

Upper Merion Township

Community Profile



Upper Merion Township

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Regional Setting

Upper Merion Township is located in southeastern Pennsylvania, approximately 15 miles from center city Philadelphia. Over the last five decades, Upper Merion has developed into one of the most important ‘activity centers’ of the region. The township has approximately 27,000 residents, hosts over 50,000 jobs, and offers over 9.5 million square feet of office space. Also located in Upper Merion are Valley Forge National Historic Park and the King of Prussia Mall, the nation’s largest shopping mall (ranked by square footage of retail space).

Major Transportation Routes

The township is located at the junction of several major interstate and

regional transportation routes. The primary interstate transportation routes in Upper Merion are the Schuylkill Expressway (I-76) and the Pennsylvania Turnpike (I-276), which give Upper Merion convenient access to Philadelphia and the New Jersey/New York area. A second major interstate route, though located just outside of Upper Merion, is the “Blue Route” (I-476), which provides access to the Philadelphia International Airport, Northern Delaware, and the Baltimore/Washington area via I-95. Regional transportation routes include U.S. Route 202 and U.S. 422, which provides access to locations throughout southeastern Pennsylvania.

Transit service in Upper Merion is provided both on the local and regional level. High speed rail from the Southeastern Pennsylvania Transportation Authority (SEPTA) provides transit service to and from Philadelphia, while 7 SEPTA bus routes service the main business areas of the township. A secondary transit system, operated by the Greater Valley Forge Transportation Management Authority (GVFTMA), provides local service to Upper Merion residents.

Although railroads played a significant role in the early industrial development of the township, their role has diminished over the years. Currently there are two main lines that go through Upper Merion: the Harrisburg Line and the Morrisville Line. Of the two, only the Harrisburg Line continues to have significant movements.

Regional Setting: Upper Merion Township

Regional Location:	Southeast Pennsylvania
County:	Montgomery
Bordering Communities:	Norristown Borough Bridgeport Borough West Conshohocken Borough Lower Merion Township Plymouth Township West Norriton Township Lower Providence Township Radnor Township (Delaware County) Tredyffrin Township (Chester County) Schuylkill Township (Chester County)
Distance from Major Cities:	Philadelphia, PA (15 miles) New York City, NY (120 miles) Baltimore, MD (105 miles) Washington, D.C. (140 miles) Pittsburgh, PA (305 miles)

Transportation Issues

Because of the township's location and role as a regional hub, automobile traffic congestion has become a major issue for residents. As the township begins to redevelop, an opportunity will arise to better coordinate land use with the overall transportation system. Major decisions will have to be made regarding road widenings and traffic light sequencing. Solving the transportation problem, however, will also include the decision on what role other modes of transportation will have to play, including telecommuting, transit, biking, and walking. Coordinating land use with the various transportation modes will also likely become a traffic management technique.

Natural Features

Upper Merion is bordered on the north and east by the Schuylkill River, a tributary of the Delaware River. The majority of the land within the township is gently sloping with low to moderate grades. The southwestern portion of the township, however, is hilly with a significant portion with grades in excess of 15%. Geologically, the township contains a large band of underground limestone formations that have historically been used for quarry operations. It also contains a formation that has been prone to sinkholes, which has presented challenges for development in certain areas.

Large portions of the township are heavily wooded, in particular, the banks of the Schuylkill River and the low-density residential areas south of the Schuylkill Expressway (I-76). Another significant natural area is Valley Forge National Historic Park, which contains over 1,300 acres of mostly undeveloped land.

Existing Land Use

Land uses in Upper Merion are atypical of many suburban townships, which are primarily residential. Over the years, Upper Merion has developed a land use pattern that more closely resembles a small city. The 2003 land use pattern of the township is shown in Table 1. The township is approaching a new chapter in its history as 95% of the land has been developed for various uses.

Land Use Issues

Upper Merion is rapidly approaching horizontal "build-out" as the amount of vacant land drops below 5%. Although the zoning ordinance still allows for

**Table 1
Existing Land Use: Upper Merion Township, 2003**

Category	Percent of Total	Acres
Residential	29.7%	3,202
Parkland and Open Space	20.2%	2,178
Industrial	14.3%	1,537
Roads and PECO Right of Way	14.1%	1,520
Office	5.6%	609
Commercial and Retail	4.7%	507
Institutional, Cemetery, Schools	4.6%	498
Vacant/Undeveloped	4.2%	450
Schuylkill River	1.8%	193
Hotels and Convention Facilities	0.8%	83
Total	100%	10,777

Source: Montgomery County Board of Assessment and field views
Margin of error: +/- 2%

more vertical development, the policies underlying the current zoning ordinance were based on previous conditions when land was still open for new development. The current issue arises as how the township will handle the next chapter of its development history, which will predominately be redevelopment and renewal. The current land use plan was adopted in 1987 and, though still somewhat functional, is becoming outdated and inadequate for the future goals of the township.

Along with the redevelopment/renewal issue comes the question of how to handle the pockets of single-family residential which are surrounded by commercial and industrial uses. Heavy traffic, loud noise, and less favorable views have the potential to impact these residential properties by stagnating property values and, thus, create pressure to convert to a more intensive use.

Although some areas could successfully convert to multifamily residential, the issue is deciding which areas should convert to multifamily, which should stay single-family, and which should convert to commercial or industrial.

Demographic Profile

The population of a community, and its characteristics, is useful in understanding the dynamics of development and necessary for responsive community planning. Changes in demographics, over time, are invaluable in the public policy decision-making process. When reviewed over time, the data provide insight into the trends and patterns that are useful to determine the future community needs. It must also be noted that external pressures affect changes in a local population as well.

The historic population of Upper Merion Township is presented in Table 2. This table provides the total population, numerical change, and percentage change of the population for each 10-year period. The population growth for the most recent 10 years can be characterized as slow, but steady.

**Table 2
Historic Population: Upper Merion Township**

Year	Population	Numerical Change	Percent Change
1940	6,143		
1950	6,404	261	4.2%
1960	17,096	10,692	167.0%
1970	23,743	6,647	38.9%
1980	26,138	2,395	10.1%
1990	25,722	(416)	-1.6%
2000	26,863	1,141	4.4%

Sources:
 1966 Comprehensive Plan of Upper Merion Township
 1980 Census Reports, Montgomery County, Pennsylvania
 1990 Census
 2000 Census

Demographic Issues

Currently, there are several demographic trends that will affect the township. First of all, the pre-school and school age populations have increased for the first time since 1970. The increase was slight, however, and it is not clear that a trend is occurring. If these age groups do bounce back, it will have a major impact on educational services, as well as park and recreation programs.

Second, the ages 65-and-over population has continued to increase in numbers, as well as percentage of the total population. This trend will definitely continue over the next decade as the baby boomers move into their senior years and will have a significant impact on services used by seniors.

Third, along with the rest of the nation, the average household size continues to decline as older generations become empty nesters and newer generations are having fewer children than their predecessors. During the 1990's, the number of one-person households in the township grew by more than 25% (See page 10). As these trends continue, the size and type of housing stock in the township may be affected.

Age of Population

The age of the population (Table 3) has changed considerably throughout the past thirty years. The youngest age groups, those 19 and under which comprise the pre-school and school age population have decreased from 40.5% of the total to 20.2% of the total population. In raw numbers, these groups have declined from 9,625 residents in 1970 to 5,251 residents in 1990, and then a small increase to 5,426 in the year 2000. So it appears that the historic decline of 19 and younger aged residents has leveled off since 1990. During the same time period, those in the oldest age group, 65 and over, have nearly quadrupled from 1,090 residents in 1970 to 4,208 residents in 2000.

**Table 3
Historic Population by Age: Upper Merion Township**

Age	1970	% of Total	1980	% of Total	1990	% of Total	2000	% of Total
Under 5	2,094	8.8%	1,386	5.3%	1,386	5.4%	1,476	5.5%
5 to19	7,531	31.7%	6,118	23.4%	3,865	15.0%	3,950	14.7%
20 to34	4,770	20.1%	6,454	24.7%	6,997	27.2%	6,514	24.2%
35 to 54	6,794	28.6%	7,167	27.4%	7,007	27.2%	7,929	29.5%
55 to 64	1,464	6.2%	3,119	11.9%	3,283	12.8%	2,786	10.4%
65 Plus	1,090	4.6%	1,894	7.2%	3,184	12.4%	4,208	15.7%
Total	23,743		26,138		25,722		26,863	

Sources:
 1966 Comprehensive Plan of Upper Merion Township
 1980 Census Reports, Montgomery County, Pennsylvania
 1990 Census
 2000 Census

Household Size

Data in Table 4 reveals the decrease in the average household size in Upper Merion from 3.4 persons/household in 1970 to 2.3 persons/household in 2000. The drop in average household size from 1970 to 1990 was dramatic, but has begun to level off. The decrease in household size is a national trend and is a function of couples having fewer children than previous generations and empty nesters living longer than before. In Upper Merion, the lower household size will affect the type and number of housing units that will be built.

**Table 4
Household Size: Upper Merion Township**

Year	Persons per Household
1970	3.4
1980	2.8
1990	2.4
2000	2.3

Sources:

1966 Comprehensive Plan of Upper Merion Township
1980 Census Reports, Montgomery County, PA
1990 Census
2000 Census

Race

From 1990 to 2000, Upper Merion moved toward a more diverse population as it pertains to race. While the township remains predominately White (84.8% of the population), all minority races grew in number and percentage of the total population. As Table 5 indicates, the Asian race has become the second most populous race in the township, surpassing Black/African American residents in number.

