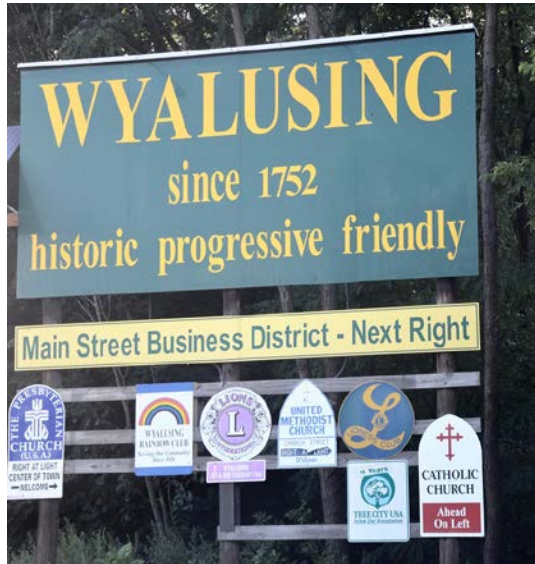


Borough of Wyalusing Comprehensive Plan Update



Adopted April 3, 2017

BOROUGH OF WYALUSING

COMPREHENSIVE PLAN UPDATE

ACKNOWLEDGEMENTS

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BOROUGH OF WYALUSING

COMPREHENSIVE PLAN UPDATE

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LIST OF ACRONYMS

DCED	Pennsylvania Dept. of Community & Economic Development
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
HUD	U.S. Department of Housing and Urban Development
MSA	Metropolitan Statistical Area
NTRPDC	Northern Tier Regional Planning & Development Commission
PA DCNR	Pennsylvania Dept. of Conservation and Natural Resources
PA DEP (DEP)	Pennsylvania Dept. of Environmental Protection
PA DOS (DOS)	Pennsylvania Dept. of State
PennDOT	Pennsylvania Dept. of Transportation
PennVEST	Pennsylvania Infrastructure Investment Authority
SC	Comprehensive Plan Steering Committee
TDR	Transfer of Development Rights
USDA	U.S. Department of Agriculture
WASD	Wyalusing Area School District
Zoning Districts	
A	Agricultural District
B1	Business 1 District
B2	Business 2 District
C	Conservation District
I	Industrial District
P	Public District
R1	Residential 1 District
R2	Residential 2 District
R3	Residential 3 District
HD	Historic District

LETTER FROM THE STEERING COMMITTEE

OUR VISION FOR OUR BOROUGH

We are fortunate to live in Wyalusing, a historic borough located in the Endless Mountains region of Pennsylvania. The borough has many assets – a well-defined downtown, convenient location, bountiful natural resources, streets lined with nicely-maintained homes, and perhaps most importantly, residents who enjoy living here and want to maintain and improve the quality of life.

The Borough Council voted to update the comprehensive plan in 2016 as the existing plan dates back to 1982. Even with minor updates in the 1990s, the plan warrants a fresh look as the borough has experienced sufficient change since that time. As members of the Steering Committee, we are grateful for this opportunity to coalesce as a community, lead discussions about our local vision and how we propose to achieve it.

So where are we heading? Through our public outreach process and internal discussions, we believe that Wyalusing is on the upswing. Most of the borough is “built out”—meaning, the land available for development is limited—and our ordinances are largely effective, therefore no major changes are needed to fix any major problems. With that said, we have identified a handful of initiatives that we propose to focus on in coming years, as stated above to maintain our quality of life, attract new residents and preserve it for future generations.

During the visioning process, a variety of words and phrases were said aloud; naturally, some resonated with the group more than others. What Wyalusing is to us is:

- *Independent.* We pride ourselves on fiscal responsibility and local decision-making abilities. We take pride in our borough, our schools, our youth and local events and ideas.
- *Individualistic.* We are a community of people with our own ideas, yet are willing to come together to make change happen. We recognize that our Borough history and “form” differentiates us from some other communities that are not as well defined, and we want to protect it.
- *Inclusive.* While some of the families here can trace their roots back to Wyalusing’s founding days, we welcome new people and are willing to invest in new housing, employment and recreational opportunities to accommodate current and potential residents.

These qualities identified as important to our community helped to form the vision for this plan. What we hope to do within these pages is describe our vision through narrative and a set of goals, finishing up with the action plan for how to get there. For us to improve upon our present condition and meet our future goals, those who care about Wyalusing will need to be considerate and vigilant in implementing this plan. We will ask our Borough Council to make fiscal and policy decisions that respect the ideas herein. We will aim to continually strengthen our Main Street and neighborhoods, putting our best foot forward for those coming to or passing through Wyalusing. We will ensure that investment is directed toward the developed areas of the borough, leaving our agricultural edge intact. This is our vision.

Borough of Wyalusing Comprehensive Plan Steering Committee
2016

PART I: INTRODUCTION



REGIONAL AND LOCAL SETTING

Bradford County, Pennsylvania, is a place where natural beauty frequently intersects with commerce and industry. In recent years, Wyalusing and the other municipalities in this area of the County and Northern Tier of Pennsylvania have grappled with the benefits and challenges of a changing economy symbolized by the natural gas industry and other national trends such as the transition to service-based jobs. This borough of approximately 600 residents is quietly navigating these changes happening within and around its boundaries, investing in its existing assets, striving to enhance the quality of life assets and preserving its historic character.

