

Background



Geographic Context

Jenkintown is a 0.6 square mile borough in the far eastern part of Montgomery County (see Map 1 on the following page). Jenkintown is a geographic donut hole between Cheltenham and Abington townships and is closely related to the adjacent municipalities, especially through common transportation infrastructure such as Old York Road (State Route 611) and several SEPTA regional rail lines.

Map 2 on page # illustrates the Borough in relationship to several regionally-significant land uses, including universities, colleges, and hospitals. There are five hospitals and six colleges and universities within an approximately 3-mile radius of Jenkintown. Map 2 also shows Jenkintown's relationship to nearby municipal and county parks as well as privately-owned golf courses that provide recreational opportunities and libraries that serve as community resources for education and events.

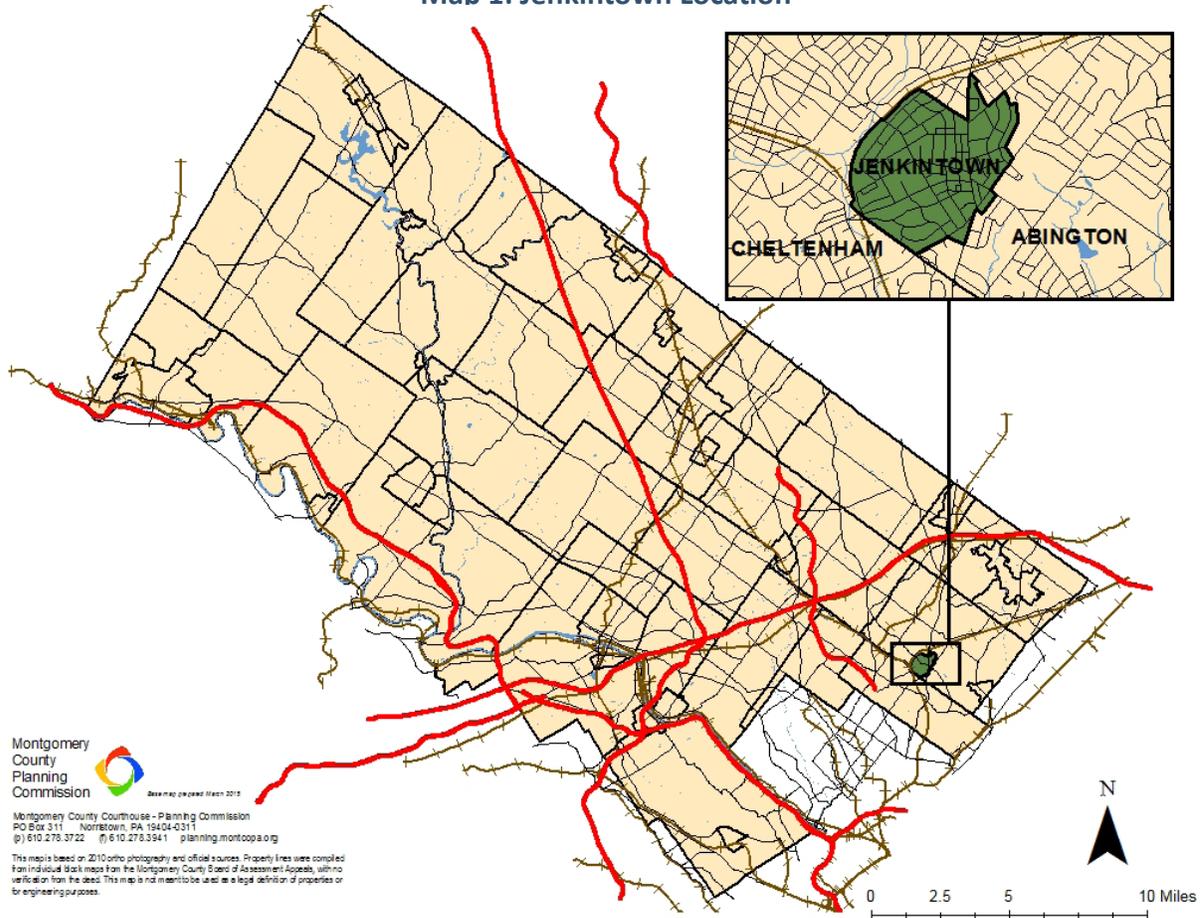
Historical Context

Jenkintown Borough was incorporated on December 8, 1874, from 248 acres of land taken from Abington Township; however "Jenkins Town" was a recognizable village within Abington Township for many years prior to its incorporation. In reference to Jenkintown's history and development, the 1877 Railroad Atlas states: "Though it is an old settlement, and known by its present name some time before the Revolution, [...] its chief prosperity dates from the completion of the North Pennsylvania Railroad, in 1856."¹ In fact, only 14 structures remaining in Jenkintown Borough were built prior to 1860.

The late-1800s brought many transportation advancements to the Jenkintown area including the opening of the Willow Grove & Germantown Turnpike (now Old York Road) and the North Penn Railroad. By 1876, people could take a train directly to New York City from Jenkintown. The Southeastern Pennsylvania Transit Authority (SEPTA) still runs several regional railroad lines

¹ "Combination Atlas Map of Montgomery County, Pennsylvania." 1877.

Map 1: Jenkintown Location



through the Jenkintown-Wyncote train station. From 1894 to 1941, the Pennsylvania Rapid Transit Company operated the Route 55 trolley through Jenkintown on Old York Road. One popular destination on the Route 55 trolley was Willow Grove Park. Today a SEPTA bus route by the same name (“55”) runs in its place.