The Asian population more than doubled in last ten years, growing from 937 residents to 2,271 residents. The Asian population now comprises 8.5% of township.

**Table 5
Race Composition: Upper Merion Township**

Race	1990	% of Total	2000	% of Total
White	23,678	92.1%	22,767	84.8%
Black or African American	963	3.7%	1,245	4.6%
Asian	937	3.6%	2,271	8.5%
Other	144	0.6%	580	2.2%
Total	25,722		26,863	

Sources:

1990 Census
2000 Census

Housing

Data presented in Tables 6 and 7 show the change in the total number of housing units and the type of housing in the township. The number of housing units in Upper Merion grew quite rapidly from 1960 to 1990. Since that time, residential development has increased at a moderate rate, somewhat due to the small amount of available land. The remaining residential development will mainly occur as infill development or redevelopment.

Table 7 identifies changes of housing types from 1970 to 2000. The current mix of housing is predominately single-family detached. It is important to note, however, that while the number of single family detached housing units grew 33% from 1970 to 2000, it decreased as a percentage of all housing types by 15.5%.

Single-family attached units (rowhouse or townhouse) are the fastest growing type of housing in Upper Merion. There are five times as many single-family attached units in 2000 as there were in 1970. Nevertheless, single-family attached units still only make up 13.1% of the total housing stock.

**Table 6
Housing Units: Upper Merion Township**

Year	Units	Numerical Change	Percentage Change
1960	4,532		
1970	7,074	2,542	56.1%
1980	9,594	2,520	35.6%
1990	11,202	1,608	16.8%
2000	12,151	949	8.5%

Sources:

- 1966 Comprehensive Plan of Upper Merion Township
- 1980 Census Reports, Montgomery County, PA
- 1990 Census
- 2000 Census

**Table 7
Housing Types: Upper Merion Township**

Type	1970	% of Total	1980	% of Total	1990	% of Total	2000	% of Total
Single Family - Detached	4,920	69.3%	5,859	61.0%	6,249	55.6%	6,527	53.8%
Single Family - Attached	298	4.2%	668	7.0%	1,103	9.7%	1,592	13.1%
Multi - Family	1,879	26.5%	3,067	32.0%	3,850	34.2%	4,006	33.1%
Total	7,097		9,594		11,202		12,125	

Sources:

- 1966 Comprehensive Plan of Upper Merion Township
- 1980 Census Reports, Montgomery County, PA
- 1990 Census
- 2000 Census

Housing Issues

As land values continue to rise in Upper Merion, and as open land becomes scarce, infill and redevelopment will continue to be the primary avenue for residential construction. A growing trend in the region has been the tearing down of older, smaller homes for the purpose of building a larger home on one or two consolidated lots. Though this trend has not yet arrived in Upper Merion, it may in the near future.

As mentioned above, single family-attached homes are the fastest growing type of housing in the township. These units have become increasingly popular as housing for young professionals, singles, step-down units for empty nesters, and starter homes for

new families. As the township redevelops, a major decision will have to be made as to the type, density, and location of new housing stock.

Employment

Upper Merion Township is a major importer of labor during the day. Although the resident population is about 27,000, the estimated total number of jobs within Upper Merion is around 50,000. The large majority of the office space in the Route 202/422/King of Prussia market area is located in Upper Merion Township. This market area currently holds about 12 million square feet of office space. Due to the effects of a struggling national economy, the amount of occupied office space in the township has declined since the late 1990's. In the summer of 2002, the estimated availability rate in the King of Prussia area was 20%. The availability rate of the whole Philadelphia region was estimated at 18%.

**Table 8
Employment in Upper Merion Township**

Employment Data

2000 number of residents employed	15,605
2000 unemployment rate	3.4%
2000 number of jobs within township	50,600
2000 estimate of office space	10 million
2000 estimate of office availability rate	20%
2001 largest employer	Lockheed Martin
2001 # of Lockheed Martin employees	3,067

Sources:
2000 Census

**Table 9
Resident Occupation Distribution: Upper Merion Twp.
(Ages 16 years and over)**

Occupation	Number	% of Total
Management, Professional, and related	8,146	52.2%
Service	1,136	7.3%
Sales and Office	4,612	29.6%
Farming, Fishing, and Forestry	5	0.0%
Construction, Extraction, and Maintenance	762	4.9%
Production, Transportation, and Material Moving	944	6.0%
Total	15,605	100.0%

Sources:
2000 Census

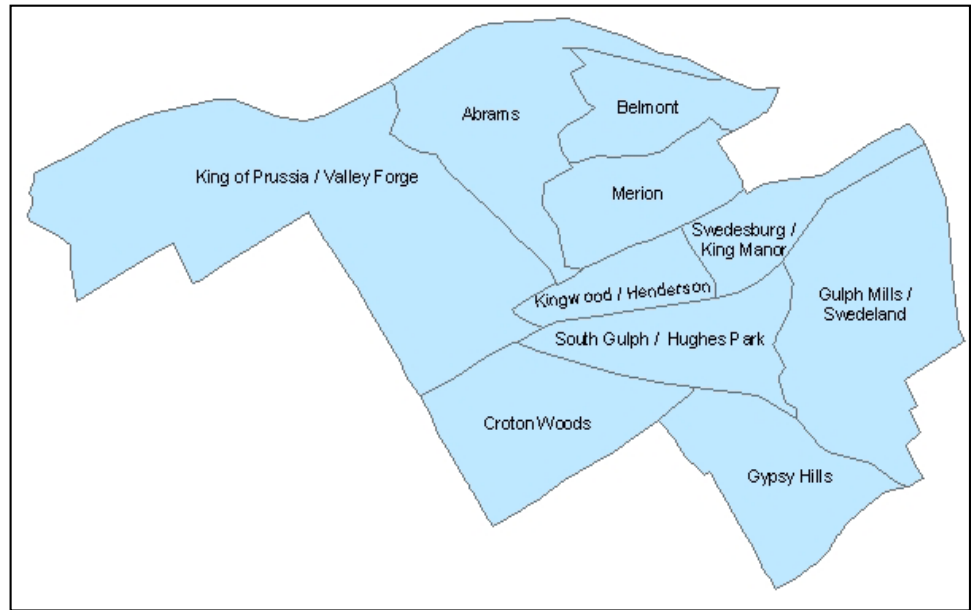
Major employers in Upper Merion include GlaxoSmithKline and Lockheed Martin, each with over 2000 employees in the township.

In 2000, the estimated resident labor force in the township was 16,164 with only 3.4% unemployed. The majority (52.2%) of the resident labor force holds management, professional, and related occupations, with sales and office occupations making up the second largest (29.6%) portion (see Table 9).

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Township & Planning Area Demographics

Upper Merion Twp. Population Profile



Population			
Year	Persons	# Change	% Change
1970	23,743		
1980	26,138	2,395	10.1%
1990	25,722	-416	-1.6%
2000	26,863	1,141	4.4%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	1,386	1,476	0.1%	5.5%
5 - 17	3,355	3,553	0.2%	13.2%
18 - 44	11,352	11,106	-2.8%	41.3%
45 - 64	6,445	6,520	-0.8%	24.3%
65 Plus	3,184	4,208	3.3%	15.7%
Median Age	36.5	38.2		

Racial Composition			
Race	Persons	% of Total	Mont Co.
White	22,767	84.8%	86.5%
Black	1,245	4.6%	7.5%
Asian	2,271	8.5%	4.0%
Other	580	2.2%	2.0%

Households			
Type	1990	2000	% Change
Households	10,541	11,575	9.8%
Persons per Household	2.4	2.3	-5.7%
One-Person Households	2,712	3,435	26.7%
Households w/ Children	N/A	2,876	

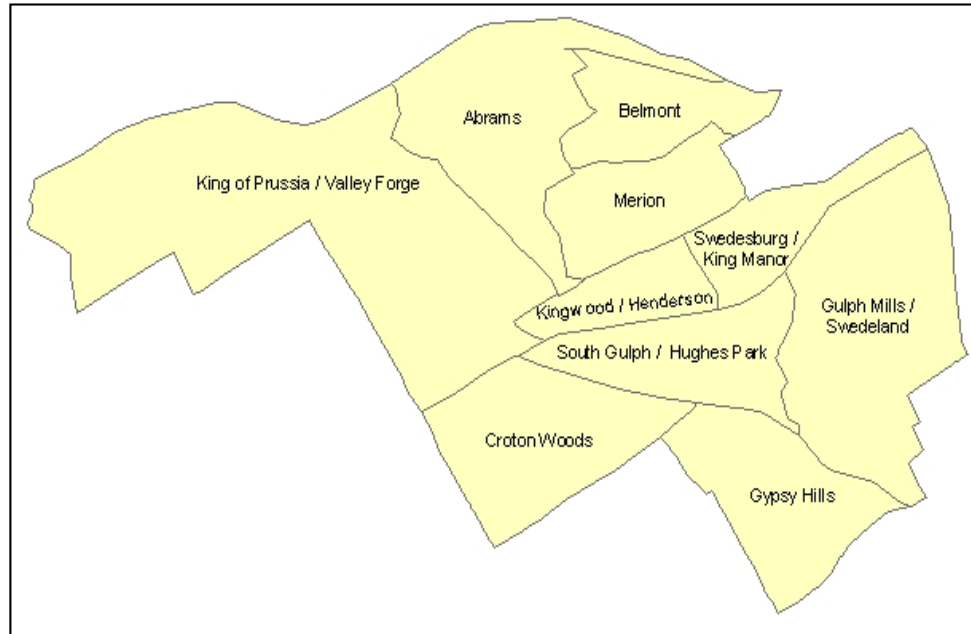
Density: Persons per Sq. Mile			
Year	Upper Merion	Mont. Co.	UM as % of County
1990	1,531.1	1,403.7	109%
2000	1,595.3	1,552.7	103%

Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	Upper Merion	Mont. Co.	Upper Merion	Mont. Co.
1990	89.6%	83.8%	42.3%	32.1%
2000	93.0%	88.5%	49.8%	38.7%

Median Household Income			
Year	Upper Merion	Mont. Co.	UM as % of County
1990	\$ 46,574	\$ 43,720	107%
2000	\$ 65,636	\$ 60,829	108%

Upper Merion Twp. Housing Profile

Land Area
Sq. Miles 16.8
Acres 10,752



Housing			
Year	# of Units	# Change	% Change
1970	7,079		
1980	9,594	2,515	35.5%
1990	11,202	1,608	16.8%
2000	12,125	923	8.2%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	6,227	55.6%	6,510	53.7%
1 Unit Attached	1,081	9.7%	1,592	13.1%
Multiple Units	3,828	34.2%	4,006	33.0%
Other	66	0.6%	17	0.1%

Vacant Units	661	5.9%	576	4.8%
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Median Value of Owner-Occupied Units			
Year	Upper Merion	Mont. Co.	UM as % of County
1990	\$147,900	\$ 143,400	103%
2000	\$165,700	\$ 160,700	103%

Median Contract Rent			
Year	Upper Merion	Mont. Co.	UM as % of County
1990	\$ 616	\$ 521	118%
2000	\$ 898	\$ 757	119%

Owner-Occupied Dwelling Units		
Year	Upper Merion	Mont. Co.
1970	69%	71%
1980	71%	68%
1990	68%	72%
2000	67%	74%

Dwelling Density: Dwellings per Acre			
Year	Upper Merion	Mont. Co.	UM as % of County
1990	1.04	0.86	121%
2000	1.13	0.96	118%

Gypsy Hills

Planning Area 1

Census Tract 2059.04

The Gypsy Hills area is located in the southeastern portion of the township, and is bordered by Lower Merion, Radnor, and Tredyffrin Townships, the Schuylkill Expressway (I-76) and Weadly Road.

Gypsy Hills is developed almost exclusively with low density residential land uses as provided in the Comprehensive Plan Land Use Designation and Zoning. Development potential is limited by the topography which consists of wooded hill: The streams that traverse through Gypsy Hills are within the 100-year flood plain. Zoning is predominately for single-family residential, but does include areas of planned unit developments, and open space/recreational use.

Compared to the other planning areas, Gypsy Hills' population grew the most during the 1990's. Although this growth spurt doubled the number of children aged 5 and under, Gypsy Hills still has the highest median age at 45.2 years old. Gypsy Hills also has the highest percentage of residents who are college graduates.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	1,316		
1980	1,937	621	47.2%
1990	1,753	-184	-9.5%
2000	2,231	478	27.3%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	76	143	2.1%	6.4%
5 - 17	252	262	-2.6%	11.7%
18 - 44	611	702	-3.4%	31.5%
45 - 64	563	781	2.9%	35.0%
65 Plus	251	343	1.1%	15.4%

Median Age		45.2
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	1,985	89.0%	84.8%
Black	159	7.1%	4.6%
Asian	61	2.7%	8.5%
Other	26	1.2%	2.2%

Households			
Type	1990	2000	% Change
Households	654	935	43.0%
Persons per Household	2.68	2.38	-11.2%
One-Person Households	109	193	77.1%
Households w/ Children		243	

Density: Persons per Sq. Mile			
Year	Gypsy Hills	Upper Merion	Gypsy as % of TWP
1990	1,209.0	1,531.1	79%
2000	1,538.6	1,595.3	96%

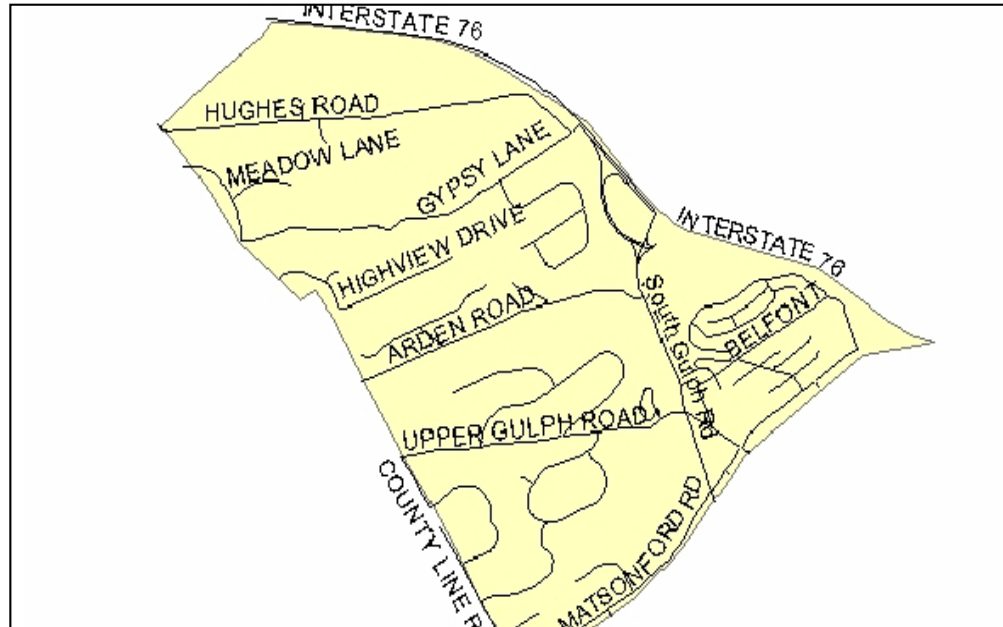
Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	Gypsy Hills	Upper Merion	Gypsy Hills	Upper Merion
1990	93.1%	89.6%	54.7%	42.3%
2000	96.8%	93.0%	66.2%	49.8%

Gypsy Hills

Planning Area 1
Census Tract 2059.04

Land Area

Sq. Miles 1.45
Acres 927.6



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	387		
1980	625	238	61.5%
1990	674	49	7.8%
2000	943	269	39.9%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	643	95.4%	693	73.5%
1 Unit Attached	23	3.4%	231	24.5%
Multiple Units	3	0.4%	19	2.0%
Other	5	0.7%	0	0.0%
Vacant Units	20	3.0%	23	2.4%

Median Value of Owner Occupied Units			
Year	Gypsy Hills	Upper Merion	Gypsy as % of Twp
1990	\$234,000	\$ 147,900	158%
2000	\$264,200	\$ 165,700	159%

Median Contract Rent			
Year	Gypsy Hills	Upper Merion	Gypsy as % of Twp
1990	\$ 792	\$ 616	129%
2000	\$ 825	\$ 898	92%

Owner-Occupied Dwelling Units		
Year	Gypsy Hills	Upper Merion
1990	96%	68%
2000	98%	67%

Dwelling Density: Dwellings per Acre			
Year	Gypsy Hills	Upper Merion	Gypsy as % of Twp
1990	0.73	1.04	70%
2000	1.03	1.13	91%

Croton Woods

Planning Area 2
Census Tract 2059.03

Croton Woods is located in the southwestern portion of the township and is bordered by Tredyffrin Township, the Conrail Morrisville Line, the Schuylkill Expressway (I-76) and Weadly Road.

Development in Croton Woods is consistent with low density residential as prescribed by the Comprehensive Plan designation. Like the neighboring Gypsy Hills area, much of the Croton Woods area is hilly and wooded. Although there are a few areas for open space/recreation, the majority of the Croton Woods area is zoned for single family residential.