Wyalusing is a well-managed community, which is reflected in its fiscal health and self-reliance. It is known for its long-standing local businesses such as the Wyalusing Hotel and Tuscarora Wayne Insurance Company as well as relative newcomers such as the Hayseed Group, a local development company. In recent years, the borough has budgeted for infrastructure improvements such as sewers and sidewalks. Now Wyalusing is at a crossroads where it must choose which major planning initiatives it would like to fund on its own, and then prioritize them. In addition, it must partner with regional and state agencies to move forward on items such as tourism initiatives that have lost momentum in recent years or perhaps the development of upper-story housing in downtown. Some of these items, Wyalusing can do on its own while some will require strategic partnerships. This comprehensive plan will help set a path for action on both fronts.

Now is the time for Wyalusing to capitalize on its strengths while strategizing to tackle more difficult issues such as neighborhood revitalization and traffic calming on major state routes crossing the Borough. In addition, the plan attempts to prepare for those challenges that the Borough's leadership can only anticipate at this time. All of this is happening while Wyalusing, like many small communities in the Northern Tier region, grapples with demographic realities such as an aging population, a changing economy and an older housing stock that is costly to maintain.

Wyalusing is fortunate that while many of its younger residents move away, a not-insignificant number of families return to be near grandparents, enroll their children in a school system that they recognize as strong, and take advantage of the charm of their hometown. The Borough would be wise to take steps to attract more young residents to move back home, engage in the revitalization of the community and raise their families. Wyalusing and its neighboring municipalities are in competition with each other and with cities around the state and beyond, and this plan will help define who it wants to attract and what steps it plans to take in order to do so.

ABOUT THE COMPREHENSIVE PLAN

The Commonwealth of Pennsylvania's Municipal Planning Code (MPC) states that a municipality must review its comprehensive plan at least once every ten years. The MPC also outlines the items that a plan must include as well as other elements that it may include. The plan must include a statement of objectives about development, identifying where such activity may occur. The plan must be shared with neighboring municipalities, the County planning department and the Center for Local Government Services.

As stated above, Wyalusing is largely built out, meaning that there is only a small amount of developable land available. One of the Borough's defining characteristics and one that residents want to maintain is the historic form surrounded by green space in the form of agricultural land. As far as development, the plan acknowledges the new residential development occurring on the west side of the borough behind existing commercial uses and then proposes infill development on Main Street and in the other residential neighborhoods.

The Borough and its Steering Committee have written an actionable plan intended for use by local officials, organizations and residents. The Comprehensive Plan will be the defining document to guide the following: Borough Council, in making decisions regarding spending and policy; the Planning Board and Zoning Hearing Board when analyzing applications for development; other boards and agencies (including those outside the Borough

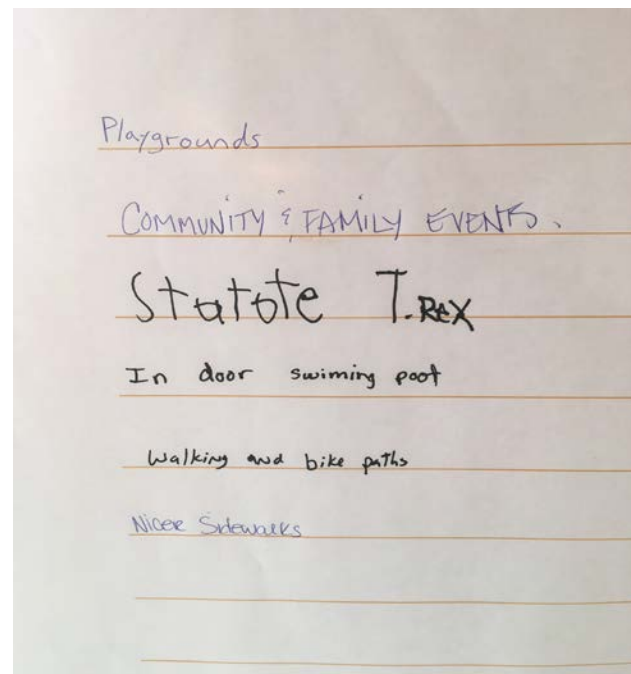
such as PennDOT and various Bradford County agencies in determining how or whether to proceed with projects or studies, and residents and businesses, as a source of information.

The Borough of Wyalusing Comprehensive Plan is an officially-adopted policy document that establishes the Borough's goals for the future. It provides direction for decisions affecting the use and development of land, conservation of open space, maintenance of transportation systems, partnerships with other agencies and organizations, economic growth, the expansion and maintenance of public facilities, and the relationship between land use patterns and fiscal policies.

Wyalusing's current Comprehensive Plan dates to 1982 with revisions in 1990 and 1992. In 2016, the Borough Council recognized the need to update the plan. They appointed a Steering Committee of local residents and officials to guide the plan's development. The Borough Council also hired a planning consultant to guide the process, assist with public outreach and write the plan. The Committee noted early on that many of the goals from the 1982 plan had been achieved, and then identified the Borough's most pressing issues. These include neighborhood revitalization, public safety, traffic calming, Main Street improvements and access to the river, for both fire protection and recreation.

This Comprehensive Plan considers various components such as natural resources, land use and development, fiscal, economic development and social outcomes of the implementation plan.

The Steering Committee met monthly for nine months, developed and distributed a community survey in June 2016 and held a series of focus groups that same month (questions included, what are the strengths of the Borough, what are some of the major issues, what are some future opportunities and what are some obstacles in the way.) The SC displayed information about the project in a tent at the Wyalusing Firemen's Carnival in August 2016 to measure public sentiment on the evolving vision and goals. The community survey summary is included in the Appendix.



PART II: OBSERVATIONS & RECOMMENDATIONS



DEMOGRAPHICS

Wyalusing's demographic profile is summarized below, with impacts and recommendations in the following section.

