

**Borough of Wyalusing Comprehensive Plan
Community Survey – 73 responses
June 2016**

The Borough of Wyalusing is in the process of updating its 1982 Comprehensive Plan. A Comprehensive Plan is a policy document that will describe the Borough's vision, goals and objectives to guide growth for the next ten years. The Comprehensive Plan Steering Committee (SC), a group comprised of Wyalusing residents and business owners, is distributing this survey to gather your input on a wide range of topics as part of the project. Your participation is important to ensure that the plan reflects the ideas and opinions of our residents. During the course of this project over the coming months, the SC will provide additional opportunities for you to comment on the proposed plan and its goals.

This survey will take between 5-10 minutes to complete. Please return your completed survey to the Borough office (102 Senate Street), the Wyalusing Public Library (115 Church St.) or PS Bank (76 Church St.) by **WEDNESDAY, JUNE 22**. Email the SC at wyalboro@epix.net or call 570-746-1707 with questions or comments.

1. Please choose one of the following.

- a. I live in Wyalusing. **53%**
- b. I work in Wyalusing. **22%**
- c. I live AND work in Wyalusing. **23%**

2. What is your age range? (choose one).

- a. 18-24 – **0%**
- b. 25-44 – **14%**
- c. 45-54 – **13%**
- d. 55-64 – **21%**
- e. 65 or over – **53%**

3. How long have you lived in Wyalusing? (choose one).

- a. Less than one year – **0%**
- b. 1-5 years – **15%**
- c. 6-10 years – **13%**
- d. 11-20 years – **7%**
- e. More than 20 years – **28%**
- f. I do not live in Wyalusing. – **14%**

4. How long have you worked in Wyalusing? (choose one).

- a. Less than one year – **0%**
- b. 1-5 years – **18%**
- c. 6-10 years – **6%**
- d. 11-20 years – **7%**
- e. More than 20 years – **28%**
- f. I do not work in Wyalusing. – **42%**

5. Which best describes your housing situation? (choose one).

- a. I own and live in single-family home. – **83%**
- b. I own and live in a multi-family home. – **0%**
- c. I rent a single-family home. – **4%**
- d. I rent an apartment. – **6%**
- e. I rent a room at the Wyalusing Hotel. – **0%**
- f. None of the above. – **7%**

6. If you are a student or employed outside the home, how do you typically commute? (choose one).

- a. I drive. – **98%**
- b. I walk. – **2%**
- c. I ride my bike. – **0%**
- d. I ride my motorcycle. – **0%**
- e. I carpool. – **0%**
- f. I take public transportation. – **0%**

7. To what extent do you agree with the following statements about the Quality of Life in Wyalusing?

	Strongly disagree	Disagree	No opinion	Agree	Strongly Agree
a. Wyalusing is a good place to live, raise a family and retire.	3%	1%	11%	54%	31%
b. Wyalusing’s appearance is inviting and appealing.	6%	18%	17%	55%	4%
c. The Borough should continue to beautify its streets and neighborhoods.	3%	0%	10%	46%	41%
d. Wyalusing has a community image that is different from other places in the Bradford County/the region.	1%	14%	34%	36%	14%
e. The Borough should work to improve the condition of its housing.	1%	3%	22%	36%	14%
f. Wyalusing is affordable.	3%	11%	14%	61%	10%
g. I’m happy with the number of community events in Wyalusing.	6%	21%	27%	41%	4%
h. I would like more opportunities for safe bicycling and walking in the Borough.	7%	7%	21%	35%	30%
i. Wyalusing is safe.	8%	8%	17%	54%	13%
j. Wyalusing needs a Borough police officer.	10%	19%	17%	22%	32%

8. Do you think that additional housing of the following types is needed in Wyalusing?

	Strongly disagree	Disagree	No opinion	Agree	Strongly Agree
a. Single-family homes	4%	17%	31%	33%	14%
b. Apartment Buildings	21%	31%	25%	18%	6%
c. Upper-Story apartments (above shops or garages)	14%	30%	43%	9%	4%
d. Townhomes	17%	30%	26%	20%	6%
e. Senior Housing (Independent)	9%	16%	18%	32%	25%
f. Assisted Living (Long-Term senior care that provides personal care support)	6%	18%	22%	40%	15%
g. Nursing Home	7%	24%	38%	19%	12%