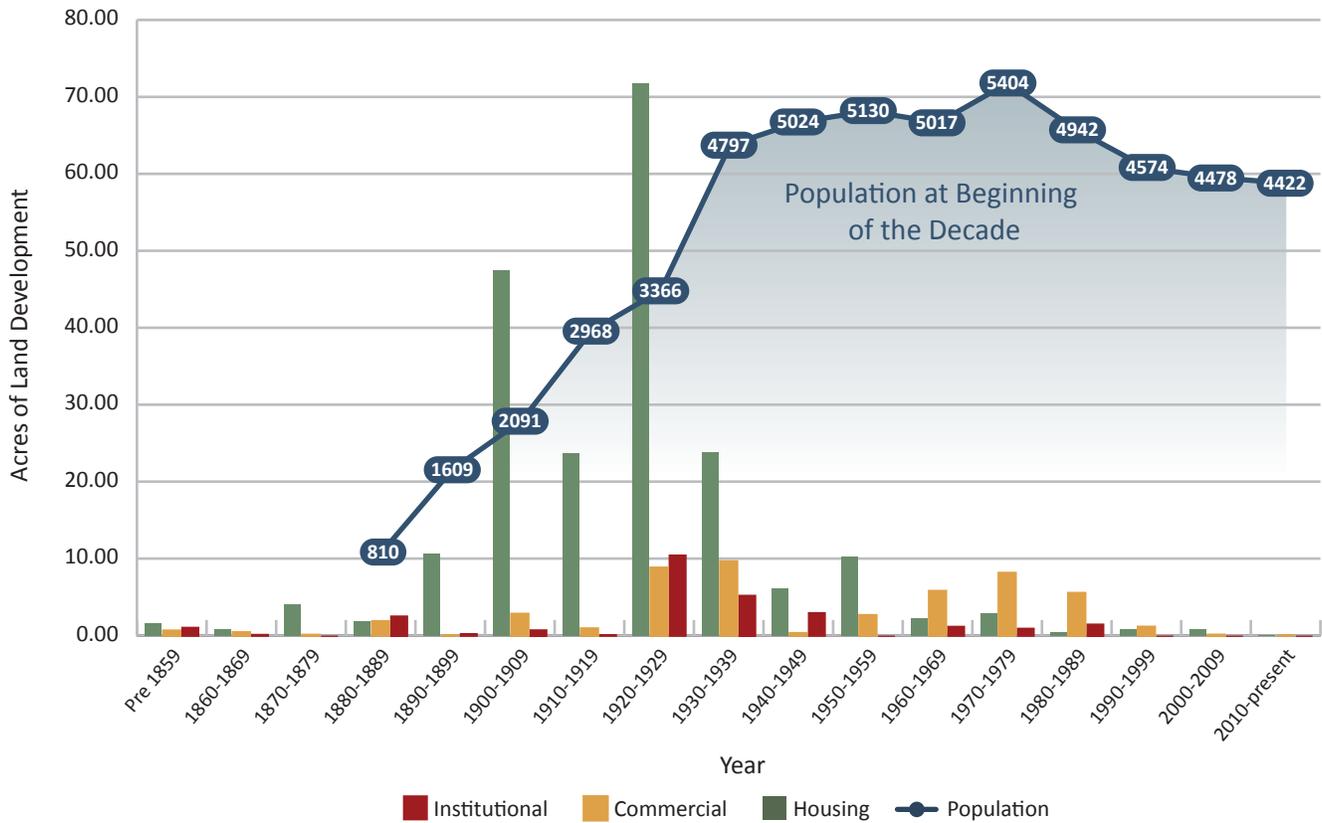
The large tract of land bounded by Greenwood Avenue, West Avenue, and Florence Avenue, across from the Jenkintown-Wyncote train station was home to the Beechwood Hotel in 1886; however by 1916, the site had been converted to the Beechwood School. From 1925 to the mid-1960s, a campus of Beaver-Planning College, originally a girls-only college, was located on the site. The College’s move resulted in such an increase in enrollment that the College eventually relocated to the Grey Towers campus in Cheltenham Township.² In 2000, Beaver College was renamed Arcadia University for a “picturesque region of Ancient Greece known for its peacefulness and simplicity.”³ In 1965, the Beaver Hill Condominiums were constructed on the site.

Old York Road through Jenkintown was also considered a shopping destination in the early- to mid-20th century with at least five major department stores located in and around Jenkintown. With the opening of several suburban regional shopping malls: King of Prussia (1962); Plymouth

² “The History of Arcadia University.” <http://www.arcadia.edu/about/default.aspx?id=634>

³ “The Path to Arcadia University.” <http://www.arcadia.edu/about/default.aspx?id=1126>

Figure 1: Population Change & Acres of Land Development over Time



Demographics

It is important to understand demographic trends and changes in order to properly plan for the future needs of a community’s population. Changes in population, housing units, age, race, income, education, and employment can all affect the physical character of a community and influence the demand for certain community services such as schools, utilities, and roads.

Population Characteristics

Population Growth: 1900-2010

In 1880, the first year for which population was recorded for the Borough; Jenkintown was a small community of only 810 persons. By 1930 the population had grown to 4,797 persons. Jenkintown’s population peaked at 5,404 persons in 1970 and has since declined slightly but stabilized. The total Borough population in 2010 was 4,422 persons (see Figure 2 on the following page).

The neighboring municipalities of Abington Township and Cheltenham Township both experienced a similar population growth in the first half of the 20th-century that peaked in 1970. The population of both neighboring townships has declined slightly since 1970 but also appears to have stabilized (see Figure 3 on the following page). In terms of population, Abington is the largest of the three communities.