POPULATION

Wyalusing's population reached a peak of 723 in 1970, dipped to 564 in 2000 and stabilized in the years since, with a current population of 579. This trend generally aligns with other municipalities in the region, many of which experienced a population increase in the 1960s and 1970s followed by a decrease that coincided with the decline of the manufacturing sector. In contrast to Wyalusing, the population of Bradford County continued to increase until 1980, experienced a drop in 1990 and increased again between 1990 and 2000. The county's estimated population in 2015 was 61,281, down slightly from 2010.

AGE & RACE

Wyalusing trends slightly higher than the surrounding area in terms of age, with a median age in 2010 of 43.4 years (compared to 42.4 for Bradford County, 40.1 for Pennsylvania as a whole and 37.2 for the US.) It's worth noting that the median age in Wyalusing is down from 45 in 2000. Of note, 27% of residents are age 19 or younger and over half are in the "working residents" age range. These numbers are somewhat difficult to compare to 2000 numbers as the age categories do not align with earlier census data, but the important takeaway is that Wyalusing has experienced an increase in children aged 5-19 (from 23% to 27%) and a similar distribution of residents in other age groups.



Wyalusing is predominantly white with approximately 95% of the population identifying as such. In 2010, none of the Borough residents identified as Hispanic and 2.1% identified as having two or more races. Black or African American residents comprise 2.4% of the population. These numbers align fairly closely with the 2000 Census, in which 98% of the population identified as white, 1.1% as Hispanic, 0.4 as two or more races and 0.4 as Black or African American.

HOUSEHOLDS & FAMILIES

In 2000, Wyalusing had 264 households, with 43% being married-couple families and 15% were married-couple families with children. Non-family households (those consisting of people living alone and/or households that do not have any members related to the householder) comprised approximately 45% of the total in 2000. The average household size was 2.05 compared to 2.18 in 2010. Correspondingly, the average family size in 2000 was 2.75, up to 3.02 in 2010. Demographic trends can help municipalities decide where to invest their funds and energy; in Wyalusing's case, the increase in school-aged children and households with small children may indicate that additional resources could be used toward educational opportunities and housing types to accommodate this population.

Other demographic trends that may be indicative of whether or not a municipality is attracting residents that will invest and possibly remain long-term are homeownership and occupancy. Of all 280 housing units in Wyalusing in 2000, 264 or 94% were occupied. Of the 299 housing units in 2010 (an increase of 19 units), 274 or 91.6% were occupied. The fluctuation in population due to the gas industry may explain some of the variation in housing occupancy. Between 2000 and 2010, the number of owner-occupied housing units stayed the same at approximately 60%, with 40% being renter occupied and only a handful of units remaining vacant.

EDUCATIONAL ATTAINMENT

In terms of educational attainment, Wyalusing's adults (those 25 years old and older) have educational attainment similar to the other areas of Bradford County. According to 2014 estimates, 89.7% of residents have a high school degree (equivalent to the County) and 19% have at least a Bachelor's degree (compared to 17% county-wide). Wyalusing's numbers are generally on the rise from 2000, when only 82.4% of residents had a high school degree and 19% had a Bachelor's degree or higher. As the Comprehensive Plan process begins to consider opportunities for employment in Wyalusing, these and other characteristics of the population's education base and skill sets will need to be considered.

HOUSEHOLD INCOME

Between 2000 and 2014 the median household income increased in Wyalusing from \$30,625 to over \$41,500. The number of households with incomes below \$25,000 also decreased during this time. While these households accounted for 40% of all households in 2000, they accounted for 31% of all households by 2014. The portion of households "in the middle" with incomes from \$25,000 to \$74,999 decreased from 50% to 38%, and the number and share of households with incomes over \$75,000 increased from 10% to 31%.

Along these gains made in the percentage of households with incomes greater than \$75,000, the percentage of households with earnings increased from 61% in 2000 to 72% in 2014. The percentage of households receiving cash public assistance remained steady between 3-4%. By 2014, 8.3% of Wyalusing households received food stamps/SNAP benefits.

The number and percentage of families with incomes below the poverty level increased slightly from 4.9% in 2000 to 6.6% in 2014. Individuals under the poverty level, however, decreased from 12.3% in 2000 to 8.5% in 2014. Of these individuals, the largest group is the population aged 65 and over. While alarming, these statistics are lower than those of Bradford County as a whole, which has a poverty level of 9.3% of households and 13.2% of individuals.

Although the employment statistics in Wyalusing are skewed in part by the small population, both the 2000 Census data and 2014 estimates indicate that the local labor force is strong and largely employed, with very low unemployment numbers. The most prevalent occupations are “Management, business, science and arts occupations,” “production, transportation and material moving occupations” and “service occupations.” In terms of industry, the top employers are in the fields of education/healthcare, public administration, professional/scientific/management services and construction. Wyalusing’s stagnant incomes and increased reliance on public assistance may be due to rising unemployment and a shifting economy.



THE HOUSING MARKET

As stated above, 2010 Census data suggests that approximately 20 new housing units were constructed in Wyalusing between 2000-2010. Of the approximately 300 housing units, just over half (57%) are single-family houses, while 10% are two-unit, 18.6% are 3-4 unit and 13.7% are 10 or more units. Tioga Bradford Housing and Redevelopment operates Park Place Apartments, a 30-unit development for elderly, handicapped or disabled persons. Approximately 57% of the housing units in Wyalusing are owner occupied while 43% are renter occupied.

The majority of housing stock or almost 60% of all units are pre-war units built prior to 1939 with another mini-boom between 1960 and 1979. The median housing value in Wyalusing is \$112,800 and median rent is \$508. The cyclical nature of the natural gas industry causes occasional increases in demand on the housing market in the region; however, new housing development in Wyalusing and surrounding municipalities will help to absorb some of those demands in the future.

