500	$205,000	$206,500	$223,250
Washington	$227,000	$245,000	$227,500	$230,000	$230,000	$203,000
Wind Gap	$157,325	$139,900	$126,550	$147,750	$154,000	$149,000

Northampton County Assessment Data and Lehigh Valley Planning Commission

2017	2018	2019	2020	2021	2022
$124,900	$130,750	$135,000	$157,156	$194,250	$202,500
$133,500	$144,000	$150,000	$165,000	$181,000	$210,000
$137,500	$152,400	$128,000	$155,500	$179,900	$196,500
$160,000	$146,000	$137,500	$157,200	$217,450	$208,500
$152,900	$154,000	$141,000	$183,157	$200,000	$241,000
$215,000	$187,500	$225,500	$274,900	$300,000	$339,000
$246,000	$295,750	$280,000	$287,750	$329,900	$387,450
$180,000	$155,950	$185,000	$197,500	$230,000	$239,450

HOUSING ATTAINABILITY

Municipalities in the region experienced mixed results in housing attainability as measured by the availability of housing units relative to household income. There was a deficit of available units for households at the very lowest and very highest income levels.

	DEMAND		SUPPLY				UNIT SURPLUS / SHORTAGE
Percent of Area Median Income (Max)	Maximum Income Level	Total Households	Fee Simple Units (FHA)	Condo Units	Rental Units	Total Supply	Total Supply - Total Households
Up to 24%	$14,999	945	125	1	347	473	-472
Up to 47%	$29,999	2,080	637	0	1,342	1,979	-101
Up to 63%	$39,999	1,233	2,249	2	1,271	3,522	2,289
Up to 79%	$49,999	1,515	2,790	22	442	3,254	1,739
Up to 95%	$59,999	1,082	2,073	0	134	2,207	1,125
Up to 158%	$99,999	3,847	3,494	0	88	3,582	-265
Over 158%	No Max	3,363	1,116	1	31	1,148	-2,215

US Census Bureau: American Community Survey 2017 - 2021 (5-year Estimates) and Lehigh Valley Planning Commission

**All Slate Belt municipalities are included in the data*

POVERTY

All six of the boroughs in the region had a higher percentage of their population living below the poverty line than the average for Northampton County as a whole. The highest percentages were Portland Borough with 24.7% and East Bangor Borough with 15.9%.

MUNICIPALITY	2010 % BELOW POVERTY LEVEL	2021 % BELOW POVERTY LEVEL	2010-2021 % CHANGE
Bangor	12.9%	10.7%	-2.2%
East Bangor	13.5%	15.9%	2.4%
Pen Argyl	17.4%	12.1%	-5.3%
Portland	9.7%	24.7%	15.0%
Roseto	10.8%	13.0%	2.2%
Upper Mount Bethel	2.4%	7.2%	4.8%
Washington	6.7%	3.4%	-3.3%
Wind Gap	5.1%	12.1%	7.0%
Plan Slate Belt Communities	**8.7%**	**9.4%**	**0.7%**
Northampton County	**8.8%**	**9.0%**	**0.2%**

US Census Bureau: American Community Survey 2006-2010 (5-year Estimates) and 2017-2021 (5-year Estimates)

PUBLIC SCHOOL ENROLLMENTS

Public school enrollment in the two school districts in the Slate Belt region continues to decrease. Over the last 18 years, enrollments have decreased by approximately one-fourth. These declines are due in large part to the aging demographics of the region.

** Public school enrollment numbers reflect representation from the townships of Lower Mount Bethel and Plainfield, who are no longer a part of Plan Slate Belt.*

YEAR	BANGOR AREA SCHOOL DISTRICT (BASD)	PEN ARGYL AREA SCHOOL DISTRICT (PAASD)
2004-2005	3,637	1,999
2005-2006	3,588	1,959
2006-2007	3,617	1,915
2007-2008	3,593	1,924
2008-2009	3,426	1,881
2009-2010	3,347	1,849
2010-2011	3,320	1,814
2011-2012	3,232	1,774
2012-2013	3,118	1,734
2013-2014	3,031	1,682

Pennsylvania Department of Education Public School Enrollments Reports

YEAR	BANGOR AREA SCHOOL DISTRICT (BASD)	PEN ARGYL AREA SCHOOL DISTRICT (PAASD)
2014-2015	2,985	1,642
2015-2016	3,118	1,639
2016-2017	3,095	1,655
2017-2018	2,968	1,629
2018-2019	2,973	1,568
2019-2020	2,969	1,492
2020-2021	2,755	1,473
2021-2022	2,771	1,461
2022-2023	2,776	1,455

TOTAL ENROLLMENT DECREASE BETWEEN 2004 AND 2023		
	BANGOR AREA SCHOOL DISTRICT (BASD)	PEN ARGYL AREA SCHOOL DISTRICT (PAASD)
Number	**-861**	**-544**
Percentage	**-23.7%**	**-27.2%**

EDUCATIONAL ATTAINMENT (25 AND OLDER)

Within the Plan Slate Belt region, the percentage of the population with a high school diploma increased in seven of the eight municipalities since 2010, and the percentage of the population with a Bachelor's Degree increased in seven of eight municipalities.

MUNICIPALITY	% LESS THAN HIGH SCHOOL DIPLOMA AS OF 2010	% LESS THAN HIGH SCHOOL DIPLOMA AS OF 2021	2010-2021 % CHANGE
Bangor	19.9%	12.2%	-7.7%
East Bangor	22.5%	8.3%	-14.2%
Pen Argyl	13.4%	9.9%	-3.5%
Portland	6.8%	4.5%	-2.3%
Roseto	15.2%	6.1%	-9.1%
Upper Mount Bethel	14.4%	5.0%	-9.4%
Washington	10.3%	10.7%	0.4%
Wind Gap	19.8%	10.0%	-9.8%
Northampton County	**13.0%**	**8.4%**	**-4.6%**

US Census Bureau: American Community Survey 2006-2010 (5-year Estimates) and 2017-2021 (5-year Estimates)

% BACHELOR'S DEGREE OR HIGHER AS OF 2010	% BACHELOR'S DEGREE OR HIGHER AS OF 2021	2010-2021 % CHANGE
17.3%	18.4%	1.1%
11.5%	13.5%	2.0%
14.4%	20.9%	6.5%
17.2%	8.0%	-9.2%
16.0%	24.4%	8.4%
18.5%	28.6%	10.1%
21.0%	25.5%	4.5%
19.6%	21.8%	2.2%
26.3%	**32.8%**	**6.5%**

EMPLOYMENT (16 AND OLDER)

The Plan Slate Belt region has a significantly higher percentage of employment than Northampton County in the following economic sectors: construction; transportation, warehousing and utilities; public administration; and agriculture. It was significantly lower in professional services and financial, real estate and insurance sectors.