Figure B2: Jenkintown Population Change: 1900-2010

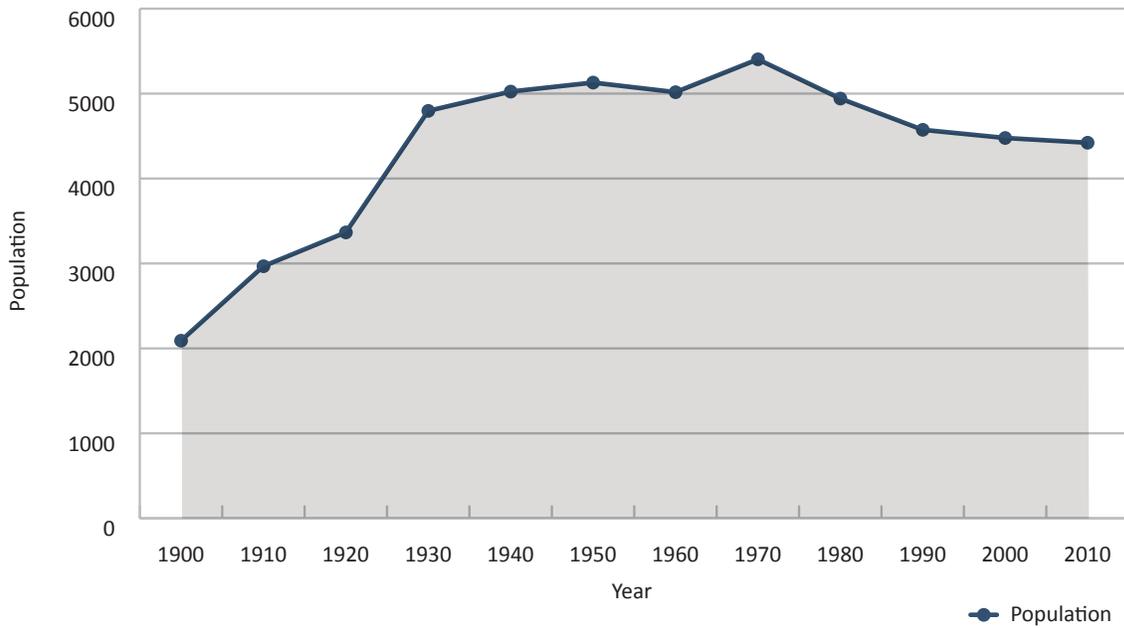
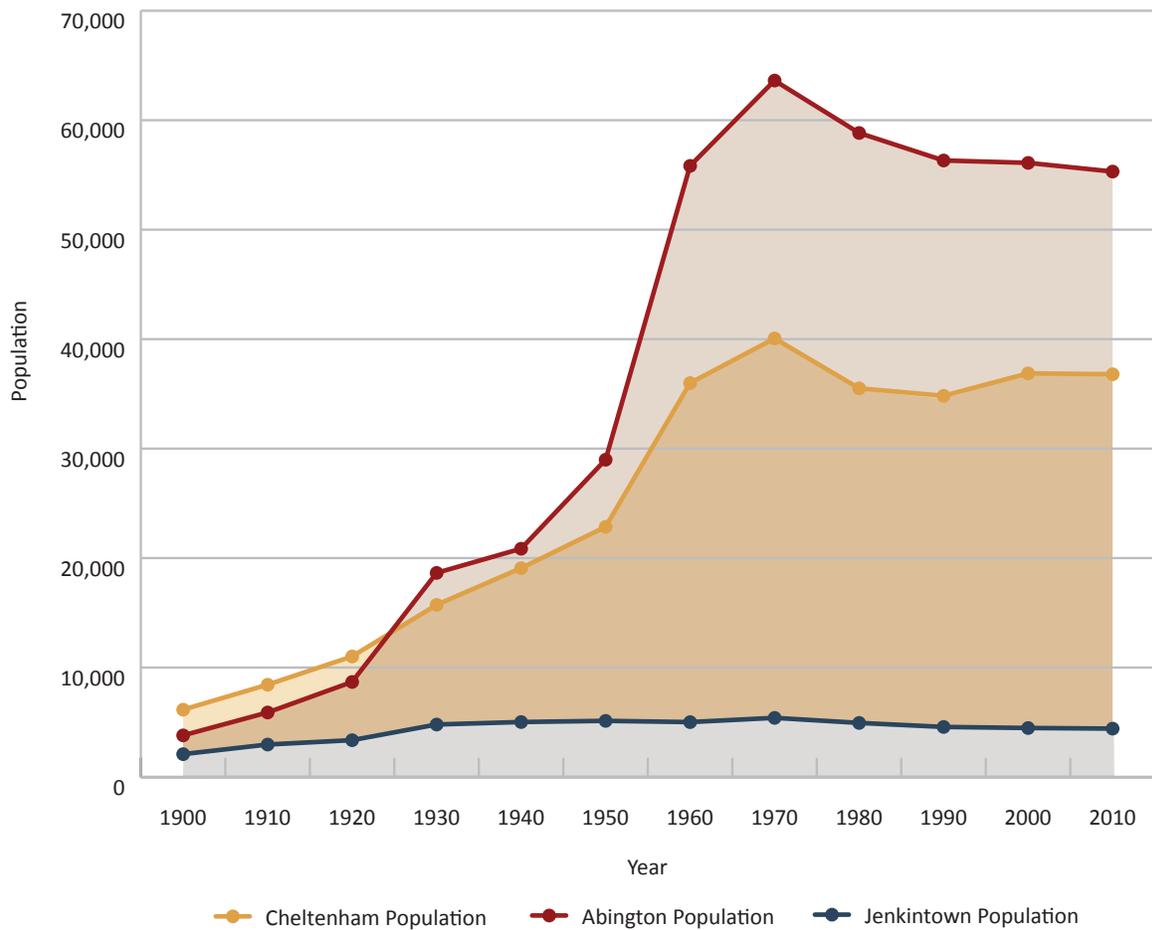