RECOMMENDATIONS

HOUSING AND NEIGHBORHOODS

Overall, Wyalusing's homes and neighborhoods are pleasant, with tidy homes on tree-lined streets. Upon closer inspection, however, pride of ownership is not consistent throughout the Borough. Both on homes and in commercial areas, residents and business owners should be encouraged to maintain their buildings and facades and communicate pride in the community, in being part of Wyalusing. The community's streets should be well-kept and sidewalks maintained. Flower boxes should be planted and weeded and signage should shine. The Borough leadership should hold its residents to a higher standard in order to command respect from those passing through or to Wyalusing. If this is done correctly, you will strengthen your market. Encouragements by the Borough in the form of policy and programs, along with resident engagement and code enforcement, will be needed to spur investment in the housing stock. Only 59% of the survey respondents stated that Wyalusing's appearance is inviting and appealing. Considering the historic downtown and spectacular building stock in Wyalusing, that percentage should be much higher.



If one objective of the Borough of Wyalusing, in order to compete successfully for households, is a healthy housing market, then focus must be placed on stable and rising values, high standards of care, continual property reinvestment, and blocks and neighborhoods that communicate pride. Below are the measures that will be used to determine if the local housing market and neighborhoods are succeeding:

1. Residential property values are stable and rising at rates equal to or greater than the median rate for Bradford County.
2. Residential properties in the Borough are being reinvested in as shown by visible signs of continual physical property maintenance as well as capital improvements.
3. Residential properties signal pride as shown by seasonal treatments, exterior lighting and landscaping.

Other housing needs that could be met by an increase in upper-story apartments on Main Street or existing multi-family units would accommodate young residents who are just starting out after college or high school. Apartments should be appealing to the market of young renters so that they choose to live in Wyalusing even when other rental options exist nearby.



Over time, housing needs change, as young renters start families and seek larger and different kinds of homes. The number of bedrooms and bathrooms needed for households at certain life stages do not always work for households at other life stages. The presence of a yard or the nearness to certain services, for example, matter at different times to different households. Wyalusing is not big enough to provide a supply of every kind of housing unit for every kind of household at every stage of their lives. However, the Borough should have a continuum of housing options—in addition to those rental units for young households just starting out, a supply of larger units available for rent for families not wanting to buy but still wanting to live here (Wyalusing Meadows, pictured above, may help to fill this gap.) Consider allowing accessory dwelling units such as apartments above garages or small “granny flats” in certain residential districts. Additional senior housing options may also be appropriate, if it makes sense in the market. During the survey, 57% of respondents agreed that additional senior housing is needed.

To achieve stability and eventually strength in housing values, residents will need to invest their time, energy and money into their homes. To achieve this level of health, the Borough will need to leverage its housing advantages – affordability, charm, walkability, recreational opportunities – and implement policies and actions that support family life in Wyalusing.

Some actions for setting this course include the following.

Set and Enforce Standards. All properties, regardless of whether they are occupied by owners or renters, must meet minimum community standards. Wyalusing needs to enhance its relationship with its code enforcement officer to ensure building standards are being applied where applicable, to ensure that properties are not only safe but also not detracting from the public good through their deterioration. The Borough may also consider developing local ordinances to address property maintenance issues.

Reward Pride. All else being equal, buyers will take a chance on a less-than-perfect house if the block looks like a good place to live. The Borough should develop programs and incentives that help homeowners and neighbors improve their homes and blocks and celebrate the positive behaviors that make houses and blocks shine. These can be incremental projects, through a loan program or matching grants of a few hundred dollars. This investment will have very high returns. It will also have community support, *as 97% of survey respondents agree that the Borough should continue to beautify its streets and neighborhoods.*

Regulate Quality, Ensure Safe Living Conditions. One of Wyalusing’s challenges is that while housing is relatively inexpensive to buy, it is costly to bring up to modern standards. Only when the Borough sets standards and rewards pride, as discussed above, will the market respond and prices stabilize. In the meantime, though, care should be taken to ensure that low-income households and rental properties in Wyalusing do not face unsafe or unsanitary living conditions. To this end, the Borough must develop the in-house capacity to regularly investigate and address violations of Pennsylvania building and property maintenance codes on or within rental properties.

TRANSPORTATION

Wyalusing's transportation plan is fairly straightforward as most of the network intended to move people and goods is built out. Although PennDOT had in recent years considered construction of a bypass around Wyalusing, it has since decided the bypass is not viable. Due to budget constraints at almost every level of government, it is safe to assume that no new roads to, through or around Wyalusing will be built in the near future; however, it is important for the borough and PennDOT to maintain the current roadway infrastructure and to plan for the accommodation of alternate modes of transportation. The Pennsylvania Route 6 Alliance is working to attain a PA Scenic Byway Designation over its entire length. The organization is attempting to adopt by resolution with each respective municipality and may also seek to have it passed via Commonwealth Legislation. This is worth noting as it could have ramifications or incentives on Wyalusing in the future if the designation is achieved.



MAJOR ROADWAYS

The primary roadways are U.S. Route 6, a major regional road that runs east-west through Wyalusing, and State Route 706 (Church Street/Taylor Avenue) which runs north-south and is also Wyalusing's primary commercial and retail street in its traditional downtown. The speed limits are 25 mph on PA 706 and 35 mph on Route 6 through the borough, but speeding traffic is a concern on both roads, particularly because they are relatively busy with local businesses and residences along both sides.

This plan recommends that the Borough coordinate with the Township, PennDOT and State Police on increased enforcement of speed limits. It is also recommended that the Borough work with PennDOT Municipal Services in District 3-0 to address concerns about subsurface infrastructure on PS 706. In addition, request a study from PennDOT regarding the viability of a turning lane at the Route 6/706 intersection. The Borough should present this plan to PennDOT, and then then continue to coordinate and communicate with the agency, in-person and in writing, to convey the importance of safety along these routes to the health of the borough. Finally, communicate the borough's transportation needs to the RPO (Rural Planning Organization)—in Wyalusing's case, the Northern Tier Regional Planning and Development Commission—which prioritizes projects that are eligible for federal

transportation funding. The RPO updates the Long-Term Transportation Plan every five years, with the last update completed in 2015.