When compared to the other planning areas, Croton Woods' number of one-person households grew faster than any other's during the 1990's, nearly doubling in number. Croton Woods also has the highest percentage of residents who are high school graduates.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	1,885		
1980	2,041	156	8.3%
1990	2,270	229	11.2%
2000	2,470	200	8.8%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	169	162	-0.9%	6.6%
5 - 17	348	441	2.5%	17.9%
18 - 44	900	743	-9.6%	30.1%
45 - 64	597	800	6.1%	32.4%
65 Plus	256	324	1.8%	13.1%

Median Age	42.5
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	2,225	90.1%	84.8%
Black	103	4.2%	4.6%
Asian	105	4.3%	8.5%
Other	37	1.5%	2.2%

Households			
Type	1990	2000	% Change
Households	794	924	16.4%
Persons per Household	2.86	2.67	-6.6%
One-Person Households	86	155	80.2%
Households w/ Children		321	

Density: Persons per Sq. Mile			
Year	Croton Woods	Upper Merion	Croton as % of Twp
1990	1,477.0	1,531.1	96%
2000	1,603.9	1,595.3	101%

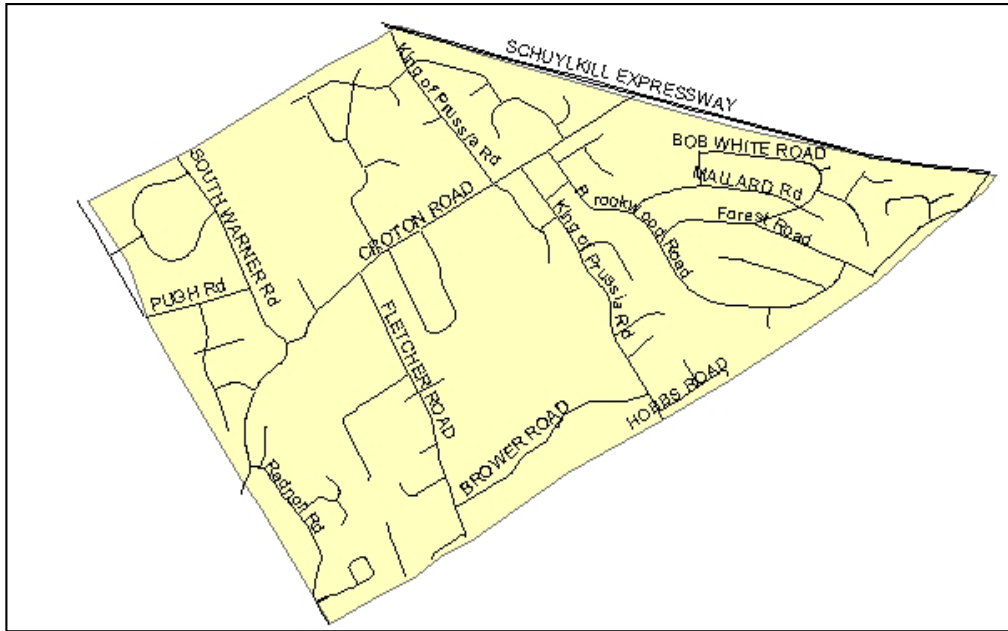
Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	Croton Woods	Upper Merion	Croton Woods	Upper Merion
1990	95.1%	89.6%	57.9%	42.3%
2000	97.1%	93.0%	61.6%	49.8%

Croton Woods

Planning Area 2
Census Tract 2059.03

Land Area

Sq. Miles 1.54
Acres 983.62



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	517		
1980	660	143	27.7%
1990	815	155	23.5%
2000	961	146	17.9%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	804	98.7%	909	94.6%
1 Unit Attached	9	1.1%	52	5.4%
Multiple Units	0	0.0%	0	0.0%
Other	2	0.2%	0	0.0%

Vacant Units	21	2.6%	22	2.3%
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Median Value of Owner Occupied Units			
Year	Croton Woods	Upper Merion	Croton as % of Twp
1990	\$198,000	\$ 147,900	134%
2000	\$241,400	\$ 165,700	146%

Median Contract Rent			
Year	Croton Woods	Upper Merion	Croton as % of Twp
1990	\$ 850	\$ 616	138%
2000	\$ 1,542	\$ 898	172%

Owner-Occupied Dwelling Units		
Year	Croton Woods	Upper Merion
1990	97%	68%
2000	98%	67%

Dwelling Density: Dwellings per Acre			
Year	Croton Woods	Upper Merion	Croton as % of Twp
1990	0.83	1.04	80%
2000	0.96	1.13	85%

King of Prussia / Valley Forge

Planning Area 3
Census Tract 2058.01

The King of Prussia/Valley Forge planning area is the largest planning area of the township. Generally considered the heart of the township, the area is bounded by the Schuylkill River, the Maschellmac Creek, Valley Forge Road, Allendale Road, US 202, south Gulph Road, the CONRAIL Morrisville Line, and Tredyffrin Township.

The Single most significant land use in this area is the Valley Forge National Historic Park, which occupies over one third of the land area. The area is also the heart of the business community with over 8 million square feet of office and industrial space, over 3 million square feet of retail space, and over 1,500 hotel rooms. Residential uses are concentrated in the Port Kennedy area between the Schuylkill River and Valley Forge Road and consist almost exclusively of mid and hi-rise apartment and condominium units.

Zoning in the King of Prussia/Valley Forge area consists of open space/residential, agriculture, restricted light manufacturing, administrative and research businesses, multi-family residential, retail, and commercial.

The population of the King of Prussia/Valley Forge area grew the fastest during the '70's and '80's, but slowed considerably during the '90's. This area has the fewest persons per household and the most one-person households. It also has the fewest number of households with children.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	285		
1980	1,963	1,678	588.8%
1990	2,501	538	27.4%
2000	2,617	116	4.6%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	38	71	1.2%	2.7%
5 - 17	57	93	1.3%	3.6%
18 - 44	1,325	1,392	0.2%	53.2%
45 - 64	626	460	-7.5%	17.6%
65 Plus	455	601	4.8%	23.0%

Median Age	36.0
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	2,062	78.8%	84.8%
Black	105	4.0%	4.6%
Asian	376	14.4%	8.5%
Other	74	2.8%	2.2%

Households			
Type	1990	2000	% Change
Households	1,549	1,600	3.3%
Persons per Household	1.61	1.63	1.2%
One-Person Households	761	838	10.1%
Households w/ Children		113	

Density: Persons per Sq. Mile			
Year	K of P/ V.F.	Upper Merion	KP/VF as % of Twp
1990	520.2	1,531.1	34%
2000	544.1	1,595.3	34%

Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	K of P/ V.F.	Upper Merion	K of P/ V.F.	Upper Merion
1990	95.7%	89.6%	51.4%	42.3%
2000	95.3%	93.0%	60.4%	49.8%

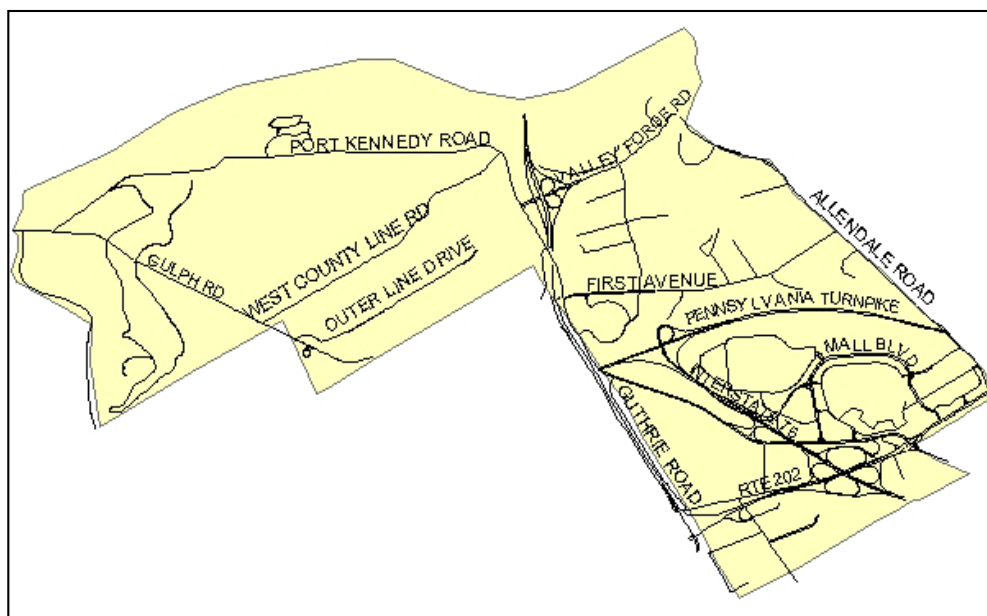
King of Prussia / Valley Forge

Planning Area 3
Census Tract 2058.01

Land Area

Sq. Miles 4.81

Acres 30,77.26



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	111		
1980	1,015	904	814.4%
1990	1,693	678	66.8%
2000	1,743	50	3.0%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	22	1.3%	32	1.8%
1 Unit Attached	8	0.5%	8	0.5%
Multiple Units	1,638	96.8%	1,703	97.7%
Other	25	1.5%	0	0.0%

Vacant Units	144	8.5%	143	8.2%
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Median Value of Owner Occupied Units			
Year	K of P/ V.F.	Upper Merion	KP/VF as % of Twp
1990	\$150,000	\$ 147,900	101%
2000	\$151,000	\$ 165,700	91%

Median Contract Rent			
Year	K of P/ V.F.	Upper Merion	KP/VF as % of Twp
1990	\$ 587	\$ 616	95%
2000	\$ 825	\$ 898	92%

Owner-Occupied Dwelling Units		
Year	K of P/ V.F.	Upper Merion
1990	29%	68%
2000	27%	67%

Dwelling Density: Dwellings per Acre			
Year	K of P/ V.F.	Upper Merion	KP/VF as % of Twp
1990	0.55	1.04	53%
2000	0.57	1.13	50%

Abrams

Planning Area 4
Census Tract 2058.08

The Abrams planning area is located in the northern part of the township and is bounded by the Schuylkill River, the Conrail Harrisburg Line, Abrams Run, US 202, Allendale Road, Valley Forge Road and Maschellmac Creek.

Development in Abrams is approximately 50% residential. The non-residential development is located along the Allendale and Valley Forge Road corridors. Non-residential uses consist primarily of office and industrial uses.

Zoning districts in the Abrams area include heavy industrial, restricted light manufacturing, administrative and research businesses, open space/recreation, single family residential, and multifamily residential.