EMPLOYMENT SECTOR	BANGOR	EAST BANGOR	PEN ARGYL	PORTLAND
Educational services, health care and social assistance	22.3%	17.9%	24.4%	26.2%
Manufacturing	16.3%	20.0%	11.3%	10.0%
Retail trade	10.0%	6.8%	7.3%	15.0%
Professional, scientific, management, administrative andwaste management services	4.1%	11.9%	4.6%	4.4%
Finance and insurance, real estate, rental and leasing	1.2%	3.3%	6.0%	4.4%
Arts, entertainment, recreation, accommodation and food services	10.5%	6.4%	17.0%	17.2%
Construction	11.0%	9.5%	7.7%	8.9%
Transportation, warehousing and utilities	9.6%	12.5%	7.7%	10.6%
Other services, except public administration	3.0%	7.4%	2.2%	3.3%
Wholesale trade	5.5%	0.0%	4.8%	0.0%
Information	1.5%	0.0%	0.4%	0.0%
Public administration	3.0%	1.4%	5.8%	0.0%
Agriculture, forestry, fishing and hunting, and mining	2.0%	2.9%	0.8%	0.0%

US Census Bureau: American Community Survey 2017-2021 (5-year Estimates)

ROSETO	UPPER MT. BETHEL	WASHINGTON	WIND GAP	NORTHAMPTON COUNTY
23.7%	24.5%	17.3%	24.4%	**26.6%**
11.7%	15.1%	16.3%	16.2%	**13.9%**
15.2%	12.9%	9.6%	13.8%	**11.2%**
7.9%	5.5%	8.4%	7.8%	**9.0%**
1.5%	6.5%	2.2%	5.4%	**5.5%**
3.6%	9.5%	12.1%	12.5%	**8.0%**
3.6%	7.7%	5.2%	2.0%	**5.8%**
19.6%	5.7%	12.9%	7.4%	**7.0%**
3.1%	5.6%	3.6%	2.3%	**4.0%**
1.1%	2.9%	1.1%	1.7%	**3.2%**
2.6%	0.1%	0.7%	5.2%	**1.9%**
6.1%	3.6%	8.2%	1.3%	**3.4%**
0.3%	0.4%	2.4%	0.0%	**0.5%**

EXISTING LAND USE BY MUNICIPALITY

Approximately one-third of the regions total land base is in agricultural use with another one-third classified as rural residential. This reflects the region's identity as a primarily agricultural and rural place.

EXISTING LAND USE	BANGOR	EAST BANGOR	PEN ARGYL	PORTLAND
Agriculture & Vacant	299.5	66.0	125.9	148.0
Commercial & Retail	41.9	86.2	10.7	4.7
Industrial & Manufacturing	25.2	16.8	251.1	31.6
Office & Business	2.5	-	1.3	1.7
Parks & Other Outdoor Recreation Facilities	45.1	112.7	32.7	14.1
Public & Quasi Public	32.1	0.7	58.5	5.3
Residential	386.1	141.2	272.1	96.3
Right of Way	127.2	38.1	108.5	60.8
Rural Residential	-	74.3	-	2.6
Transportation, Communication, & Utilities	7.3	10.2	31.4	5.5
Warehouse & Distribution	1.8	-	2.1	-
Grand Total	**968.7**	**546.2**	**894.3**	**370.6**

Northampton County Assessment Data and Lehigh Valley Planning Commission

ROSETO	UPPER MT. BETHEL	WASHINGTON	WIND GAP	GRAND TOTAL
96.7	9,849.6	3,831.3	251.3	**14,668.3**
2.0	315.0	274.9	54.7	**790.1**
10.8	504.1	120.1	74.0	**1,033.7**
8.3	2.5	36.1	2.5	**54.9**
7.1	2,409.8	148.6	34.2	**2,804.3**
22.0	182.9	75.9	15.7	**393.1**
200.6	4,332.5	2,741.3	304.9	**8,475.0**
58.1	916.8	360.3	114.1	**1,783.9**
-	8,624.9	3,924.5	25.4	**12,651.7**
2.7	1,138.6	66.3	2.1	**1,264.1**
-	-	3.8	-	**7.7**
408.3	**28,276.7**	**11,583.1**	**878.9**	**43,926.8**

DEVELOPMENT REVIEWS

The Lehigh Valley Planning Commision issues an annual report on subdivision and building activity in Lehigh and Northampton Counties. Data for the eight municipalities of the Slate Belt Plan region are provided below.

PLANS REVIEWED BY LVPC (2014-2023)

MUNICIPALITY	PRELIMINARY PLANS	FINAL	TOTAL
Bangor	9	4	13
East Bangor	6	2	8
Pen Argyl	13	10	23
Portland	6	5	11
Roseto	4	2	6
Upper Mt. Bethel	57	42	99
Washington	35	32	67
Wind Gap	17	15	32
Plan Slate Belt Communities	**147**	**112**	**259**

RESIDENTIAL UNITS BY TYPE (2014-2023)

SINGLE FAMILY	TOWNHOUSE	APARTMENT	TWIN
-	226	32	-
3	16	-	-
-	62	228	-
-	-	-	-
-	-	12	2
35	-	-	-
16	32	-	-
-	84	312	4
54	**420**	**584**	**6**

NON-RESIDENTIAL FLOOR AREA BY TYPE (2014-2023)

MUNICIPALITY	INDUSTRIAL	RETAIL	COMMERCIAL	OFFICE	PUBLIC/ QUASI-PUBLIC	RECREATIONAL
Bangor	-	-	6,000	12,000	-	-
East Bangor	-	-	-	-	-	-
Pen Argyl	-	-	-	-	23,697	-
Portland	257,227	-	6,000	-	-	-
Roseto	-	-	-	-	-	-
Upper Mt. Bethel	6,681,290	11,512	-	-	-	-
Washington	-	-	6,500	-	6,617	-
Wind Gap	705,056	-	6,816	-	-	-
Plan Slate Belt Communities	**7,643,573**	**11,512**	**25,316**	**12,000**	**30,314**	**0**

PLANNING ACTIVITY IN THE SLATE BELT

The Municipalities Planning Code (MPC) requires that any proposed changes to local comprehensive plans or land use ordinances be submitted to the county planning agency for review. The county planning agency must then provide comments to the municipalities within 30 days, prior to municipal adoption. The Lehigh Valley Planning Commission (LVPC) serves as the county planning agency for Lehigh and Northampton counties. The LVPC assesses the consistency of proposed plan updates and ordinance amendments within the 62 municipalities of Lehigh and Northampton counties with the comprehensive plan, *FutureLV: The Regional Plan.*

Municipalities may also submit "other such ordinances and regulations governing the development of land" to the LVPC (MPC Section 209.1). The LVPC analyzed the full history of planning activity within the Plan Slate Belt region between January 1, 2014 and March 1, 2023.