PARKING

Parking in Wyalusing is accommodated by on-street spaces and a municipal parking lot at First and Marsh Streets. Generally, parking is not considered to be an issue; however, some residents commented that downtown business owners and employees should be utilizing the municipal lot rather than on-street spaces on Church, Taylor and Main Streets. The borough may wish to consider setting parking limits and creating a viable enforcement strategy. This will accommodate residents and visitors to the commercial area and ensure availability of on-street parking for those wishing to patronize downtown businesses.

BICYCLE AND PEDESTRIAN NETWORK

Wyalusing does not have a formal bicycle network; however, PennDOT is currently widening Route 6 along its length to accommodate cyclists on both shoulders. The community survey indicated support for more opportunities of safe bicycling and walking in the Borough (75% of respondents would like to see more of them.) Focus group participants voiced the same concerns and desire for more walkable and bikeable streets.

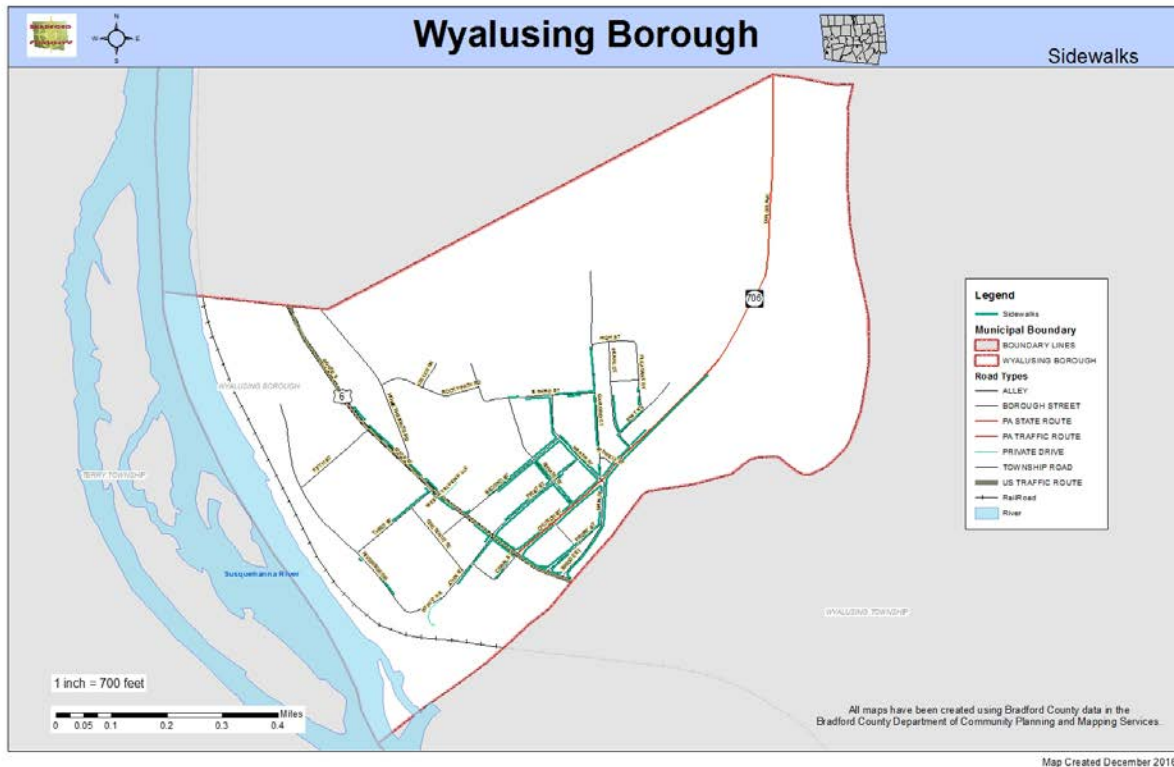
Bicycle PA (<http://www.bikepa.com/routes/>) is the crossstate bicycle routes that guide the bicycle tourist across Pennsylvania. The routes generally run along existing highways that have been identified as desirable roads for bicycling. In some cases, the routes use improve rail trails to bypass difficult sections. Bicycle PA Route Y runs along U.S. Route 6 through Wyalusing. Route Y is 409 miles long, generally following Route 6 through northern Pennsylvania.¹

Sidewalks are also of significant interest to many residents who would like to see a network of sidewalks throughout the borough completed. Most of the streets have sidewalks, with the exception of High Street, Pleasant Street, parts of Pearl Street, parts of Senate Street and, south of Route 6, Fifth Street, Third Street, Chestnut Street and Riverside Drive. The borough should work with property owners to construct new sidewalks in appropriate areas that are frequently used by pedestrians.

Related to this subject is the community support for better street lighting along Wyalusing's streets. 45% of survey respondents agree that the Borough should invest in better street lighting (compared to 27% who said maybe and 28% who said no.)



¹ Township of Wysox Comprehensive Plan, 59.



COMMUNITY FACILITIES

During the planning process, Borough residents discussed community facilities and utilities. This section includes an overview of changes since the previous plan and recommendations for community facilities.