The Abrams planning area is the most populated in the township with 4,671 residents in 2000. This area also had the second most persons per household and has the most children per household. Even though there are a lot of children, the Abrams area has the highest growth in the ages 65 and over.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	N/A		
1980	5,066		
1990	4,458	-608	-12.0%
2000	4,671	213	4.8%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	234	289	0.9%	6.2%
5 - 17	822	746	-2.5%	16.0%
18 - 44	1,762	1,594	-5.4%	34.1%
45 - 64	1,279	1,250	-1.9%	26.8%
65 Plus	361	792	8.9%	17.0%

Median Age	40.2
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	4,019	86.0%	84.8%
Black	173	3.7%	4.6%
Asian	410	8.8%	8.5%
Other	69	1.5%	2.2%

Households			
Type	1990	2000	% Change
Households	1,446	1,618	11.9%
Persons per Household	3.08	2.77	-10.1%
One-Person Households	145	252	73.8%
Households w/ Children		578	

Density: Persons per Sq. Mile			
Year	Abrams	Upper Merion	Abrams as % of Twp
1990	2,808.4	1,531.1	183%
2000	2,937.7	1,595.3	184%

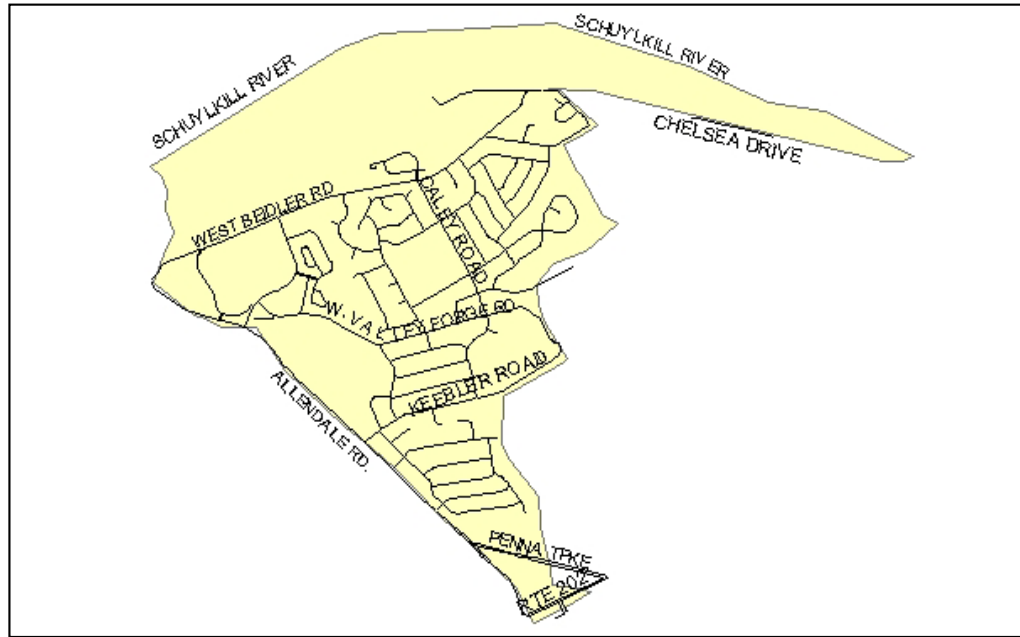
Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	Abrams	Upper Merion	Abrams	Upper Merion
1990	95.2%	89.6%	49.4%	42.3%
2000	92.1%	93.0%	49.9%	49.8%

Abrams

Planning Area 4
Census Tract 2058.08

Land Area

Sq. Miles 1.59
Acres 1,015.93



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	N/A		
1980	1,405		
1990	1,470	65	4.6%
2000	1,596	126	8.6%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	1,271	86.5%	1,247	78.1%
1 Unit Attached	147	10.0%	272	17.0%
Multiple Units	50	3.4%	77	4.8%
Other	2	0.1%	0	0.0%
Vacant Units	24	1.6%	21	1.3%

Median Value of Owner Occupied Units			
Year	Abrams	Upper Merion	Abrams as % of Twp
1990	\$165,500	\$ 147,900	112%
2000	\$175,800	\$ 165,700	106%

Median Contract Rent			
Year	Abrams	Upper Merion	Abrams as % of Twp
1990	\$ 765	\$ 616	124%
2000	\$ 1,099	\$ 898	122%

Owner-Occupied Dwelling Units		
Year	Abrams	Upper Merion
1990	92%	68%
2000	92%	67%

Dwelling Density: Dwellings per Acre			
Year	Abrams	Upper Merion	Abrams as % of Twp
1990	1.45	1.04	139%
2000	1.61	1.13	142%

Belmont

Planning Area 5
Census Tract 2058.09

The Belmont planning area, located in the northwest part of the township is bounded by the Schuylkill River, Bridgeport Borough, Valley Forge Road, and Abrams Run.

Belmont is predominately residential in character, however, rail rights-of-way occupy significant land area. Non-residential land use is limited to a small neighborhood shopping center. There are steep slopes in some areas, which provide challenges for development.

Zoning districts in Belmont include open space/recreation, single family residential, multifamily residential, restricted commercial, agriculture, and heavy industrial.

Belmont has the most persons per household and the fewest one-person households. They also had the highest growth rate of single-family homes throughout the 1990's. Belmont has maintained the lowest residential vacancy rate since 1990.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	N/A		
1980	2,863		
1990	2,552	-311	-10.9%
2000	2,791	239	9.4%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	170	189	0.1%	6.8%
5 - 17	421	514	1.9%	18.4%
18 - 44	953	934	-3.9%	33.5%
45 - 64	700	686	-2.9%	24.6%
65 Plus	308	468	4.7%	16.8%

Median Age	40.0
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	2,450	87.8%	84.8%
Black	108	3.9%	4.6%
Asian	171	6.1%	8.5%
Other	62	2.2%	2.2%

Households			
Type	1990	2000	% Change
Households	870	983	13.0%
Persons per Household	2.93	2.84	-3.1%
One-Person Households	101	108	6.9%
Households w/ Children		364	

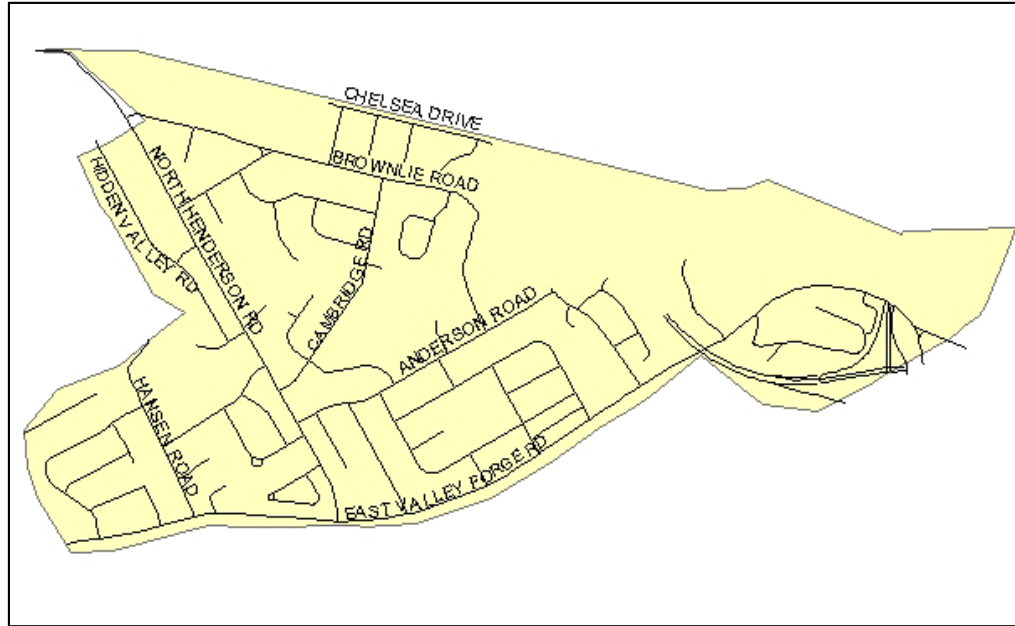
Density: Persons per Sq. Mile			
Year	Belmont	Upper Merion	Belmont as % of Twp
1990	1,944.5	1,531.1	127%
2000	2,130.5	1,595.3	134%

Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	Belmont	Upper Merion	Belmont	Upper Merion
1990	92.6%	89.6%	43.8%	42.3%
2000	94.9%	93.0%	47.5%	49.8%

Belmont

Planning Area 5
Census Tract 2058.09

Land Area
Sq. Miles 1.31
Acres 839.96



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	N/A		
1980	836		
1990	881	45	5.4%
2000	992	111	12.6%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	858	97.4%	957	96.5%
1 Unit Attached	5	0.6%	19	1.9%
Multiple Units	14	1.6%	5	0.5%
Other	4	0.5%	11	1.1%

Vacant Units	11	1.2%	9	0.9%
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Median Value of Owner Occupied Units			
Year	Belmont	Upper Merion	Belmont as % of Twp
1990	\$152,000	\$ 147,900	103%
2000	\$165,900	\$ 165,700	100%

Median Contract Rent			
Year	Belmont	Upper Merion	Belmont as % of Twp
1990	\$ 538	\$ 616	87%
2000	\$ 1,150	\$ 898	128%

Owner-Occupied Dwelling Units		
Year	Belmont	Upper Merion
1990	95%	68%
2000	96%	67%

Dwelling Density: Dwellings per Acre			
Year	Belmont	Upper Merion	Belmont as % of Twp
1990	1.05	1.04	101%
2000	1.18	1.13	104%

Merion

Planning Area 6
Census Tract 2058.05

Merion is in the central portion of the township and is bounded by Valley Forge Road, Bridgeport Borough, US 202, and Abrams Run.