MUNICIPALITY	ORDINANCE/AMENDMENT/PLAN	YEAR SUBMITTED TO LVPC
Bangor	New zoning districts, regulations for wireless communication facilities, medical marijuana, and floodplain management regulations	2018
Bangor	Adopt new official map, rezoning Manufacturing Commercial to High Density Residential	2020
Bangor	Zoning ordinance amendments to Industrial Commercial District, and administration and enforcement section	2021
East Bangor	None	N/A
Pen Argyl	Rezoning Industrial to Residential	2017
Pen Argyl	Stormwater management ordinance	2023
Portland	Zoning ordinance/SALDO amendments, floodplain regulations	2014
Portland	Zoning ordinance amendments	2014
Portland	SALDO amendments, manufactured homes	2014

MUNICIPALITY	ORDINANCE/AMENDMENT/PLAN	YEAR SUBMITTED TO LVPC
Portland	Minor corrections to zoning ordinance	2015
Portland	Zoning ordinance amendment, medical marijuana	2017
Roseto	None	N/A
Upper Mt. Bethel	Zoning ordinance amendments, structural size standards and lot coverage requirements	2016
Upper Mt. Bethel	SALDO amendments	2016
Upper Mt. Bethel	Amendments to the Planned Industrial Park requirements in the I-2 and I-3 Industrial Districts	2020
Washington	Zoning ordinance amendment, floodplain management	2014
Washington	SALDO amendments	2016
Washington	SALDO amendments	2020
Wind Gap	None	N/A

VISUAL PREFERENCE SURVEY

The eight communities of the Plan Slate Belt invited all residents and businesses to participate in the Visual Preference Survey. Residents of Lower Mount Bethel and Plainfield Townships were also surveyed, but ultimately, these townships decided not to be included in Plan Slate Belt.

Participation helped create a vision for the future of Bangor, East Bangor, Pen Argyl, Portland, Roseto, Upper Mount Bethel, Washington and Wind Gap. The goal is to maximize community input so where the Slate Belt grows, preserves, redevelops and reuses honors the unique legacy of this region and positions the community for a prosperous future. This brief survey was designed to help understand how residents and businesses think the Plan Slate Belt region can best accomplish this through community values, design and tourism enhancements. Survey results will be incorporated into a new multi-municipal plan that will guide the area over the next ten years and beyond.

A visual preference survey was conducted as part of the Plan Slate Belt effort from September 21st through October 27th, 2021. During the period that the survey was open, 426 responses were received for a margin of error of only +/- 4.6%. This high response rate is largely consistent with the population across the ten Slate Belt communities and the results are presented with a very high degree of confidence.

WHAT IS A VISUAL PREFERENCE SURVEY?

A visualization technique that allows:

- ✓ Community to envision how different types of uses can look.
- ✓ Community to determine what is an acceptable future in terms of what, where and how different types of uses look.
- ✓ Citizens and decision-makers to determine the density, set-backs and other community form-based elements that is an acceptable future.
- ✓ Stakeholders to prioritize types and forms of development that exist now or could exist in the future.
- ✓ Citizens and decision-makers to determine preferences for various types of community design, architectural styles, land/ streetscaping, and/or built-environment options.
- ✓ Stakeholders to determine which components of a plan or project environment contribute positively to a community's overall image or features.

A public engagement technique/tool that provides for:

- ✓ Citizen-based land-use planning.
- ✓ Visualization in land-use and transportation planning.
- ✓ Visioning and consensus-building.

WHY A VISUAL PREFERENCE SURVEY?

A VPS helps community leaders and members sort through existing development, concepts for new development and visualize the potential for a place's future.

A VPS is a more accessible type of survey method as to quickly shows current conditions and possible futures without taking significant time or ability to read, making this survey type one of the most equitable methods for community engagement.

A VPS allows citizens and decision-makers to:

- Understand land-use and transportation concepts and information instantly or intuitively.
- View and rate visual aspects of and preferences for community design images (both existing and proposed).
- Actively participate and provide public input as a factor in decision-making on design components that impact:
  - Community land-use patterns and associated regulations
  - Scope/size/type of transportation, sewer, water and other facilities and services
  - Historic and cultural assets and architectural style
  - The built and human environment, especially the transitions between types of places (e.g., a traditional downtown to a residential neighborhood or a highway commercial location to a traditional downtown
  - Site design features (e.g., sidewalks, crosswalks, traffic lights)

VPS Benefits to Governments/Agencies

- Promotes public understanding of and involvement in:
- Community and design features, including zoning and subdivision andland development
- Transportation and other infrastructure planning
- Supports policymaking, particularly actions development for comprehensive plans
- Helps decipher density, reuse, revitalization, redevelopment and new development preferences

Components of the Visual Preference Survey

The Plan Slate Belt VPS was divided into three sections:

1. Questions on specific uses, their form and community design
2. Questions on areas of special interest to the Steering Committee
   - Outdoor Recreational Tourism
   - Agri-Tourism
3. Questions on Community Perceptions and Demographics

The VPS was made available electronically and in paper to the entire eight-community area and was distributed by local governments, the Lehigh Valley Planning Commission, members of the Slate Belt community, promoted through social media, including Facebook, in-person at the Northampton County Festival on October 16, 2021, and through the Plan Slate Belt website at planslatebelt.org.

KEY SURVEY TAKE-AWAYS

A tremendous amount of community pride exists in the Slate Belt area. In fact, significant physical, financial, and emotional investment has and continues to be made by residents regardless of their tenure in the Slate Belt. By and large, there was consensus around the physical form, land uses, tourism direction and general perception of the area. This is highly unusual among such a large group of municipalities that vary so widely in form, from rural to suburban to urban. This reinforces the distinct identity of the Slate Belt and the value and importance of the Plan Slate Belt Multi-Municipal Comprehensive Plan. The common values of the Slate Belt also underpin the need for strong goals, policies and actions, and implementation.

The Slate Belt Multi-Municipal Plan was part of public engagement activities during the Northampton County Festival, October 16, 2021.

HOUSING

There are a variety of types of housing throughout the Slate Belt from rural to suburban to high-density. Some are owner-occupied, some are rental, and some units are in mixed-use buildings with businesses. Survey respondents were asked to indicate what they rate a series of images on different types of forms, densities and locations of housing. Each image had one possible response and respondents could select between strongly dislike, generally dislike, neutral, generally like or great example.

The housing section measured visual preferences for single-family detached, attached and apartments. These three housing forms make-up most existing residential units in the Slate Belt. Mixed Use, Commercial-Residential properties were surveyed as well, and results are included later in the summary report.

- ✓ **Strongly Dislike**
- ✓ **Generally Dislike**
- ✓ **Neutral**
- ✓ **Generally Like**
- ✓ **Great Example**

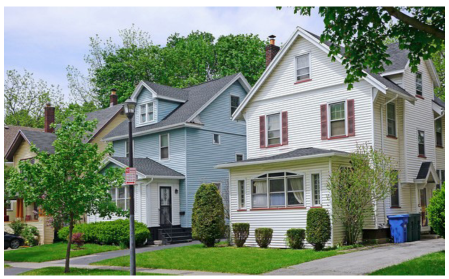
SINGLE-FAMILY HOUSING

Strongly Dislike 7.55%
Generally Dislike 12.97%
Neutral 26.89%
Generally Like 34.91%
Great Example 17.69%

Answered: 424; Skipped: 2

Strongly Dislike 16.67%
Generally Dislike 32.62%
Neutral 22.38%
Generally Like 23.33%
Great Example 5%

Answered: 420; Skipped: 6



Strongly Dislike 2.13%
Generally Dislike 5.20%
Neutral 13.24%
Generally Like 53.66%
Great Example 25.77%

Answered: 422; Skipped: 4

Strongly Dislike 11.88%
Generally Dislike 20.90%
Neutral 24.70%
Generally Like 35.63%
Great Example 6.89%