Figure 3: Jenkintown Population Change vs. Neighboring Townships: 1900-2010

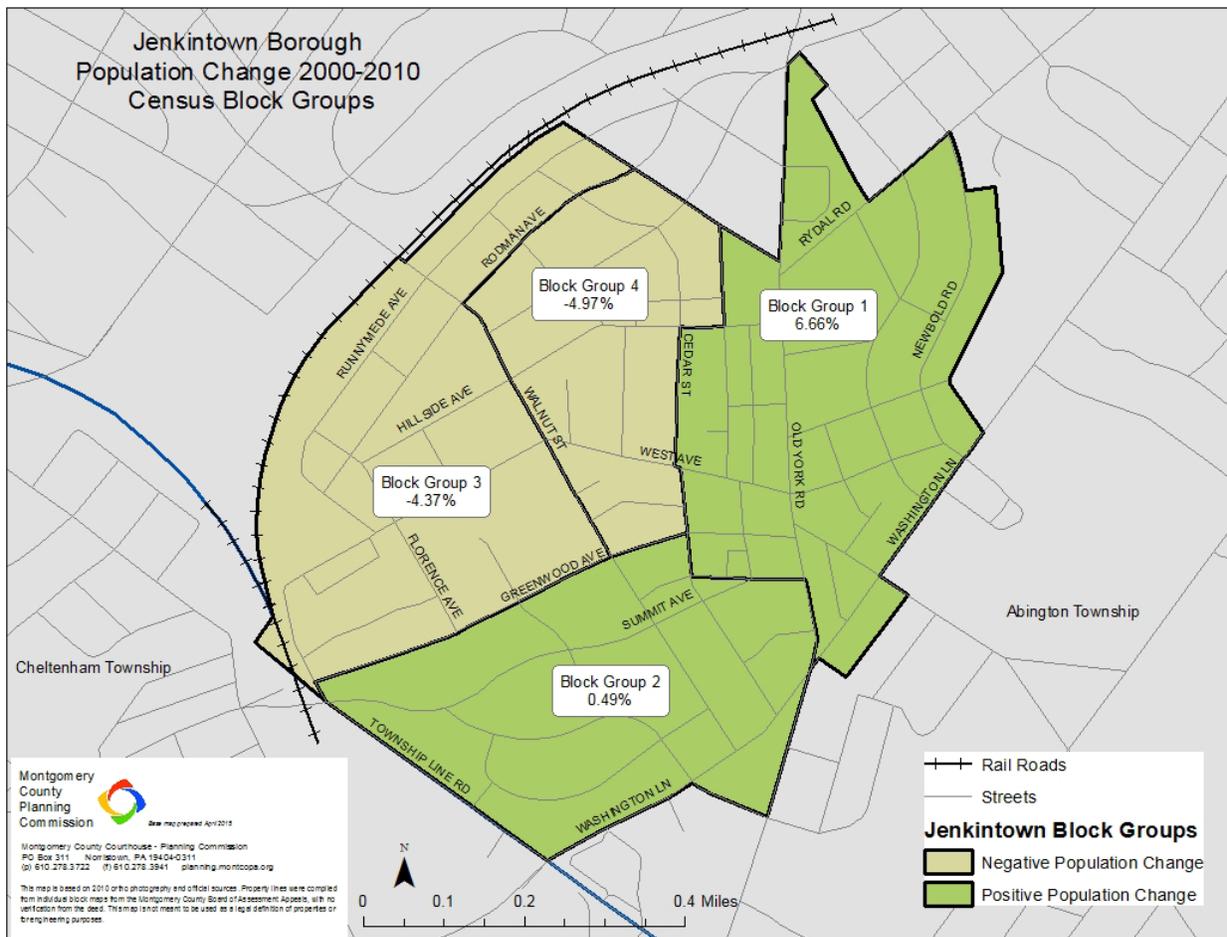


Although the gross populations of Abington and Cheltenham Townships are much greater than Jenkintown’s, the Borough’s population density (measured as persons per square mile) is much greater than either of the neighboring townships (see Table 1 below). In fact, in 2010 Jenkintown’s population density was more than double that of Abington Township. Communities with higher population densities are typically more efficient in the distribution and use of utilities and roads, but a higher density can also put stress on those utility and infrastructure systems, especially if they are older systems.

Table 1: Population Density, 2010

| Municipality | 2010 Population | Municipal Size | 2010 Population Density |
|---------------------|-----------------|----------------|-------------------------|
| Jenkintown Borough | 4,422 | 0.6 sq. miles | 7,370 persons/sq. mile |
| Abington Township | 55,310 | 15.5 sq. miles | 3,568 persons/sq. mile |
| Cheltenham Township | 36,793 | 9.0 sq. miles | 4,088 persons/sq. mile |

Map 3: Jenkintown Population Change by Census Block Group: 2000-2010



Population Change by Census Block Group: 2000-2010

There are four census block groups in the Borough of Jenkintown. Between 2000 and 2010, two block groups gained population while the other two lost population for a total net population change of -1.25%, or a loss of 56 persons (see Map 3 on previous page). The block group that saw the largest population increase includes the area surrounding Old York Road, which has a higher number of parcels zoned for mixed use development, retail, and higher-density housing types.

Population Forecasts: 2010-2040

Based on population forecasts from the Delaware Valley Regional Planning Commission (DVRPC), Jenkintown's population is forecasted to increase to 4,518 persons by the year 2040, an increase of 96 persons or 2.2% over the 2010 population (see Figure 4 below). The Borough is forecasted to grow at a much slower rate than Montgomery County as a whole. Over the same time period, DVRPC forecasts a population increase of 11.8% (or 94,612 persons) for Montgomery County overall.