9. Do you feel the Borough should encourage or do the following (related to recreation and open space)?

	Definitely no	Probably no	Maybe	Probably yes	Definitely yes
a. Improve existing parks and rec. facilities.	3%	7%	26%	29%	35%
b. Develop new recreational facilities.	7%	10%	34%	22%	27%
c. Start a community garden.	11%	22%	32%	27%	8%
d. Develop Brewer Hollow for active recreation.	8%	11%	32%	23%	24%
e. Develop a youth center for after-school.	13%	11%	27%	25%	24%
f. Provide better sidewalks and new bike lanes.	10%	14%	11%	39%	26%
g. Reserve land for permanent open space.	7%	4%	29%	35%	25%
h. Plant more street trees.	15%	21%	27%	23%	14%
i. Install better street lighting.	10%	18%	27%	24%	21%

10. Do you feel the Borough should encourage development of the following land uses?

	Definitely no	Probably no	Maybe	Probably yes	Definitely yes
a. Single-family Residential	6%	16%	25%	33%	20%
b. Multi-family Residential	33%	30%	20%	10%	6%
c. Mixed-Use (i.e., stores with apartments above)	16%	16%	45%	17%	6%
d. Light Industrial	6%	8%	39%	30%	17%
e. Retail Stores	0%	1%	19%	44%	35%
f. Offices	3%	7%	39%	33%	18%
g. Agriculture	6%	15%	26%	35%	17%
h. Home-based businesses	9%	12%	41%	27%	11%

11. Would you support the development of the following types of businesses in Wyalusing?

	Definitely no	Probably no	Maybe	Probably yes	Definitely yes
a. Locally-owned retail stores	1%	1%	14%	40%	43%
b. Fast-food restaurants	17%	11%	21%	36%	15%
c. Locally-owned restaurants	1%	1%	17%	44%	37%
d. Coffee and Tea Shop	3%	8%	20%	32%	37%
e. Gas/convenience store	16%	38%	19%	20%	7%
f. Car dealership	24%	30%	24%	16%	8%
g. Wine/Liquor Store	26%	23%	19%	23%	9%
h. Grocery Store	9%	7%	16%	36%	33%
i. Farmers Market (expanded days and/or times)	1%	0%	17%	38%	44%
j. Bed and Breakfast/Inn	13%	14%	26%	31%	16%

12. How important are the following issues for Wyalusing?

	Not important	Slightly important	Moderately important	Very important	Extremely important
a. Expansion of a public sewer system.	13%	14%	30%	19%	23%
b. Access to the river (including boat launch.)	10%	17%	28%	19%	26%
c. Access to the creek (including canoe launch.)	13%	12%	33%	17%	25%
d. Revision of the current zoning ordinance.	13%	27%	23%	19%	19%
e. Access to natural gas in the Borough.	6%	6%	18%	28%	43%
f. Protection of natural resources.	3%	9%	16%	24%	49%
g. Preservation of agricultural land and farms.	1%	6%	21%	28%	44%
h. Helping seniors to stay in their homes.	0%	6%	15%	25%	54%
i. Preservation of historic resources.	0%	7%	17%	27%	49%
j. Improving the quality of housing options.	4%	17%	26%	21%	31%
k. Attracting businesses and job opportunities.	1%	1%	14%	26%	57%

13. Implementing some aspects of the comprehensive plan may cost the Borough additional money. For which of the following actions might you agree to pay an incremental increase in local taxes?

	Definitely no	Probably no	Maybe	Probably yes	Definitely yes
a. Conservation of open space or environmentally-sensitive land	15%	24%	26%	19%	16%
b. Construction of new <u>sidewalks</u> to connect residents to parks, stores, river, etc.	17%	23%	20%	23%	16%
c. Construction of <u>trails</u> for recreation and to connect residents to parks, stores, river, etc.	16%	13%	24%	23%	24%
d. Streetscape/road beautification	15%	27%	27%	18%	13%
e. Parkland acquisition	17%	24%	33%	11%	15%
f. Parkland development	18%	26%	27%	12%	17%

What changes – if any – would you like to see happen in Wyalusing?

THANK YOU for your participation!

Comments

(1) People clean up their property (2) We need to keep drugs out of Wyalusing

(3) Have a Community Crime Watch to keep people alert to unsafe conditions

Local police force

I don't think many of these issues are relevant to Wyalusing. I would be nice if people would keep up their properties (no junk on porches or around house)

Can't something be done about what was the Physician Care buildings? It is disgraceful. Even new window treatments would help. Like the larger cities

(Wilkes-Barre, Elmira, Scranton), once malls/plazas are established close by, Boroughs cannot be expected to thrive. Sad!