EDUCATION

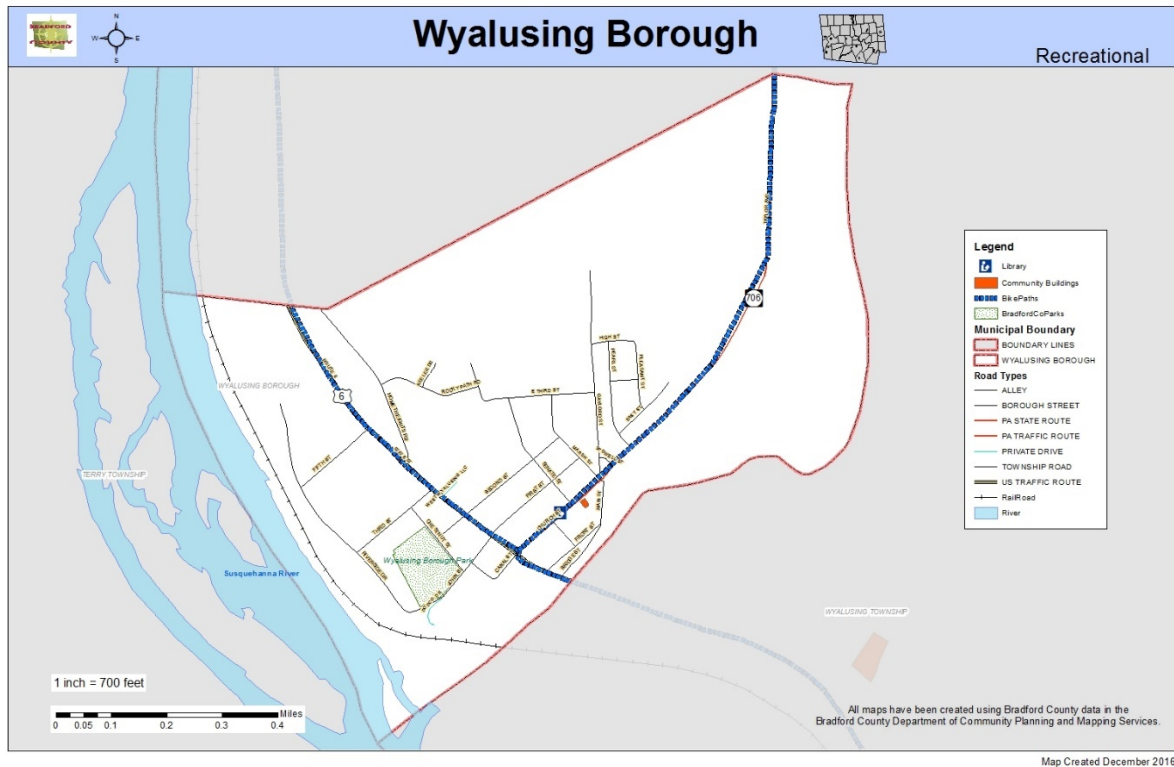
The Wyalusing Area School District includes the Wyalusing Valley Elementary School and the Wyalusing Valley High School. Both campuses are located on the Wyalusing-New Albany Road, southeast of the Borough. The school district is well-regarded, considered one of Wyalusing's key assets. Several residents—including students who participated in focus groups—expressed an interest in a more formal mentoring program. The local Chamber of Commerce or other business group should consider formalizing a program to facilitate mentoring or internships for local students.

RECREATION

As described in the previous Comprehensive Plan, Wyalusing's primary recreational facility is Wyalusing Borough Park on the south side of the borough. This is a well-utilized open space where various groups hold activities throughout the year. Various capital improvements were suggested for the park, including a dedicated toddler playground and a community garden with raised beds. The community survey indicated support for improving existing parks and recreation facilities (63%) and developing Brewer Hollow for active recreation (47%).

One of the key issues identified during this process was the lack of access to the Susquehanna River despite its proximity to Wyalusing, and its potential as a recreational, scenic and economic development asset. A group of community residents has proposed a plan for access via a walkway (which would need to be constructed) from Main Street, across Route 6 at Canal Street, and down to a dedicated, flood-resilient open space on the river. In this context, flood-resilient means that it would include structures that would not impede the flow of water during

a flood event—for example, picnic tables and a pavilion, and possibly some green infrastructure such as pervious pavement and native plantings that would be enhanced by their proximity to the river/ occasional flooding. The community survey indicated strong support for access to the river and creek, with only 10% indicating that this issue is not important.



FIRE AND POLICE

As is described in the previous Comprehensive Plan, an all-volunteer fire company provides fire protection for Wyalusing. The department's primary concerns are the recruitment of new members and the provision of adequate water for fire protection. In that regard, this plan offers the following recommendations:

- Fund an engineering study to design and provide cost/funding assessment for doubling the size of the existing water tank or construction a second one while providing river/creek access for water.
- Assist with recruitment efforts through social media. Fire Department needs volunteers with various skill sets—not only firefighters but also administrators. Perhaps an existing FD member could mentor a student.

In 2007, the Borough Council terminated the Wyalusing Borough Police Department. Since that time, the State Police provides occasional traffic enforcement and law enforcement upon request or during an emergency. Wyalusing does not have a dedicated law enforcement officer. Although 67% of survey respondents believe that Wyalusing is safe, residents are divided on whether to maintain the status quo or reinstate the Police Department. When asked if Wyalusing needs a Borough police officer, 29% disagree, 17% have no opinion and 54% agree. Although the cost is rather significant for a small town, those in favor argue that the response time for State Police could be an issue. This plan recommends that the Borough Council assemble an ad hoc committee to conduct a cost-benefit analysis and also gather alternatives for policing that range from the current alternative to reinstating the Police Department. Perhaps there is room for compromise in the center.

LIBRARY

Wyalusing Public Library is centrally-located on Church Street and serves as a valuable community asset. The library operates on public and private funding. No concerns related to the library, its facility or operation were voiced during the planning process.