Merion is similar in many respects to Belmont, except for a significant concentration of commercial, retail, industrial, and higher density residential development along the US 202 corridor. Remaining developable land has a variety of environmental constraints including steep slopes, wetlands, and industrial contamination.

Zoning in the Merion area includes single family residential, multifamily residential, retail, commercial, open space/recreation, and heavy industrial.

The racial composition of Merion is very similar to that of the township as a whole. In 1990 Merion had the most residents aged 65 and over. Although that age group grew 7.2% by the year 2000, it is no longer the largest 65 and over group in the township.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	3,856		
1980	3,693	-163	-4.2%
1990	3,755	62	1.7%
2000	3,132	-623	-16.6%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	220	159	-0.8%	5.1%
5 - 17	504	496	2.4%	15.8%
18 - 44	1,629	1,140	-7.0%	36.4%
45 - 64	931	718	-1.9%	22.9%
65 Plus	471	619	7.2%	19.8%

Median Age	40.1
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	2,658	84.9%	84.8%
Black	97	3.1%	4.6%
Asian	283	9.0%	8.5%
Other	94	3.0%	2.2%

Households			
Type	1990	2000	% Change
Households	1,438	1,267	-11.9%
Persons per Household	2.61	2.47	-5.4%
One-Person Households	287	310	8.0%
Households w/ Children		371	

Density: Persons per Sq. Mile			
Year	Merion	Upper Merion	Merion as % of Twp
1990	3,755.0	1,531.1	245%
2000	3,132.0	1,595.3	196%

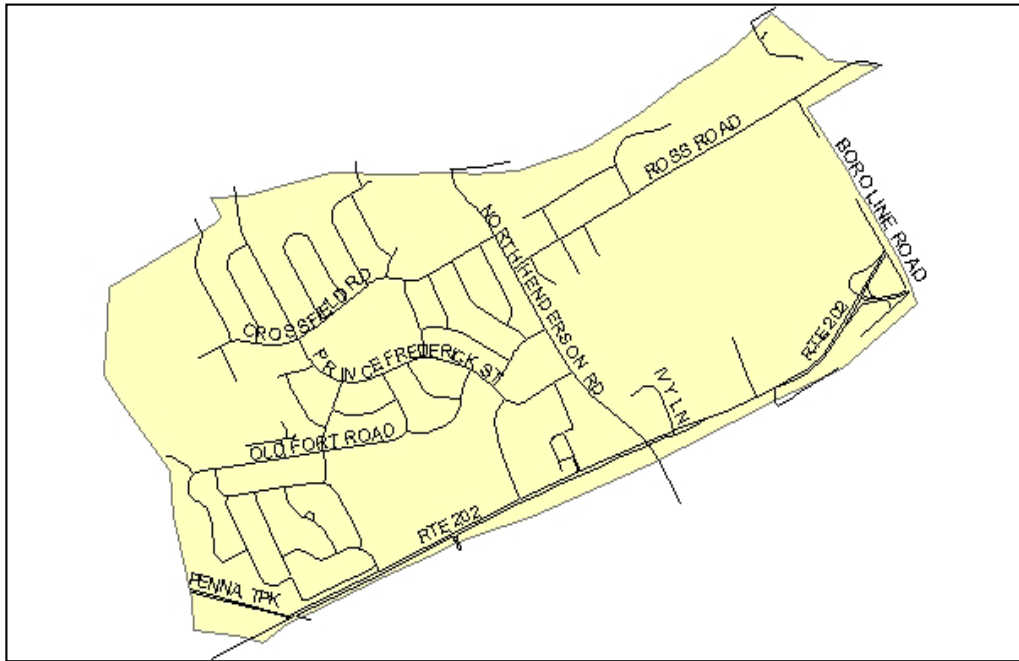
Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	Merion	Upper Merion	Merion	Upper Merion
1990	85.4%	89.6%	26.8%	42.3%
2000	89.0%	93.0%	30.8%	49.8%

Merion

Planning Area 6
Census Tract 2058.05

Land Area

Sq. Miles 1.00
Acres 640.90



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	1,194		
1980	1,214	20	1.7%
1990	1,469	255	21.0%
2000	1,291	-178	-12.1%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	1,062	72.3%	1,013	78.5%
1 Unit Attached	83	5.7%	94	7.3%
Multiple Units	317	21.6%	184	14.3%
Other	7	0.5%	0	0.0%

Vacant Units	31	2.1%	24	1.9%
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Median Value of Owner Occupied Units			
Year	Merion	Upper Merion	Merion as % of Twp
1990	\$130,900	\$ 147,900	89%
2000	\$142,500	\$ 165,700	86%

Median Contract Rent			
Year	Merion	Upper Merion	Merion as % of Twp
1990	\$ 570	\$ 616	93%
2000	\$ 861	\$ 898	96%

Owner-Occupied Dwelling Units		
Year	Merion	Upper Merion
1990	78%	68%
2000	83%	67%

Dwelling Density: Dwellings per Acre			
Year	Merion	Upper Merion	Merion as % of Twp
1990	2.29	1.04	220%
2000	2.01	1.13	178%

Kingwood / Henderson

Planning Area 7
Census Tract 2058.07

Kingwood/Henderson is located in the center of the township and is bounded by US 202, Henderson Road, the Conrail Morrisville Line and South Gulph Road. The area bisected by the Pennsylvania Turnpike and the PECO electric transmission line.

The western half of the planning area is largely residential, being largely occupied by Valley Forge Homes, one of the first large post-war developments. The eastern half consists of commercial retail and high rise residential uses along US 202, and older residential, commercial and industrial uses along Henderson Road.

Current zoning in Kingwood/Henderson includes single family residential, multifamily residential, commercial, light manufacturing, and some open space/recreation.

The racial composition of Kingwood/Henderson is the most diverse in the township. Throughout the 1990's, Kingwood/Henderson had the highest growth rate among the ages of 18-44. At the same time, it had the fastest decline in the ages of 65 and over. And although it holds the highest residential vacancy rate in the township, it has improved since 1990.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	3,203		
1980	2,005	-1,198	-37.4%
1990	1,755	-250	-12.5%
2000	2,013	258	14.7%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	86	90	-0.4%	4.5%
5 - 17	157	173	-0.4%	8.6%
18 - 44	810	1,146	10.8%	56.9%
45 - 64	371	331	-4.7%	16.4%
65 Plus	331	273	-5.3%	13.6%

Median Age	33.2
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	1,546	76.8%	84.8%
Black	98	4.9%	4.6%
Asian	308	15.3%	8.5%
Other	61	3.0%	2.2%

Households			
Type	1990	2000	% Change
Households	876	1,074	22.6%
Persons per Household	2.0	1.87	-6.5%
One-Person Households	334	490	46.7%
Households w/ Children		171	

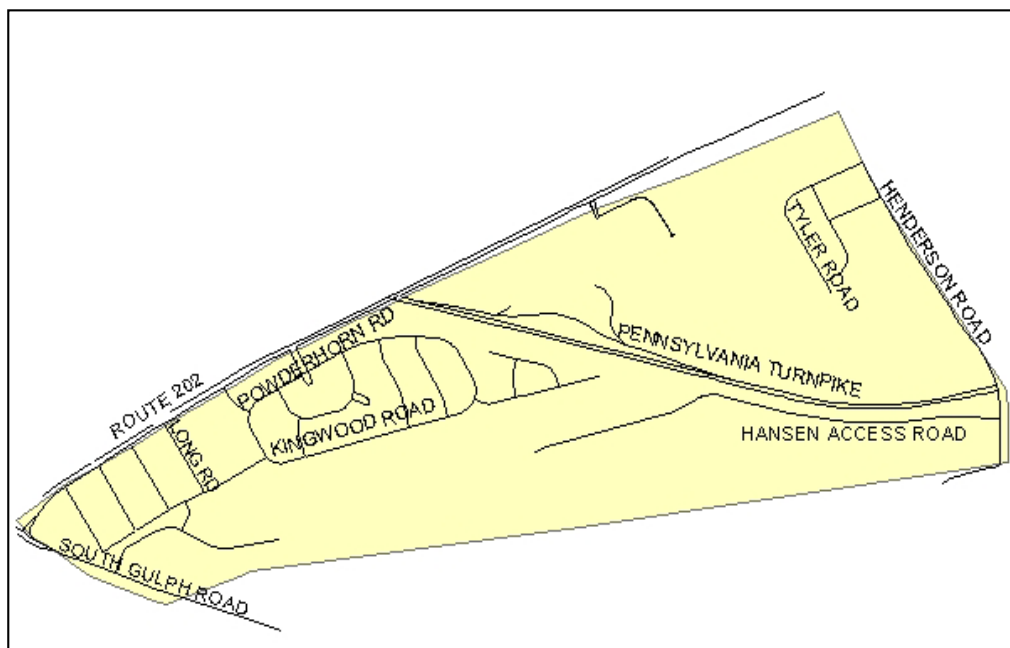
Density: Persons per Sq. Mile			
Year	Kwood/Hendersn	Upper Merion	Kw/Hen as % of Twp
1990	3,400.5	1,531.1	222%
2000	3,871.2	1,595.3	243%

Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	Kwood/Hendersn	Upper Merion	Kwood/Hendersn	Upper Merion
1990	81.3%	89.6%	25.2%	42.3%
2000	94.1%	93.0%	50.7%	49.8%

Kingwood / Henderson

Planning Area 7
Census Tract 2058.07

Land Area
Sq. Miles 0.52
Acres 330.3



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	992		
1980	1,000	8	0.8%
1990	1,014	14	1.4%
2000	1,268	254	25.0%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	392	38.7%	421	33.2%
1 Unit Attached	3	0.3%	7	0.6%
Multiple Units	613	60.5%	834	65.8%
Other	6	0.6%	6	0.5%

Vacant Units	138	13.6%	151	11.9%
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Median Value of Owner Occupied Units			
Year	Kwood / Hendersn	Upper Merion	Kw/Hen as % of Twp
1990	\$115,300	\$ 147,900	78%
2000	\$124,000	\$ 165,700	75%

Median Contract Rent			
Year	Kwood / Hendersn	Upper Merion	Kw/Hen as % of Twp
1990	\$ 696	\$ 616	113%
2000	\$ 1,041	\$ 898	116%

Owner-Occupied Dwelling Units		
Year	Kwood / Hendersn	Upper Merion
1990	41%	68%
2000	32%	67%

Dwelling Density: Dwellings per Acre			
Year	Kwood / Hendersn	Upper Merion	Kw/Hen as % of Twp
1990	3.07	1.04	295%
2000	3.84	1.13	340%

South Gulph / Hughes Park

Planning Area 8
Census Tract 2059.05

South Gulph/Hughes Park is located in the south-central portion of the township and is bounded by the Conrail Morrisville Line, Crooked Lane, and the Schuylkill Expressway (I-76).

The land use patten in the South Gulph/Hughes Park planning area is highly diverse with industrial uses along portions of the South Gulph, East Church and Hendersc Road corridors forming a triangle around the Prussian Woods, Valley Forge Acres, Kingwood and Gulph Mills Village. Along the eastern edge of the planning area are Hughes Park and School Side manor.

Current zoning in South Gulph/Hughes Park includes single family residential, multifamily residential, commercial, administrative and research businesses, and light manufacturing.

South Gulph/Hughes Park has the lowest median age in the township. Although it does not have the most residents, it does have the most housing units in the township. It also recorded the highest number of residents aged 18-44.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	3,629		
1980	3,486	-143	-3.9%
1990	3,184	-302	-8.7%
2000	3,220	36	1.1%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	146	177	0.9%	5.5%
5 - 17	273	254	-0.7%	7.9%
18 - 44	1,767	1,834	1.5%	57.0%
45 - 64	703	630	-2.5%	19.6%
65 Plus	295	325	0.8%	10.1%

Median Age		32.4
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	2,515	78.1%	84.8%
Black	203	6.3%	4.6%
Asian	414	12.9%	8.5%
Other	88	2.7%	2.2%

Households			
Type	1990	2000	% Change
Households	1,570	1,679	6.9%
Persons per Household	2.03	1.92	-5.4%
One-Person Households	585	732	25.1%
Households w/ Children		281	

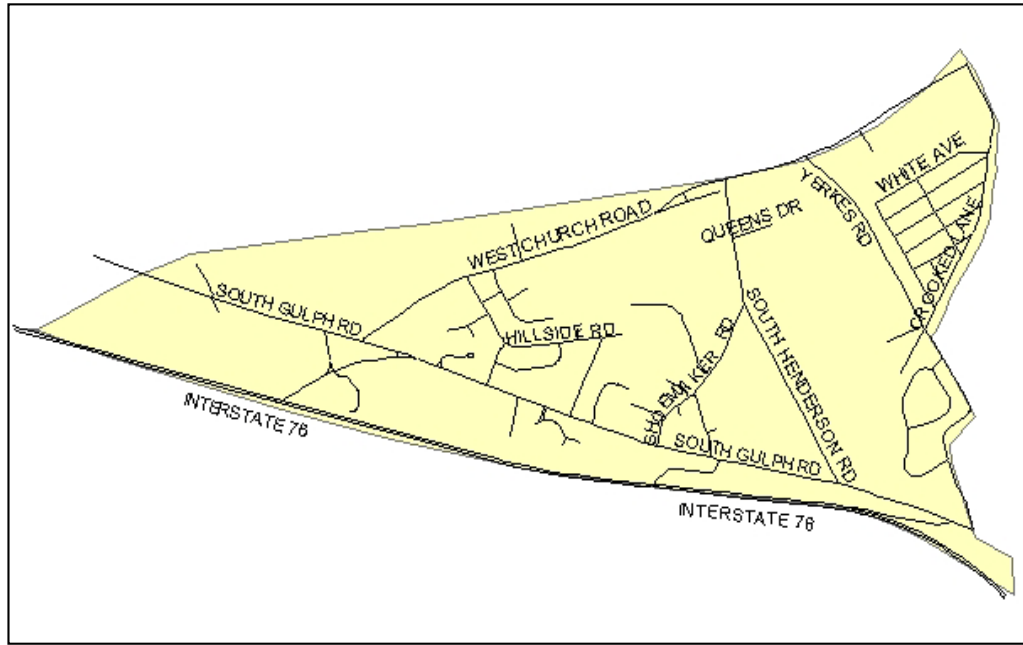
Density: Persons per Sq. Mile			
Year	S. Gulph / Hughes	Upper Merion	SG/HP as % of Twp
1990	2,584.5	1,531.1	169%
2000	2,617.9	1,595.3	164%

Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	S. Gulph / Hughes	Upper Merion	S. Gulph / Hughes	Upper Merion
1990	92.2%	89.6%	45.8%	42.3%
2000	96.2%	93.0%	57.6%	49.8%

South Gulph / Hughes Park

Planning Area 8
Census Tract 2059.05

Land Area
Sq. Miles 1.23
Acres 788.46



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	1,459		
1980	1,732	273	18.7%
1990	1,775	43	2.5%
2000	1,797	22	1.2%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	525	29.6%	546	30.4%
1 Unit Attached	161	9.1%	193	10.7%
Multiple Units	1,086	61.2%	1,058	58.9%
Other	3	0.2%	0	0.0%
Vacant Units				
	205	11.5%	108	6.0%

Median Value of Owner Occupied Units			
Year	S. Gulph/ Hughes	Upper Merion	SG/HP as % of Twp
1990	\$ 134,600	\$ 147,900	91%
2000	\$ 147,900	\$ 165,700	89%

Median Contract Rent			
Year	S. Gulph/ Hughes	Upper Merion	SG/HP as % of Twp
1990	\$ 621	\$ 616	101%
2000	\$ 886	\$ 898	99%

Owner-Occupied Dwelling Units		
Year	S. Gulph/ Hughes	Upper Merion
1990	39%	68%
2000	38%	67%

Dwelling Density: Dwellings per Acre			
Year	S. Gulph/ Hughes	Upper Merion	SG/HP as % of Twp
1990	2.25	1.04	216%
2000	2.28	1.13	202%

Swedesburg / King Manor

Planning Area 9
Census Tract 2058.06

The Swedesburg/King Manor planning area is located in the eastern portion of the township. Bounded by the Schuylkill River, Conrail Morrisville Line, Henderson Road US 202, and Bridgeport Borough, Swedesburg/King Manor is one of the oldest areas of the township.

The Swedesburg portion resembles the development pattern of Bridgeport, a grid street pattern with a mix of single, twin and multi-family dwellings. New housing in this area is a mix of townhouse and infill single family. The King Manor area follows an early suburban pattern with varying lot sizes and house styles. The area between Henderson and the SEPTA Norristown High Speed line is largely industrial. A significant portion of the planning area is occupied by the railroad and Pennsylvania Turnpike.

Current zoning in the Swedesburg/King Manor area includes single family residential, multifamily residential, commercial, industrial, and open space/recreation.

Swedesburg/King Manor has the fewest residents and housing units. It is also the least diverse in racial composition. This area has the highest number and percentage of single family attached units (rowhouses/townhomes). It also has the most affordable owner-occupied housing units (median value).