Answered: 421; Skipped: 5

Strongly Dislike 12.56%
Generally Dislike 22.99%
Neutral 21.09%
Generally Like 33.65%
Great Example 9.72%

Answered: 422; Skipped: 4

Strongly Dislike 19.48%
Generally Dislike 28.50%
Neutral 24.47%
Generally Like 23.99%
Great Example 3.56%

Answered: 421; Skipped: 5

OVERALL PLAN SLATE BELT RESIDENTS:

- ✓ Prefer two-story housing over one-story residential
- ✓ Prefer housing types that are historic or have historical references in design
- ✓ Had the least consensus around housing that had driveways in the front of the house
- ✓ Prefer single-family detached housing that is both walkable and drivable
- ✓ Have a nearly equal preference for low- and medium-density housing development

ATTACHED HOUSING

Strongly Dislike 51.18%
Generally Dislike 24.64%
Neutral 11.61%
Generally Like 10.66%
Great Example 1.90%

Answered: 422; Skipped: 4

Strongly Dislike 24.58%
Generally Dislike 15.51%
Neutral 22.67%
Generally Like 30.07%
Great Example 7.16%

Answered: 419; Skipped: 7

Strongly Dislike 34.12%
Generally Dislike 26.54%
Neutral 18.01%
Generally Like 18.72%
Great Example 2.61%

Answered: 422; Skipped: 4

Strongly Dislike 19%
Generally Dislike 27.32%
Neutral 26.84%
Generally Like 22.09%
Great Example 4.75%

Answered: 421; Skipped: 5

Strongly Dislike 16.59%
Generally Dislike 18.48%
Neutral 26.07%
Generally Like 33.41%
Great Example 5.45%

Answered: 422; Skipped: 4

Strongly Dislike 24.11%
Generally Dislike 27.21%
Neutral 25.06%
Generally Like 21.48%
Great Example 2.15%

Answered: 419; Skipped: 7

OVERALL PLAN SLATE BELT RESIDENTS:

- Do not prefer historic or modern row home development, especially new row home development with front-facing driveways
- Prefer suburban, higher-end twin, one-story housing over all other types of residential in this survey category
- Do not have consensus around three-story attached housing development
- Generally, do not prefer townhomes or twins with modern design characteristics and prefer attached housing with historical design references but, are not historic

APARTMENTS

Strongly Dislike	25.96%
Generally Dislike	26.68%
Neutral	26.44%
Generally Like	18.99%
Great Example	1.92%

Answered: 416; Skipped: 10

Strongly Dislike	36.87%
Generally Dislike	32.53%
Neutral	15.42%
Generally Like	12.53%
Great Example	2.65%

Answered: 415; Skipped: 11

Strongly Dislike	17.39%
Generally Dislike	15.46%
Neutral	23.91%
Generally Like	33.82%
Great Example	9.42%

Answered: 414; Skipped: 12

Strongly Dislike	28.02%
Generally Dislike	20.77%
Neutral	22.22%
Generally Like	24.15%
Great Example	4.83%

Answered: 414; Skipped: 12

Strongly Dislike	14.60%
Generally Dislike	14.84%
Neutral	27.25%
Generally Like	36.98%
Great Example	6.33%

Answered: 411; Skipped: 15

Strongly Dislike	46.51%
Generally Dislike	26.75%
Neutral	13.25%
Generally Like	11.33%
Great Example	2.17%

Answered: 415; Skipped: 11

OVERALL PLAN SLATE BELT RESIDENTS:

- Generally, prefer rental housing that is in historic buildings, whether built for residential or converted into residential later, regardless of building height or density of units
- Do not prefer very tall apartment towers
- Do not prefer walk-out apartments that have a modern design aesthetic even if at lower overall building heights largely consistent with the existing building heights in the boroughs and more in keeping with the walk-out character of owner-occupied units throughout the Slate Belt
- Do not like or like the least, fully-contained, single-entrance and multi-story apartment developments
- Are concerned about rental housing quality as noted in the survey comments

COMMERCIAL

A healthy mix of office, retail, service, general commercial, mixed-use and industrial uses exist in the Slate Belt. The size of these types of businesses vary based on everything from the historic form of the community to the ability of the road network to accommodate customer traffic. Interstate commercial to micro-enterprises are located throughout the area but, new types and scales of business uses are emerging quickly worldwide and certainly in the Slate Belt. Survey respondents were asked to indicate what they rate a series of images on different types of forms, densities and locations of commercial, mixed use and industrial businesses. Each image had one possible response and respondents could select between strongly dislike, generally dislike, neutral, generally like or great example.

- ✓ **Strongly Dislike**
- ✓ **Generally Dislike**
- ✓ **Neutral**
- ✓ **Generally Like**
- ✓ **Great Example**

The business buildings section measured visual preferences for existing and potential uses.

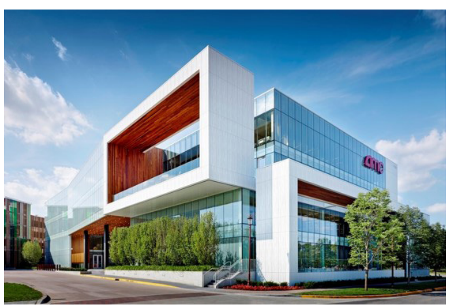
OFFICE

Strongly Dislike
2.78%
Generally Dislike
8.33%
Neutral
22.47%
Generally Like
49.24%
Great Example
17.17%

Answered: 396; Skipped: 30

Strongly Dislike
25.19%
Generally Dislike
29.43%
Neutral
25.44%
Generally Like
17.71%
Great Example
2.24%

Answered: 401; Skipped: 25



Strongly Dislike
39.30%
Generally Dislike
35.57%
Neutral
15.42%
Generally Like
7.96%
Great Example
1.74%

Answered: 402; Skipped: 24

Strongly Dislike
2.76%
Generally Dislike
2.76%
Neutral
17.29%
Generally Like
54.39%
Great Example
22.81%

Answered: 399; Skipped: 27

Strongly Dislike
60%
Generally Dislike
27.50%
Neutral
7%
Generally Like
4.50%
Great Example
1%

Answered: 400; Skipped: 26

Strongly Dislike
7.50%
Generally Dislike
13.75%
Neutral
27.50%
Generally Like
40.50%
Great Example
10.75%

Answered: 400; Skipped: 26

OVERALL PLAN SLATE BELT RESIDENTS:

- Prefer office buildings that are historic or historic in design
- Prefer office buildings that are accessible by foot and by vehicle
- Prefer office buildings that have obvious and easily accessible parking
- Generally prefer office buildings that are one to three stories tall
- Do not have consensus on newer-designed office park-type buildings
- Do not prefer office parks with multiple similar buildings, even if the buildings incorporate green building principles

COMMERCIAL RETAIL

Strongly Dislike	22.78%
Generally Dislike	20.25%
Neutral	28.86%
Generally Like	24.05%
Great Example	4.05%

Answered: 395; Skipped: 31

Strongly Dislike	6.52%
Generally Dislike	10.53%
Neutral	23.31%
Generally Like	47.37%
Great Example	12.28%

Answered: 399; Skipped: 27

Strongly Dislike	10.08%
Generally Dislike	17.63%
Neutral	32.49%
Generally Like	36.27%
Great Example	3.53%