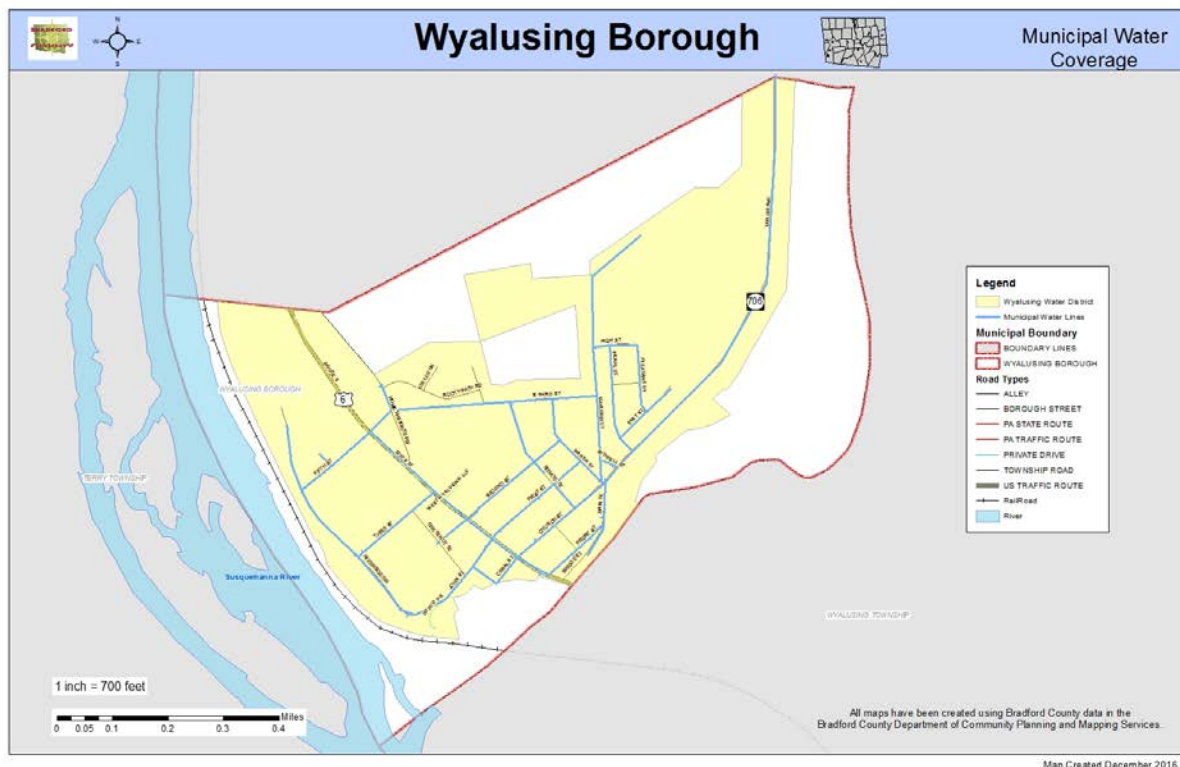


WATER SUPPLY AND DISTRIBUTION

Pennsylvania Municipal Planning Code requires Comprehensive Plans to include a plan for the “protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, floodplains, unique natural areas and historic sites.” The recommendations in this section focus on the plan for the reliable supply of water.

The Borough provides public water to its residents. The water system was upgraded in the early 1990s with a new water storage tank. However, the needs for additional water have increased – particularly for fire protection as noted above. This is a primary concern for the fire department and local officials; therefore, the plan recommends that the Borough commission an engineering report to address the water storage issue. This is a high-priority action item.

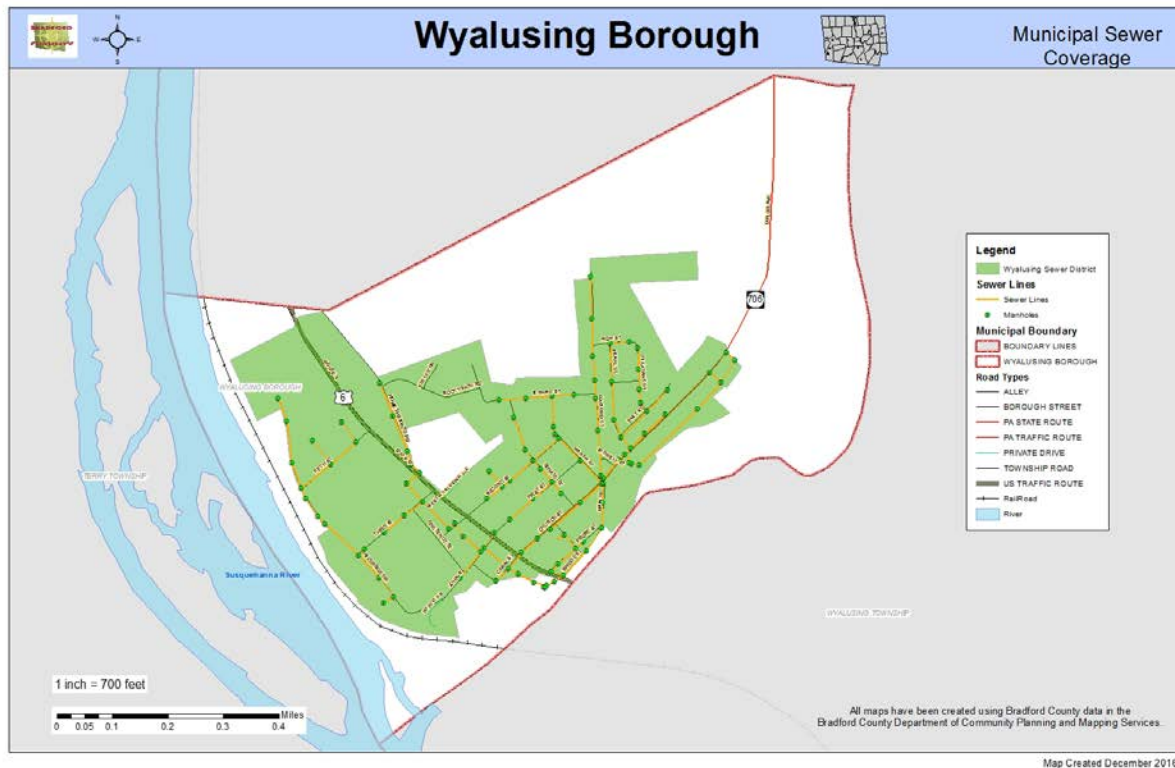
Regarding water supply, the borough recognizes that lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. The borough also acknowledges that commercial agriculture production impacts water supply sources and would plan accordingly for this use.