Our highest priority is to establish a police force of at least one full time or two part-time police officers. We would like to have hiking and biking paths to creek and river. Put new life in empty store fronts in downtown. Make Brewer Hollow a nature park with hiking paths (low impact) and restrooms.

Proper development of Brewer Hollow property - walking trails, picnic areas, etc. Improve and connect sidewalk system in the Borough; improve downtown appearance - make town more appealing, ie., painting buildings, storefront windows (old Brewed Awakening window, etc.)

Establish a police presence as soon as possible; sidewalks through the Borough; creek and river access; encourage businesses to move into downtown; log ash in Brewer Hollow as per Jim Roberts.

Police on duty; clean up/paint downtown storefronts to make it more inviting to new businesses

Construction of a bypass to get Cargill employees to work; swimming pool where Elementary school was, or something else there; fill empty buildings with dentist, doctors, variety stores, grocery stores; tear down some buildings; more parking for businesses; possibly make a medical building with parking area for doctor,

dentist, optometry offices; recycling in the Borough; laundromat

Park should have handicapped restroom; Park needs sidewalk fixed for wheelchairs into the eating area.

(1) Handicapped parking for ALL Borough residents, with a two-car limit. Not only a House ID number but a car ID sticker for the car that does not expire. (2) a Borough police officer would do some good if only about the drugs and drinking lat at night in the park behind the Dandy. (3) a new firehouse - how about the old school lot. (4) Wyalusing should also think about two-year terms for Council memers - after two years, thank them and move on. I see no progress as long as the same people are in office year after year - nothing goes forward.

I would like to see the farmer's market be on Saturdays. For it to be only on Friday's for a couple of hours isn't very realistic for people who work. Also, for myself, as someone with a yound child, I would like to see some additiions to the town park. For example, a swing set and maybe just a little splash pad for the summer months. Lastly, having natural gas run through the Borough would be extremely helpful.

If I am still residing in the Borough after the development of low income housing, would like to ensure the quality and safety of the residents. I am still undecided.

Better enforcement of current zoning laws.

Properties cleaned up. People who break the rules like fires and swimming pools with no fences, should be fined NOW. In the future, keep the riff raff out.

I would like more of the local citizenry to become more interested in and active in the affairs of the Borough

Enforce traffic laws; SR 706 Bypass

(1) Most important is getting a bypass for Church Street and Taylor Avenue. Safety first or many of the items on this list are worthless. (2) Parking is a problem. Cars were backed up looking for a parking spot at the post office one day last week! (3) Let us solve these problems so we can be a "Norman Rockwell" town. (4) Rentals; apartments need to be inspected everytime a tenant leaves. Use the State's code or make our own. Keeping Main Street safe from fires is very important.

More places for locals to gather - restaurants, coffee houses, a community center. More of a priority on youth, but young adults need to be more involved in civic organizations and volunteerism.

Community Recreation Center; Pool?

POLICE

We need more organized activities for our youth....a pool, bowling alley, summer art, music camps, assisting the elderly with yard work, help with community garden, a community center would be great too.

Remove Borough ordinances including burn ban; get rid of ordinances like code enforcement inspections; higher respect of personal property - no eminent domain; let the free market decide prosperity by removing draconian regulations and ordinances

Permanent police force, this is essential; more business on Main Street

Maniacs driving our streets should be ticketed

Code enforcement would be helpful. We don't need more housing, maintain what exists and more people will follow ordinances. A law enforcement presence would help this happen. It is our properties that detract from the beauty of our town. Our streets and sidewalks are secondary.

Places to enjoy the outside. Place for safe recreation for our youth

Nice families living in single family homes are the key to quality of living in Wyalusing; Up to now we don't need police - small towns can't manage police forces; sewer and water was adequate until the Borough allowed Wyalusing Meadows to use it all up; township should be part of this plan - they surround the Borough and have all the open land; the gas business has seriously interrupted tourism and quality of life; the Borough didn't follow the old plan - why will this be different? Inviting large developers into the Borough is a big mistake (Mission First/Wyalusing Meadows).