Figure 4: Jenkintown Population Forecasts: 2015-2040

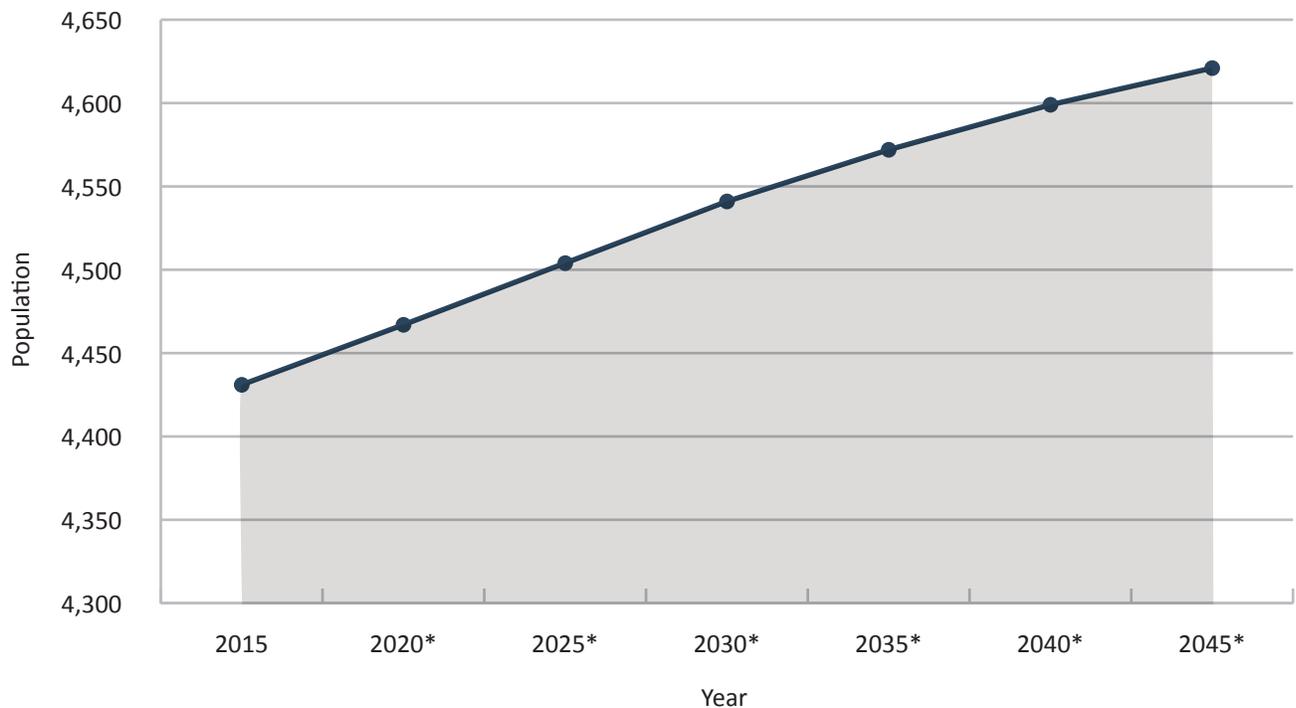
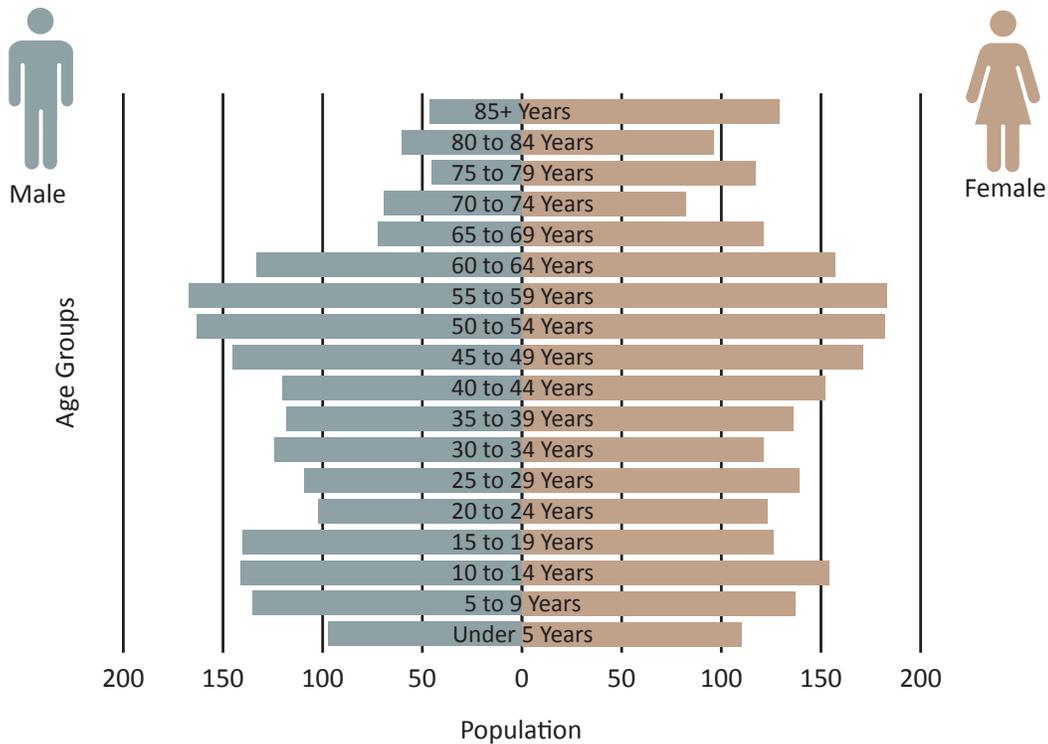


Figure 5: Jenkintown Age-Sex Pyramid, 2010



Age Group Trends (2010)

Figure 5 above shows the Borough’s population classified into male and female and separated into 5-year age groups for the year 2010. The school-age population (18 years and younger) makes up approximately 21.8% of Jenkintown’s total population. The senior population (65 years and older) also makes up a significant component of the Borough’s population at 18.9%. This percentage is higher than the County or adjacent townships suggesting that the Borough is either an attractive place to retire, and/or residents are choosing to stay in the Borough and “age-in-place.” The Borough’s population overall has a median age of 43.6 years, which is slightly older compared to the County overall and the adjacent Townships (see Table 2 below).