Population Profile

Population			
Year	Persons	# Change	% Change
1970	1,255		
1980	1,534	279	22.2%
1990	1,689	155	10.1%
2000	1,780	91	5.4%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	114	111	-0.5%	6.2%
5 - 17	258	259	-0.7%	14.6%
18 - 44	735	791	0.9%	44.4%
45 - 64	318	359	1.3%	20.2%
65 Plus	264	260	-1.0%	14.6%

Median Age		36.3
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	1,627	91.4%	84.8%
Black	55	3.1%	4.6%
Asian	73	4.1%	8.5%
Other	25	1.4%	2.2%

Households			
Type	1990	2000	% Change
Households	657	702	6.8%
Persons per Household	2.57	2.53	-1.6%
One-Person Households	163	174	6.7%
Households w/ Children		206	

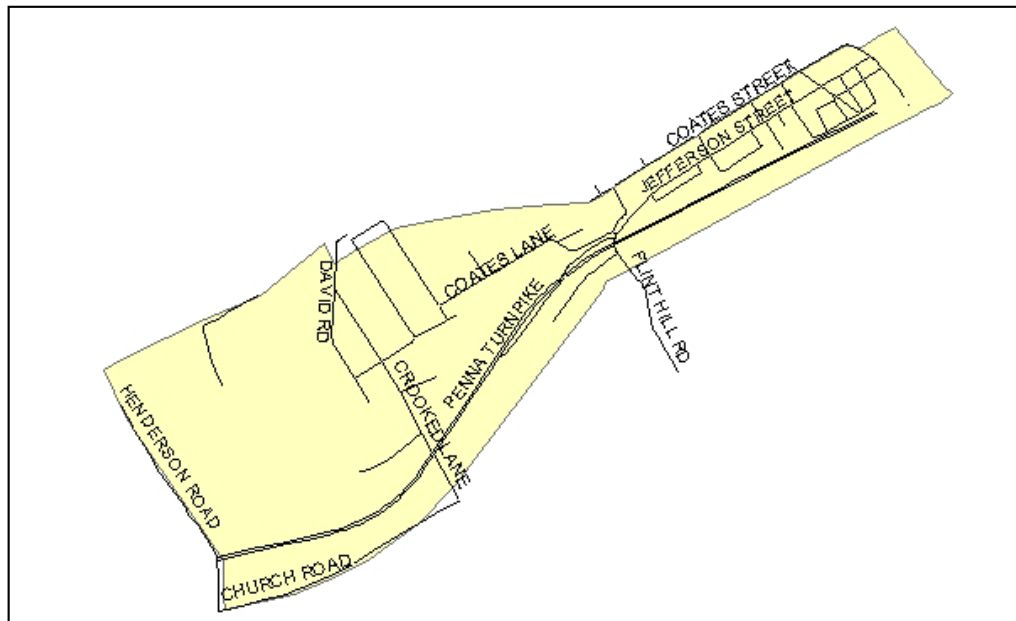
Density: Persons per Sq. Mile			
Year	Swdberg/ K Manor	Upper Merion	Sbg/KM as % of Twp
1990	2,387.6	1,531.1	156%
2000	2,507.0	1,595.3	157%

Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	Swdberg/ K Manor	Upper Merion	Swdberg/ K Manor	Upper Merion
1990	74.1%	89.6%	22.5%	42.3%
2000	82.2%	93.0%	20.8%	49.8%

Swedesburg / King Manor

Planning Area 9
Census Tract 2058.06

Land Area
Sq. Miles 0.71
Acres 452.74



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	414		
1980	579	165	39.9%
1990	686	107	18.5%
2000	709	23	3.4%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	299	43.6%	286	40.3%
1 Unit Attached	320	46.6%	366	51.6%
Multiple Units	58	8.5%	57	8.0%
Other	9	1.3%	0	0.0%
Vacant Units	29	4.2%	33	4.7%

Median Value of Owner Occupied Units			
Year	Swdberg/ K Manor	Upper Merion	Sbg/KM as % of Twp
1990	\$101,800	\$ 147,900	69%
2000	\$122,800	\$ 165,700	74%

Median Contract Rent			
Year	Swdberg/ K Manor	Upper Merion	Sbg/KM as % of Twp
1990	\$ 434	\$ 616	70%
2000	\$ 863	\$ 898	96%

Owner-Occupied Dwelling Units		
Year	Swdberg/ K Manor	Upper Merion
1990	77%	68%
2000	77%	67%

Dwelling Density: Dwellings per Acre			
Year	Swdberg/ K Manor	Upper Merion	Sbg/KM as % of Twp
1990	1.52	1.04	146%
2000	1.57	1.13	139%

Gulph Mills / Swedeland

Planning Area 10
Census Tract 2059.06

Located on the eastern edge of the township, Gulph Mills/Swedeland is bounded by the Schuylkill river, West Conshohocken Borough, Schuylkill Expressway (I-76), Crooked Lane, and the Conrail Morrisville Line.

Gulph Mills/Swedeland has perhaps the most complex land use patterns of the ten planning areas. The Gulph Mills village is hilly and wooded consisting of single family dwellings with several homes dating to the 18th century. The Swedeland Road corridor is largely industrial and the site of the GlaxoSmithKline Campus. The River Road corridor, also industrial is home of the Philadelphia Inquirer newspaper printing plant. The central area of the planning area contains Swedeland Village and Renaissance Business Park. The east Church Road corridor is largely industrial and also contains the Glasgow quarry. The Crooked Lane corridor is primarily residential.

Zoning in the Gulph Mills/Swedeland area currently includes single family residential, multifamily residential, heavy industrial, light industrial, open space/recreation, commercial, and administrative and research businesses.

Though the population of Gulph Mills/Swedeland has grown steadily throughout the last three decades, it is still the least densely populated area. Throughout the '90's, this area experienced the sharpest decline in residents aged 5 and under. It had the highest growth rate, however, in residents aged 45 to 64.

Population Profile

Population			
Year	Persons	# Change	% Change
1970	1,327		
1980	1,578	251	18.9%
1990	1,805	227	14.4%
2000	1,938	133	7.4%

Age of Population				
Age	Number, 1990	Number, 2000	% Change in Distribution	2000 Distribution
Under 5	133	85	-3.0%	4.4%
5 - 17	263	315	1.7%	16.3%
18 - 44	860	830	-4.8%	42.8%
45 - 64	357	505	6.3%	26.1%
65 Plus	192	203	-0.2%	10.5%

Median Age		36.9
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Racial Composition			Upper Merion
Race	Persons	% of Total	
White	1,680	86.7%	84.8%
Black	144	7.4%	4.6%
Asian	70	3.6%	8.5%
Other	44	2.3%	2.2%

Households			
Type	1990	2000	% Change
Households	687	793	15.4%
Persons per Household	2.63	2.44	-7.2%
One-Person Households	141	183	29.8%
Households w/ Children		228	

Density: Persons per Sq. Mile			
Year	G Mills / Swdland	Upper Merion	GM/Swd as % of Twp
1990	744.6	1,531.1	49%
2000	800.8	1,595.3	50%

Educational Attainment (Ages 25 years and older)				
Year	% High School grad or higher		% Bachelor's degree or higher	
	G Mills / Swdland	Upper Merion	G Mills / Swdland	Upper Merion
1990	78.7%	89.6%	39.5%	42.3%
2000	88.7%	93.0%	43.8%	49.8%

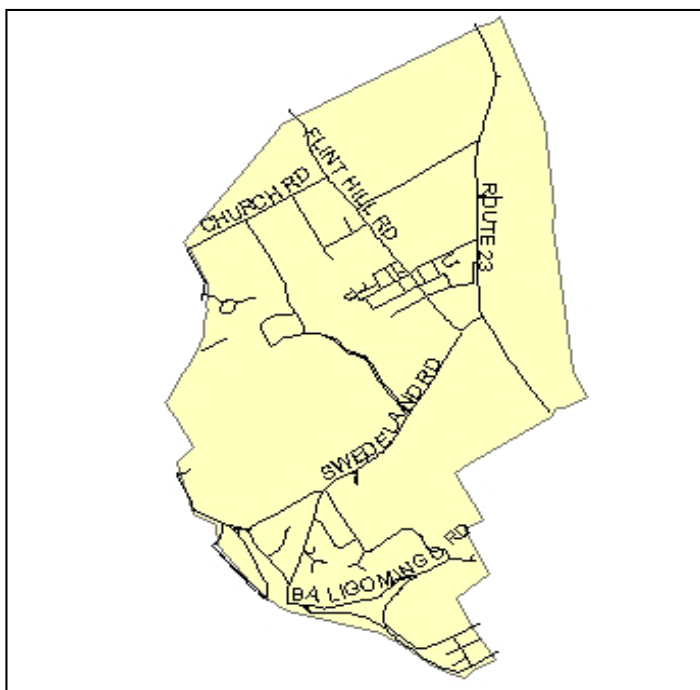
Gulph Mills / Swedeland

Planning Area 10
Census Tract 2059.06

Land Area

Sq. Miles 2.42

Acres 1,551.36



Housing Profile

Housing			
Year	# of Units	# Change	% Change
1970	401		
1980	528	127	31.7%
1990	725	197	37.3%
2000	825	100	13.8%

Housing Type				
Type	Number, 1990	% of Total, 1990	Number, 2000	% of Total, 2000
1 Unit Detached	351	48.4%	406	49.2%
1 Unit Attached	322	44.4%	350	42.4%
Multiple Units	49	6.8%	69	8.4%
Other	3	0.4%	0	0.0%

Vacant Units	38	5.2%	42	5.1%
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Median Value of Owner Occupied Units			
Year	G Mills/Swdland	Upper Merion	GM/Swd as % of Twp
1990	\$119,900	\$ 147,900	81%
2000	\$148,900	\$ 165,700	90%

Median Contract Rent			
Year	G Mills/Swdland	Upper Merion	GM/Swd as % of Twp
1990	\$ 788	\$ 616	128%
2000	\$ 1,086	\$ 898	121%

Owner-Occupied Dwelling Units		
Year	G Mills/Swdland	Upper Merion
1990	74%	68%
2000	75%	67%

Dwelling Density: Dwellings per Acre			
Year	G Mills/Swdland	Upper Merion	GM/Swd as % of Twp
1990	0.47	1.04	45%
2000	0.53	1.13	47%