Enforcement of zoning. Taylor Avenue has been an eyesore for many years; Refurbish/Restoration of downtown buildings; retail development. Encourage Wyalusing Hotel to perk up exterior, restore Wyalusing Hotel sign - an anchoring business for Wyalusing. Does a massage parlor/tattoo parlor add value to downtown? Is there a way to manage what types of businesses are allowed? Should be a planning group sourcing desired businesses.

Boat launch, canoe launch, dance hall and soda or non-alcoholic bar for whatever crowd; shooting range, target or trap, bow & arrow range

Get George Anderson off Council!

I would like to see a more mixed kind of zoning that allows/encourages offices within residential/and residential in commercial, rather than inflexible districts, similar to the Wyalusing Township zoning ordinance. I believe this encourages a more vital community and is more user friendly for residents. I still would love to see a Victorian trolley (call it the Cargill trolley or the Dandi trolley - if they would sponsor it). It would provide transportation between key points within the Borough/Township. They have them in Bar Harbor, ME and they work very well, even if just 3 days/week. Just an idea!!

Many questions not specific enough in re: intent, is reference strictly within Borough limits, too many stores/businesses moved out of town to plaza areas on Route 6.

When I was growing up, it was packed on Friday nights in Wyalusing. You had grocery stores, barber shops, banks, soda fountain, variety stores, car dealership, dentist pharmacy, etc. This is all gone, along with the farmers from the outlying areas that came to town on Friday nights to shop, etc. We will never see it again! Some people like it quiet and others would like to see things booming!

Bring small businesses back into town - downtown Tunkhannock is a great example. Better support for the Chamber of Commerce to bring these businesses in.

Providing parkland, walking/biking trails, and creek/river access will bring tourists in to support these businesses. Overall - revitalization of the Borough.

A pool, recreational area, camping, pavilion for reunions, parties, etc. on the Brewer Hollow property. Ice Skating on the Town Little League Park, a bowling alley, another grocery store, definitely river/creek access. It is a beautiful asset we have - let's share it. A good 2nd hand store - people love a bargain.

Many things would be lovely to have, but residents cannot afford the expense of it.

Street lights throughout town to match our downtown. Require homeowners to mow and keep from collecting junk, develop our Brewer Hollow property for trails to hike good park location for families. Could be a campground in the future.

Main Street development - Stores that would attract more customers to downtown - right now, there is nothing on Main Street that interests me.

Better crosswalks at the corner of Napa and Route 6. I feel like I am playing frogger videogame sometimes, especially when there is a parade, etc.

I think any expansion in town that would create a need for sewer/water expansion should be paid by the expander.

Come up with a way to manage our ordinances that does not require our solicitor to be involved ONLY when requested. This would be a big money saver.

Properties need to be better kept. Store fronts need upgrading and there definitely needs to be a rental code enforcement/ordinance

I would like to see the empty houses within the Borough be remodeled and sold to good families. I would like to see Main Street storefronts remodeled and occupied along with a more directional traffic flow. Also, I believe more vendor/fair activities should be organized. And, as always, I believe a police presence, other than the PSP is required..

Would like to see Brewer Hollow developed and opened up for recreational usage including walking trails; public access to river/creek for recreation including swimming, boat/kayak/canoe access. Email/text of meetings, agenda, special meetings, minutes, emergency information ; public list of contractors/handyman/tree care/lawn services, etc. who can/have worked in the Borough. More awareness of and protection of historic district, especially sprucing up Main Street store fronts. Resumption of walking tour of historic Wyalusing with brochure to outline historic significance. Bringing natural gas to households. Emphasis on historic nature of Borough and developing recreational aspects to assist in the town's appeal. Use of Borough park for more events, i.e., music, festivals, outdoor movies, arts/crafts to bring more interest and people into the Borough. More opportunity to weigh-in on the direction of the Borough with discussion, meetings, and surveys like this one. Wyalusing has a unique appeal as a place to live and I would like to see this developed rather than trying to change the tone of the place. The Borough seems well maintained, good roads and cleanup. Appreciate the assistance with the Borough ordinance officer. He is very visible, helpful, and accessible.

Improvements to the park, maybe add swings, more child friendly activities.