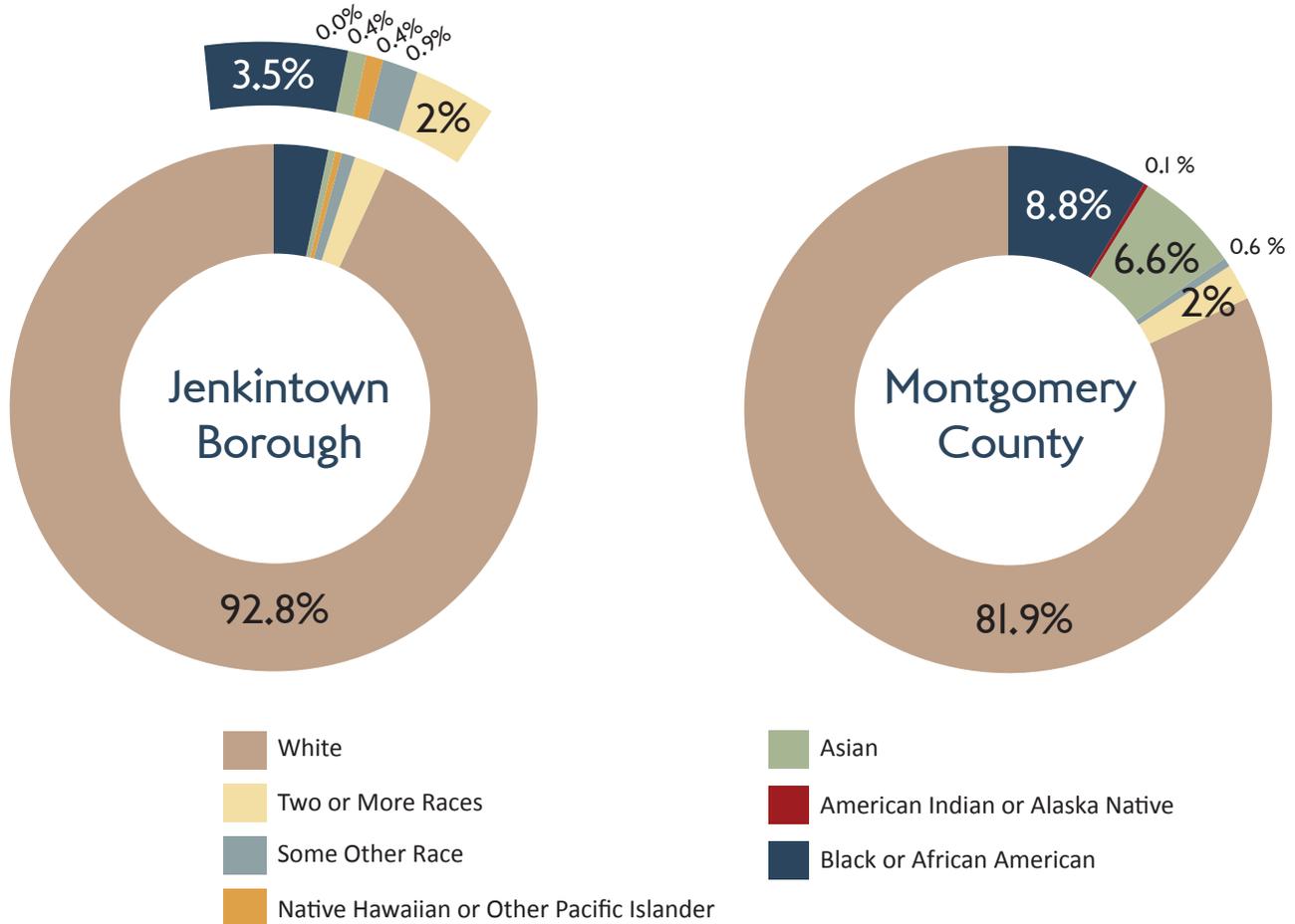
Table 2: Age Characteristics, 2010

| | Jenkintown Borough | Abington Township | Cheltenham Township | Montgomery County |
|----------------------------------|--------------------|-------------------|---------------------|-------------------|
| Population Under 18 Years (%) | 21.8% | 22.2% | 20.6% | 22.9% |
| Population 65 Years and Over (%) | 18.9% | 17.5% | 16.1% | 15.1% |
| Median Age (Years) | 43.6 | 42.8 | 40.0 | 40.6 |

Racial Composition

In general, Jenkintown Borough is less racially diverse than Montgomery County as a whole. Approximately 93% of the Borough’s population is white, compared to approximately 82% for the County overall (see Figure 6 on the following page). In 2010, 3.3% of Jenkintown’s population identified as Hispanic or Latino of any race, compared to 4.4% for Montgomery County overall.

Figure 6: Jenkintown Racial Composition as Compared to Montgomery County, 2013



Housing Characteristics

Average Household Size

The average household size in Jenkintown Borough has remained constant since 2000 but has decreased slightly compared to the 1990 average (see Table 3 on the following page). This trend towards smaller households can also be seen in neighboring municipalities and County-wide. The decrease in average household size from 1990 levels is greater in Jenkintown than in surrounding areas. This could be as a result of the drop in the percentage of households with children and/or the increase in the percentage of householders living alone, indicating that fewer families may live in the Borough, families with grown children are choosing to age in place, or that the Borough is becoming more attractive to single householders. The decrease in the average household size coincides with a decline in the percentage of households with school-age children and a rise in single-person households.