Answered: 397; Skipped: 29

Strongly Dislike	4.55%
Generally Dislike	5.81%
Neutral	19.44%
Generally Like	49.75%
Great Example	20.45%

Answered: 396; Skipped: 30

Strongly Dislike	15.11%
Generally Dislike	28.72%
Neutral	27.46%
Generally Like	24.43%
Great Example	4.28%

Answered: 397; Skipped: 29

Strongly Dislike	13.60%
Generally Dislike	22.17%
Neutral	28.97%
Generally Like	26.45%
Great Example	8.82%

Answered: 397; Skipped: 29

OVERALL PLAN SLATE BELT RESIDENTS:

- Prefer commercial districts with a mix of new and old buildings that balance vehicle and pedestrian circulation
- Are neutral or prefer fast food and fast casual businesses, indicating a wide acceptance of convenience dining options
- Prefer new strip commercial developments that are landscaped, have building layouts that roughly mimic historic grid circulation patterns for people and vehicles over strip commercial centers that are entirely vehicle-oriented with large, paved parking lots
- Do not have consensus on historic commercial developments with adjoined parking decks
- Do not prefer very modern or very high-end strip commercial shopping centers, even if all other design characteristics from parking location to landscaping are the same as in preferred designs

MIXED-USE DEVELOPMENT

Strongly Dislike
11.66%
Generally Dislike
12.16%
Neutral
27.05%
Generally Like
39.70%
Great Example
9.43%

Answered: 403; Skipped: 23

Strongly Dislike
6.19%
Generally Dislike
5.69%
Neutral
20.79%
Generally Like
51.49%
Great Example
15.84%

Answered: 404; Skipped: 22

Strongly Dislike
32.75%
Generally Dislike
23.08%
Neutral
18.11%
Generally Like
21.09%
Great Example
4.96%

Answered: 403; Skipped: 23

Strongly Dislike
6.22%
Generally Dislike
11.69%
Neutral
25.12%
Generally Like
44.53%
Great Example
12.44%

Answered: 402; Skipped: 24

Strongly Dislike
10.70%
Generally Dislike
10.70%
Neutral
22.14%
Generally Like
47.76%
Great Example
8.71%

Answered: 402; Skipped: 24

Strongly Dislike
18.52%
Generally Dislike
30.86%
Neutral
28.64%
Generally Like
18.52%
Great Example
3.46%

Answered: 405; Skipped: 21

OVERALL PLAN SLATE BELT RESIDENTS:

- Prefer mixed-use buildings that are historic or have historic design elements
- Prefer balanced accessibility, that is walkable and driveable
- Prefer development designs that are two and three stories tall, which is generally at the scale of existing historic centers
- Do not prefer large, multi-building mixed-use developments
- Do not have consensus on mixed-use buildings that are walkable and driveable if of a modern architectural style
- Prefer mixed-use developments that are landscaped, including street trees and limited buffer plantings

INDUSTRIAL

Strongly Dislike	40.87%
Generally Dislike	19.79%
Neutral	24.16%
Generally Like	13.62%
Great Example	1.54%

Answered: 389; Skipped: 37

Strongly Dislike	14.50%
Generally Dislike	18.58%
Neutral	33.08%
Generally Like	27.74%
Great Example	6.11%

Answered: 393; Skipped: 33

Strongly Dislike	10.41%
Generally Dislike	11.93%
Neutral	29.44%
Generally Like	38.32%
Great Example	9.90%

Answered: 394; Skipped: 32

Strongly Dislike	30.71%
Generally Dislike	14.72%
Neutral	35.28%
Generally Like	14.21%
Great Example	5.08%

Answered: 394; Skipped: 32

Strongly Dislike	44.78%
Generally Dislike	21.12%
Neutral	16.79%
Generally Like	12.72%
Great Example	4.58%

Answered: 397; Skipped: 29

Strongly Dislike	43.22%
Generally Dislike	23.79%
Neutral	24.30%
Generally Like	7.42%
Great Example	1.28%

Answered: 391; Skipped: 35

OVERALL PLAN SLATE BELT RESIDENTS:

- Do not prefer large-scale industrial developments and especially dislike multi-building large-scale industrial developments. Even if the large-scale industrial building or building development contains significant green building and energy components this type of development is not preferred
- Heavy industrial processing is generally not preferred
- Are neutral or do not prefer area defining historical use, quarrying or mineral extraction
- Small industrial and micro-manufacturing are preferred
- Industrial uses that are integrated into a community, accessible by multiple modes of travel from walking to driving to biking with limited or no impact are preferred

AGRICULTURAL

Strongly Dislike
0.25%
Generally Dislike
1.27%
Neutral
4.06%
Generally Like
27.41%
Great Example
67.01%

Answered: 394; Skipped: 32

Strongly Dislike
12.12%
Generally Dislike
14.65%
Neutral
24.49%
Generally Like
23.99%
Great Example
24.75%

Answered: 396; Skipped: 30

Strongly Dislike
0%
Generally Dislike
0.76%
Neutral
4.57%
Generally Like
29.44%
Great Example
65.23%

Answered: 394; Skipped: 32

Strongly Dislike
0%
Generally Dislike
0.77%
Neutral
5.10%
Generally Like
29.59%
Great Example
64.54%

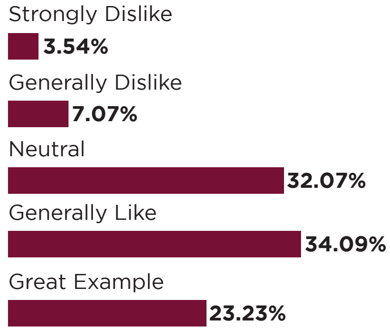
Answered: 392; Skipped: 34

Strongly Dislike
13.92%
Generally Dislike
18.99%
Neutral
26.58%
Generally Like
22.28%
Great Example
18.23%

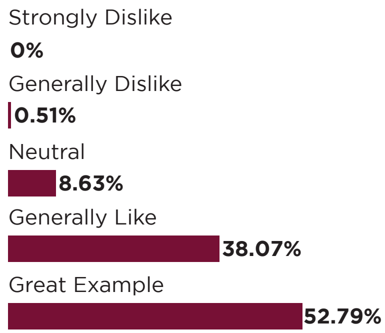
Answered: 395; Skipped: 31

Strongly Dislike
0%
Generally Dislike
1.77%
Neutral
6.31%
Generally Like
34.09%
Great Example
57.83%

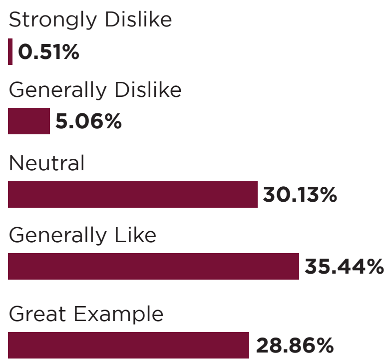
Answered: 396; Skipped: 30



Answered: 396; Skipped: 30



Answered: 394; Skipped: 32



Answered: 395; Skipped: 31

OVERALL PLAN SLATE BELT RESIDENTS:

- ✓ Prefer traditional small to medium-scaled agricultural operations such as row crop farming, small animal operations and fruit and vegetable farms
- ✓ Do not have consensus on large animal operations such as hog and beef feed lots or multi-barn poultry operations
- ✓ Are neutral or generally accept agriculture supportive business such as grain elevators and farm equipment sales operations
- ✓ Prefer farm supply retail operations that cater to the farming community, as well as suburban, borough and tourist clientele
- ✓ Interestingly generally prefer the agricultural aspects of vineyards, but are excited about the agritourism aspects of them (see agritourism for comparison)

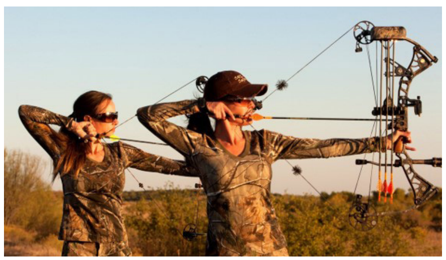
EXPANDING ECONOMIC OPPORTUNITIES

The Plan Slate Belt communities are interested in growing the outdoor recreational economy. There are a variety of different types of activities that have been suggested to augment the rich park, trail and open space assets that already exist.

- **Strongly Dislike**
- **Generally Like**
- **Generally Dislike**
- **Great Example**
- **Neutral**

OUTDOOR RECREATION

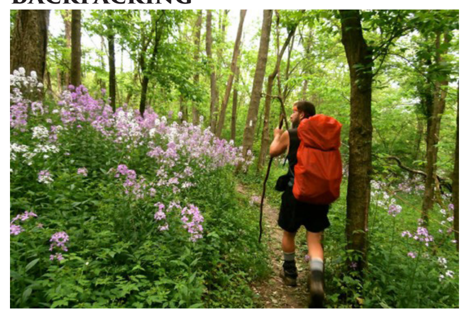
Shooting Ranges



Strongly Dislike
10.51%
Generally Dislike
6.15%
Neutral
20.77%
Generally Like
31.54%
Great Example
31.03%

Answered: 390; Skipped: 36

Backpacking



Strongly Dislike
0%
Generally Dislike
.51%
Neutral
8.72%
Generally Like
41.54%
Great Example
49.23%

Answered: 390; Skipped: 36

Bicycle Tours

Strongly Dislike
1.80%
Generally Dislike
0.77%
Neutral
11.60%
Generally Like
40.98%
Great Example
44.85%

Answered: 388; Skipped: 38

Fishing

Strongly Dislike
.26%
Generally Dislike
1.03%
Neutral
9.51%
Generally Like
38.56%
Great Example
50.64%

Answered: 388; Skipped: 38

Scenic Overlook

- Strongly Dislike: 0.52%
- Generally Dislike: 0.52%
- Neutral: 7.99%
- Generally Like: 33.76%
- Great Example: 57.22%

Answered: 388; Skipped: 38

Hunting

- Strongly Dislike: 7.44%
- Generally Dislike: 7.44%
- Neutral: 25.90%
- Generally Like: 25.38%
- Great Example: 33.85%

Answered: 390; Skipped: 36

Canoeing and Kayaking

- Strongly Dislike: 0.26%
- Generally Dislike: 1.28%
- Neutral: 9.49%
- Generally Like: 35.38%
- Great Example: 53.59%

Answered: 390; Skipped: 36

Water Park

- Strongly Dislike: 8.46%
- Generally Dislike: 12.56%
- Neutral: 27.69%
- Generally Like: 30%
- Great Example: 21.28%

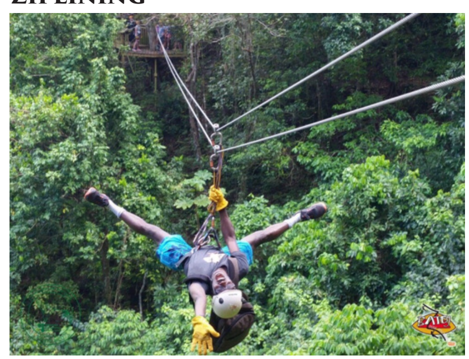
Answered: 390; Skipped: 36

Skiing

- Strongly Dislike: 2.81%
- Generally Dislike: 2.56%
- Neutral: 24.81%
- Generally Like: 35.55%
- Great Example: 34.27%

Answered: 391; Skipped: 35

Ziplining

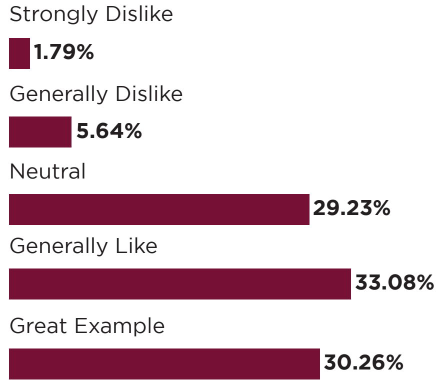


- Strongly Dislike: 3.09%
- Generally Dislike: 4.90%
- Neutral: 28.09%
- Generally Like: 33.51%
- Great Example: 30.41%

Answered: 388; Skipped: 38

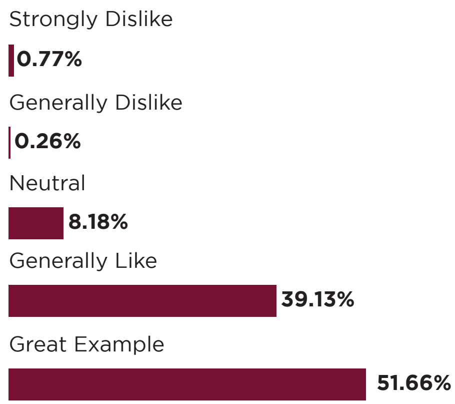
OUTDOOR RECREATION

Climbing



Answered: 390; Skipped: 36

Nature Tours



Answered: 391; Skipped: 35

OVERALL SLATE BELT RESIDENTS:

- Enjoy the outdoors and value outside activities and natural areas
- Are generally interested in participating and investing outdoor recreational activities
- Are not as interested in water parks or hunting/ shooting activities as other outdoor recreational activities
- Have a strong desire for outdoor recreational activites and attractions at an individual or small group scale and are not as excited by large crowd attracting venues
- See themselves as an outdoor area and are priortizing natural features and preservation of the natural environment over large, constructed destinations and attractions

Agricultural Tourism

Corn Mazes

Strongly Dislike
0%
Generally Dislike
0.77%
Neutral
11.31%
Generally Like
41.39%
Great Example
46.53%

Answered: 389; Skipped: 37

Rural Restaurants

Strongly Dislike
0.52%
Generally Dislike
0%
Neutral
3.63%
Generally Like
30.57%
Great Example
65.28%

Answered: 386; Skipped: 40

Farm-to-Table Dining

Strongly Dislike
0%
Generally Dislike
0.52%
Neutral
4.64%
Generally Like
28.87%
Great Example
65.98%

Answered: 388; Skipped: 38

Wedding and Event Barns

Strongly Dislike
0.52%
Generally Dislike
1.55%
Neutral
16.24%
Generally Like
31.44%
Great Example
50.26%