**Borough of Wyalusing Comprehensive Plan
Student Survey – 12 responses
June 2016**

The Borough of Wyalusing is working with an urban planner to update its **Comprehensive Plan**. You might be wondering, “What is an urban planner... and what is a comprehensive plan?” An urban planner is someone who works with Boroughs, townships and cities to understand its housing, business, transportation, parks and water issues (and more), and think of ways to make those Borough, towns and cities even better places to live and work. A Comprehensive Plan is a document that will describe the Borough as it is now, describe how its residents—including you—would like to see it change, and then figure out what actions the Borough should take in order to bring about that change. The Steering Committee is a group of Wyalusing residents who wanted to get your input, because your opinions are important. What would you change to make Wyalusing better for you? Feel free to tell your parents about this project, too!

1. Where do you go to school? (choose one).

- a. Wyalusing Area Elementary School – 50%
- b. Wyalusing Area High School – 50%

2. Where do you live? (choose one).

- a. Wyalusing – 100%
- b. Camptown
- c. Other: _____

3. If you live in Wyalusing, how long have you lived here? (choose one).

- a. We just moved here. – 0%
- b. A few years. – 17%
- c. My whole life. – 83%

3. How do you typically get to school? (choose one).

- a. In a car. – 25%
- b. I walk. – 0%
- c. I ride my bike. – 0%
- d. I ride the bus. – 75%

4. What do you think about the following statements?

	NO	MAYBE	YES
a. Wyalusing is a good place to grow up.	0%	8%	92%
b. Wyalusing is a pretty place.	0%	25%	75%
c. I wish there was more to do in Wyalusing.	8%	25%	67%
d. Wyalusing is different than nearby places (Wysox, Towanda, etc).	0%	17%	83%
e. I often walk or bike around Wyalusing.	17%	8%	75%
f. I wish that I could walk or bike around Wyalusing more easily.	25%	50%	25%
g. I feel safe in Wyalusing.	0%	25%	75%
h. We have a nice park in Wyalusing.	0%	36%	64%
i. If we had a community garden in Wyalusing, I might go there after school.	17%	50%	33%
j. If we had a nice youth center in Wyalusing, I might go there after school.	17%	33%	50%

5. How important are the following things to you?

	NOT IMPORTANT	SORT OF IMPORTANT	IMPORTANT
a. Nature	0%	8%	92%
b. School	0%	25%	75%
c. Art (creating or looking at it)	17%	50%	33%
d. Sports (playing or watching)	0%	33%	67%
e. Music and Concerts (playing or listening)	8%	67%	25%

f. After-school activities (Scouts, etc.)	8%	25%	67%
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6. Which of these things do you like to do?	DON'T LIKE TO DO	SORT OF LIKE TO DO	REALLY LIKE TO DO
a. Go out to eat at a sit-down restaurant.	8%	33%	58%
b. Go out to eat at a fast-food restaurant	25%	42%	33%
c. Participate in community and school events.	0%	17%	83%
d. Go to the park.	0%	50%	50%
e. Play sports.	8%	17%	75%
f. Ride my bike.	0%	45%	55%
g. Spend time outside (hiking, gardening, fishing, etc.)	0%	33%	67%
h. Play or listen to music.	8%	8%	83%
i. Play video games.	17%	25%	58%
j. Work part-time or volunteer.	8%	33%	58%
k. Go to the movies/watch movies.	0%	25%	75%
l. Hang out with friends.	8%	0%	92%

7. What is your FAVORITE thing about Wyalusing?

8. What is your LEAST FAVORITE thing about Wyalusing?

9. If you could build ONE new thing in Wyalusing, what would it be? If you don't live in Wyalusing, tell us what you'd like to build where YOU live. (If you need more room, feel free to attach more pages.)

STUDENT SURVEY 2016 - COMMENTS

Favorite thing: Close knit community; Least Favorite: Nothing to do; One new thing in Wyalusing: a movie house

Favorite thing: It is pretty; Least Favorite: Too small; One new thing in Wyalusing: an arcade or pool or both

Wyalusing: Mexican Restaurant

nauseating; One new thing: Book center for people from all

ages so that I have an even greater reading range.

Favorite thing: Safety and nature; Least Favorite: Pollution; One new thing: Community garden

are almost 30 minutes away

times with computers

Favorite thing: X360; Least Favorite: School; One new thing: A house

Favorite thing: Playing at the Park; Least Favorite: That there is not a public pool; One new thing: A pool

Favorite thing: Playground; Least Favorite: Crime; One New Thing: A Navy Museum

Favorite thing: Sports; Least Favorite: School; One New Thing: More community parks

feeling; Least Favorite: Wish there were more

the library. I picture it being very secure, having a stone

path and maybe a fountain.