Table 3: Average Household Size: 1990-2010

| Year | Jenkintown Borough | Abington Township | Cheltenham Township | Montgomery County |
|------|--------------------|-------------------|---------------------|-------------------|
| 2010 | 2.19 | 2.55 | 2.44 | 2.53 |
| 2000 | 2.19 | 2.54 | 2.47 | 2.54 |
| 1990 | 2.34 | 2.58 | 2.47 | 2.58 |

Percent of Household Types

In 2013, nearly half of all households in Jenkintown identified as having at least one resident aged 60 or over (see Table 4 below). This percentage is greater than either of the surrounding municipalities and Montgomery County as a whole. The next largest percentage of household type is householder living alone which is also greater than either that of the County or surrounding municipalities. There has been a much more significant drop in the percentage of households with at least one person under the age of 18 in Jenkintown than in surrounding municipalities or the County as a whole, although all of the study areas saw a decrease between 2009 and 2013. Jenkintown has a declining percentage of households with children and a growing percentage of aging households, which may have implications for the school district and demands on community amenities that cater to an aging population.

Table 4: Household Types: 2009-2013

| Household Type | Jenkintown Borough | | Abington Township | | Cheltenham Township | | Montgomery County | |
|---|--------------------|-------|-------------------|-------|---------------------|-------|-------------------|-------|
| | 2009 | 2013 | 2009 | 2013 | 2009 | 2013 | 2009 | 2013 |
| Households with one or more persons under 18 years | 30.6% | 21.3% | 32.7% | 31.7% | 31.0% | 28.9% | 33.5% | 32.2% |
| Households with one or more persons 60 years and over | 40.7% | 48.1% | 37.9% | 42.0% | 37.2% | 40.0% | 33.7% | 37.1% |
| Householder living alone | 41.8% | 36.4% | 26.1% | 26.2% | 29.8% | 31.8% | 26.8% | 27.0% |

Median Housing Value

In 2010, the median housing value for Jenkintown Borough was \$226,500. This is approximately \$70,000 less than the County-wide median housing value and the lowest among the neighboring municipalities (see Table 5 on the following page). The median housing values for 1990 and 2000 have been adjusted for inflation to 2010 levels for an easier comparison. Median housing values fell across the County between 1990 and 2000 but Jenkintown had the smallest percent decrease during this time period showing that Jenkintown was able to maintain its housing value during this timeframe. However, the increase in reported housing values in Montgomery County and the neighboring municipalities that was observed between 2000 and 2010 far outpaced that of Jenkintown. Limited housing stock and low turnover rates in the fully-developed Borough may have contributed to the slower growth of housing values compared to neighboring municipalities.

Table 5: Median Housing Value: 1990-2010

| Year | Jenkintown Borough | | Abington Township | | Cheltenham Township | | Montgomery County | |
|-------|----------------------|----------|----------------------|----------|----------------------|----------|----------------------|----------|
| | Median Housing Value | % Change |
| 2010 | \$226,500 | 4.4% | \$268,400 | 46.4% | \$293,000 | 37.6% | \$297,200 | 43.3% |
| 2000* | \$217,007 | -8.8% | \$183,333 | -15.8% | \$212,878 | -21.0% | \$207,330 | -13.8% |
| 1990* | \$237,944 | - | \$217,822 | - | \$269,301 | - | \$240,459 | - |

Housing Tenure & Occupancy Status

Nearly 70% of housing units in Jenkintown are owner-occupied which is a greater percentage than Cheltenham Township but slightly lower than the County overall (see Table 6 below). The percentage of households in Jenkintown that are owner-occupied increased slightly between 2009 and 2013.

Table 6: Owner- vs. Renter-Occupied Housing Units: 2009-2013

| | Jenkintown Borough | | Abington Township | | Cheltenham Township | | Montgomery County | |
|-----------------------------------|--------------------|-------|-------------------|-------|---------------------|-------|-------------------|-------|
| | 2009 | 2013 | 2009 | 2013 | 2009 | 2013 | 2009 | 2013 |
| Owner-Occupied Housing Units (%) | 67.5% | 69.7% | 79.5% | 79.2% | 67.6% | 63.1% | 74.8% | 73.2% |
| Renter-Occupied Housing Units (%) | 22.5% | 30.3% | 20.5% | 20.8% | 32.4% | 36.9% | 25.2% | 26.8% |

Economic Characteristics

Income, Poverty, and Unemployment Characteristics

In 2013, the median household income for Jenkintown Borough was \$64,342, approximately \$15,000 less than the County-wide median but \$12,000 greater than the median value for Pennsylvania as a whole. Jenkintown Borough’s rates of poverty and unemployment are both much lower than the County as a whole or either of the adjacent townships, suggesting that Jenkintown’s population is stably employed in good-paying jobs and that income is more evenly distributed across the entire population of the Borough (see Table 7 on the following page).