Answered: 388; Skipped: 38

Year-Round Farm Stands

Strongly Dislike
0.26%
Generally Dislike
0.26%
Neutral
2.32%
Generally Like
24.23%
Great Example
72.94%

Answered: 388; Skipped: 38

Farm Distilleries and Breweries

Strongly Dislike
0%
Generally Dislike
1.80%
Neutral
7.99%
Generally Like
32.47%
Great Example
57.73%

Answered: 388; Skipped: 38

Holiday Farms

Strongly Dislike
0%
Generally Dislike
0.77%
Neutral
5.67%
Generally Like
30.93%
Great Example
62.63%
Answered: 388; Skipped: 38

Fall Seasonal Farm

Strongly Dislike
0%
Generally Dislike
0%
Neutral
3.35%
Generally Like
31.70%
Great Example
64.95%
Answered: 388; Skipped: 38

Orchards and You Pick Farms

Strongly Dislike
0%
Generally Dislike
0%
Neutral
3.38%
Generally Like
27.79%
Great Example
68.83%
Answered: 385; Skipped: 41

Vineyards and Wine Tours

Strongly Dislike
0.26%
Generally Dislike
1.55%
Neutral
8.25%
Generally Like
30.41%
Great Example
59.54%
Answered: 388; Skipped: 38

Horseback Riding

Strongly Dislike
0.26%

Generally Dislike
1.30%

Neutral
14.29%

Generally Like
33.77%

Great Example
50.39%

Answered: 385; Skipped: 41

Farm Tours and Hayrides

Strongly Dislike
0%

Generally Dislike
0.51%

Neutral
4.63%

Generally Like
30.08%

Great Example
64.78%

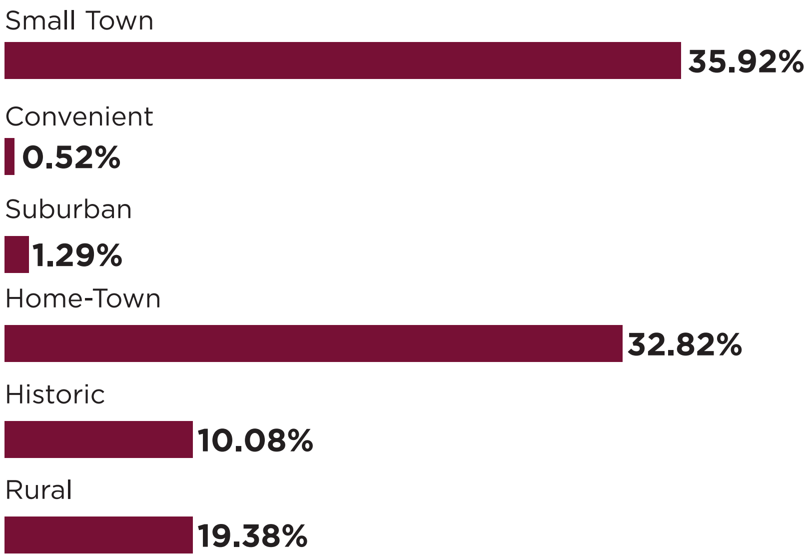
Answered: 389; Skipped: 37

OVERALL PLAN SLATE BELT RESIDENTS:

- ✓ Have positive feelings towards agriculture and small farm-based businesses
- ✓ Are generally positive towards, but less excited about non-farm based operations like wedding and event barns, and rural restaurants
- ✓ Place a value on the agriculture industry
- ✓ Recognize the agriculture industry as a destination economy
- ✓ Prefer to invest in agriculture areas now and in the future
- ✓ Hold agricultural heritage and cultural as part of the region's identity

OVERALL COMMUNITY VIEW AND DEMOGRAPHICS

What one word describes what you think about the character of the Slate Belt?

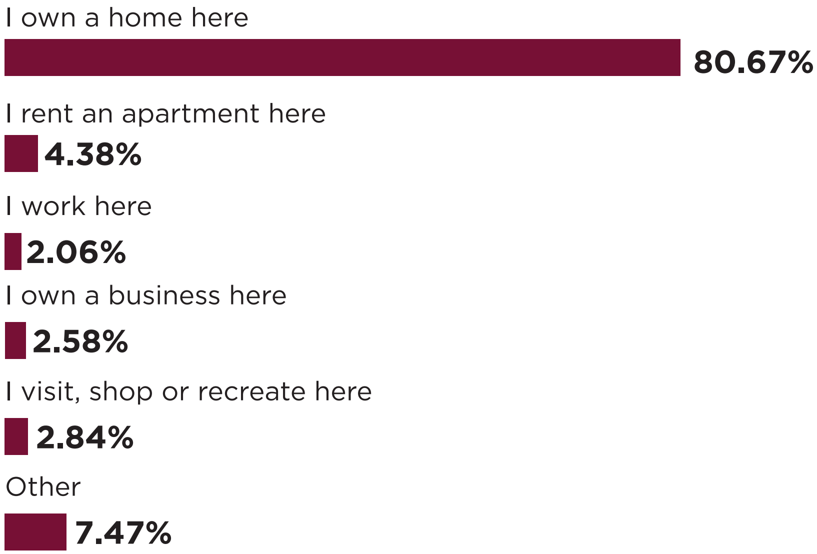


Answered: 387; Skipped: 39

Among Plan Slate Belt Residents:

- Appreciate and hold the small town, rural and historic character of the area in high regard
- Feel a strong connection and emotional and financial investment to the area
- Recognize that the area is slightly disconnected or inconvenient compared to other places
- Do not want to become a suburban area or combined with another place
- Want the future of the area to stay a small town, that has the same feeling as their home town

What interested you in participating in the Plan Slate Belt Visual Preferences Survey?

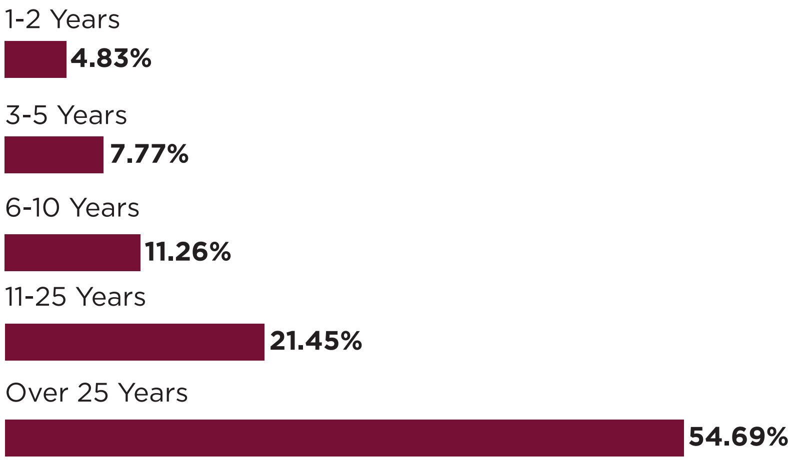


Answered: 388; Skipped: 38

Among Plan Slate Belt Residents:

- ✓ Have a vested financial interest in the area
- ✓ Appreciate the multi-generational nature of the area
- ✓ Who are renters would like improved housing quality

If you live in the Slate Belt, how long have you called it home?