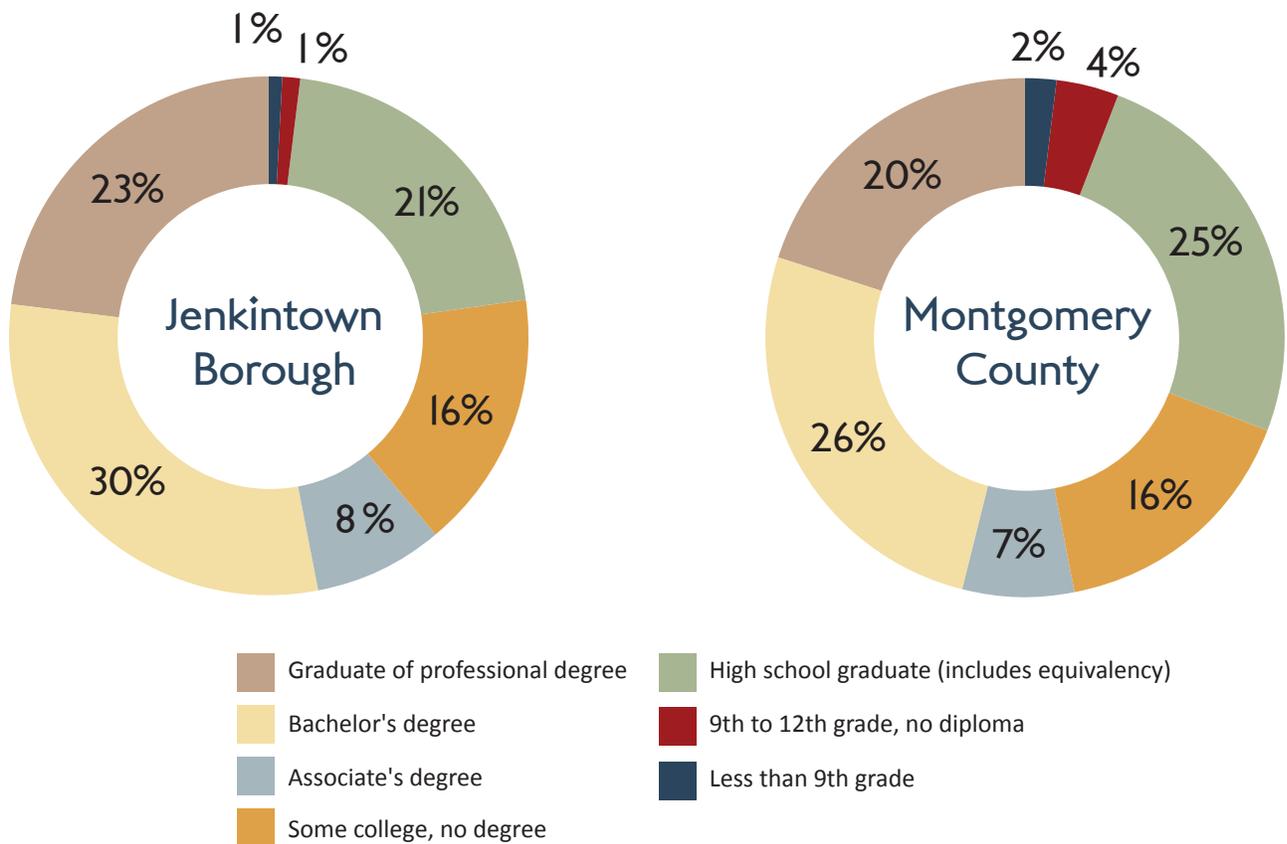
Table 7: Income, Poverty, and Unemployment Characteristics: 2013

| | Jenkintown Borough | Abington Township | Cheltenham Township | Montgomery County |
|--------------------------|--------------------|-------------------|---------------------|-------------------|
| Median Household Income | \$64,342 | \$74,841 | \$76,280 | \$79,183 |
| Per Capita Income | \$37,121 | \$39,162 | \$39,990 | \$41,472 |
| % of Families in Poverty | 2.4% | 4.4% | 4.7% | 4.0% |
| % Unemployed | 3.8% | 7.4% | 8.2% | 7.1% |

Educational Attainment

A community’s educational attainment level can often indicate the community’s overall income potential and economic status. In 2013, 53% of Jenkintown’s population had a Bachelor’s degree or higher, compared to 46% at the County-level. Only 2% of Jenkintown’s population aged 25 and over does not have a high school diploma (see Figure 7 below).

Figure 7: Educational Attainment, 2013



Employment in Jenkintown

In 2011, a total of 1,877 people living in Jenkintown Borough were employed. Of those, only 94 (5.0%) both lived and worked within the Borough, the remaining 95% of employed residents commuted to jobs outside of the Borough. Nearly 37% of residents commute to jobs in Philadelphia. Overall, the Borough is a net importer of jobs because a total of 3,614 people are employed in the Borough (nearly double the number of employed Jenkintown Borough residents). Therefore, the vast majority of the persons employed in Jenkintown Borough (97.4%) commute to work from outside the Borough. Just over 32% of the persons employed in Jenkintown commute from Philadelphia.

According to data for the 2014 tax year, the top ten employers in Jenkintown, based on number of employees, account for a total of 837 employees, or 23.2% of the total number of persons employed in Jenkintown Borough. Health care services account for the majority of the jobs represented by the top ten employers, although two major restaurants (The Drake Tavern and Outback Steakhouse) employ a large number of people and are included in the list of the top ten employers within the Borough (see Table 8 below). Other major employers in Jenkintown include a security company, the School District of Jenkintown, a Subaru dealer and an investment planning company.

Table 8. Top Ten Employers in Jenkintown Borough, 2014

| Employer | Industry | Number of Employees |
|-------------------------------|----------------------|---------------------|
| Salman Corp. | Health Care Services | 230 |
| St. Moritz Security Services | Security Services | 98 |
| School District of Jenkintown | Educational Services | 84 |
| Glanzmann Subaru | Motor Vehicle Sales | 66 |
| Metro Kitchen Bar Inc. | Food Services | 65 |
| OS Restaurant Services Inc. | Food Services | 64 |
| Lincoln Investment Planning | Financial Services | 63 |
| Abington Memorial Hospital | Health Care Services | 56 |
| CMG Jenkintown LLC | Health Care Services | 56 |
| Tri-State Imaging PR LLC | Health Care Services | 55 |