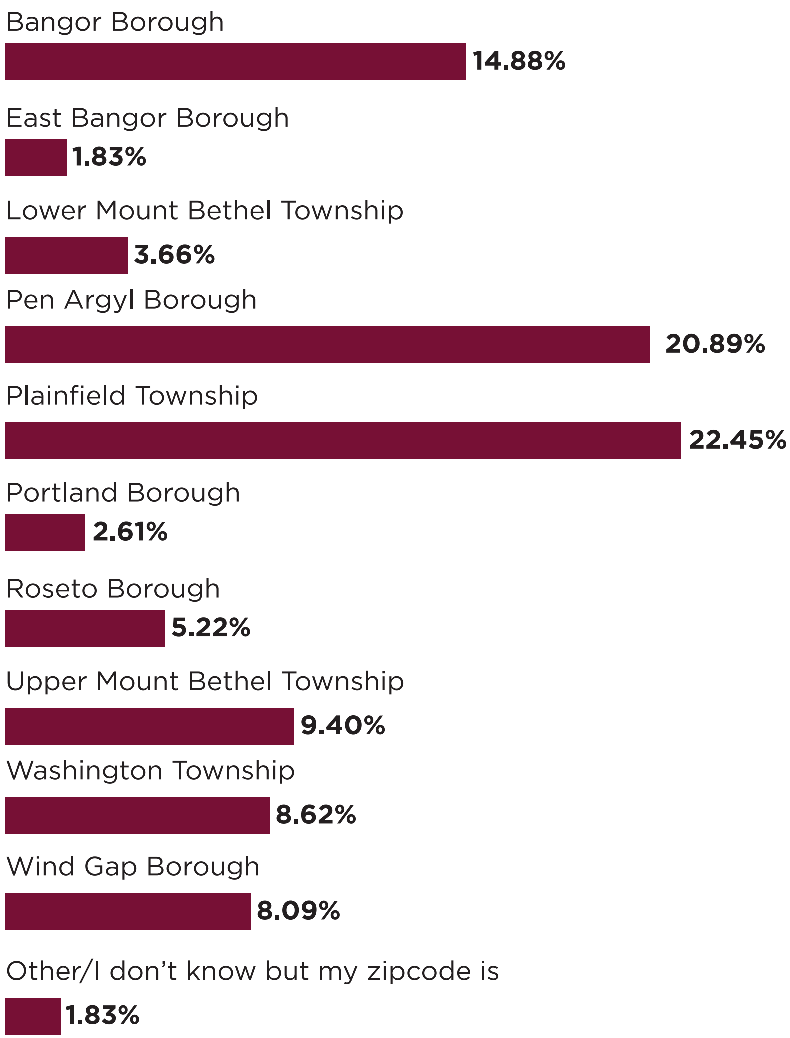


Answered: 373; Skipped: 53

Among Plan Slate Belt Residents:

- Are a combination of life-long, long-time, decade-long and new residents showing a respect both old and new for the areas assets
- Understand how attractive and generally livable the area is
- Who do not have a prior connection to the area are beginning to notice the quality of life and choosing to move here

Which community do you call home?



Answered: 373; Skipped: 53

Among Plan Slate Belt Residents:

We received a comparable amount of respondents to the actual population furthering validating the overall results.

How old are you?

- 10 and under: **0%**
- 11-13 years old: **0%**
- 14-18 years old: **0.52%**
- 19-25 years old: **1.29%**
- 26-30 years old: **6.96%**
- 31-35 years old: **7.47%**
- 36-40 years old: **7.22%**
- 41-45 years old: **13.40%**
- 46-50 years old: **11.08%**
- 51-55 years old: **10.31%**
- 56-60 years old: **11.60%**
- 61-65 years old: **7.22%**
- 66-70 years old: **10.05%**
- 71-75 years old: **6.96%**
- 76-80 years old: **2.32%**
- 81 and over: **0.52%**
- Prefer not to answer: **3.09%**

Answered: 388; Skipped: 38

Among Plan Slate Belt Residents:

- ✓ Median age is 43
- ✓ Respondents matched the general age distribution of the population

What is your gender identity?

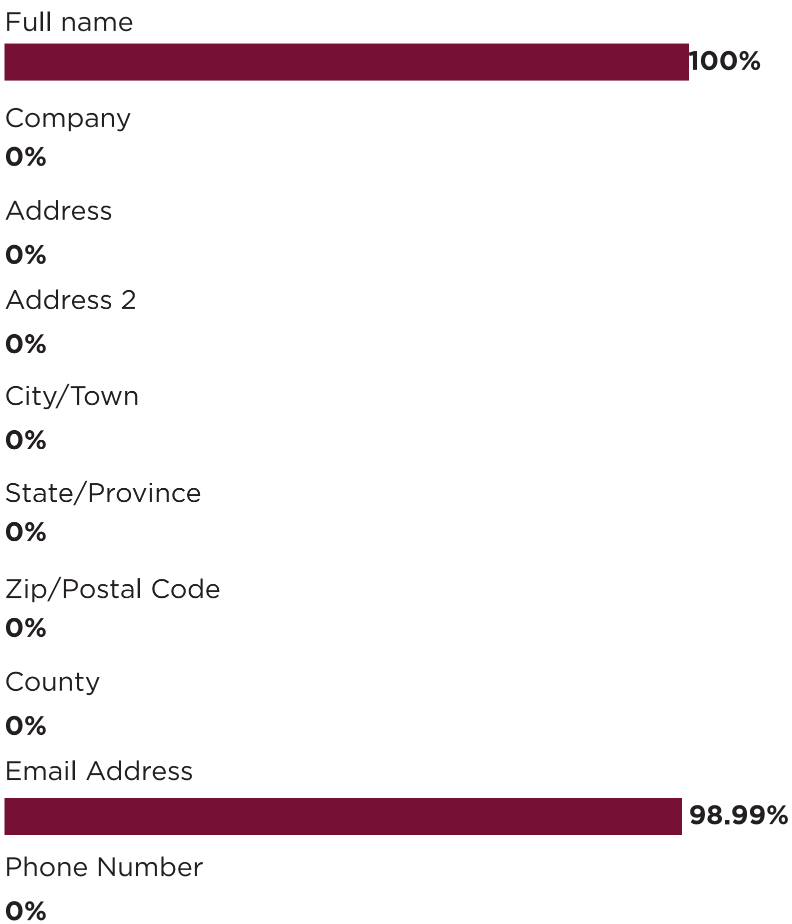
- Woman: **63.31%**
- Man: **32.82%**
- Non-binary: **0%**
- Prefer not to disclose: **3.88%**
- Prefer to self-describe: **0%**

Answered: 387; Skipped: 39

Among Plan Slate Belt Residents:

- ✓ Double the number of women responded than men
- ✓ On average, there are 102 males for every 100 females in the area

Contact information



Answered: 198; Skipped: 228

Among Plan Slate Belt Residents:

- 198 people have requested to be added to the Plan Slate Belt Multi-Municipal Comprehensive Plan information list. This is an excellent indication of the overall investment in the future of the community.
- Any individuals who provided contact information will be notified of project meetings and events.

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PLAN SLATE BELT

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• Portland • Roseto • Upper Mount Bethel •
• Washington • Wind Gap •