SANITARY SEWER AND WASTE TREATMENT

Wyalusing’s sanitary sewer and wastewater treatment plant date back to the 1980s, with a comprehensive plan that dates to the mid-1970s. With the introduction of fifty new housing units in Phase I of Wyalusing Meadows, the system is nearing capacity. The Sewer Authority has a plan in place that will add onto the existing plant in three phases and ultimately extend lines to Camptown, Browntown, Sugar Run and possibly beyond. When asked how

important the expansion of the sewer system is for Wyalusing, 43% of community survey respondents indicated that it is “very” or “extremely” important whereas 13% stated that it is not important.



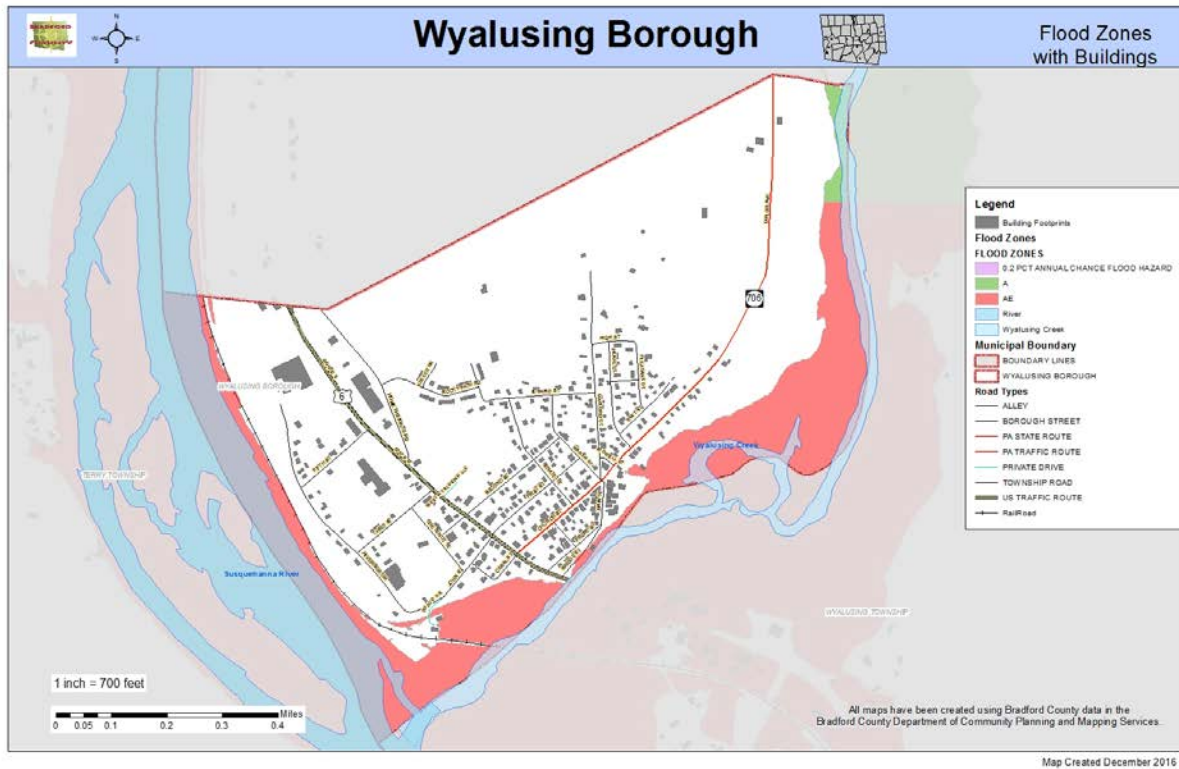
SOLID WASTE MANAGEMENT

Private haulers handle solid waste in Wyalusing, with each household responsible for its own garbage and recycling. The borough may want to consider a composting program to gather compostable scraps for re-use in public gardens and open space. The borough offers brush pick-up several times per year.

STORMWATER AND FLOODPLAIN MANAGEMENT

As weather events become more frequent and severe, stormwater and floodplain management issues are increasing in importance, particularly in areas with development in low-lying lands. The geography in Wyalusing is such that very few structures are located in the floodplain. In 2014, the Borough adopted a floodplain ordinance requiring any construction or development within the Borough to obtain a Permit from the Floodplain Administrator (this function is provided by the Zoning Officer.)

Currently, all of the land within the 100-year floodplain is located primarily within the Conservation District, in which only open space, trails and boat landings are allowed as of right, or the Agricultural District, in which farming, single-family homes and several other uses that require large lots (kennels, greenhouses, etc.) are allowed. However, the area to the west of Bridge Street within a Business I District is also located within the floodplain. The borough may want to consider adding that area to the Conservation District, allowing those existing structures and uses to be grandfathered but disallowing further development of anything other than open space and trails in that area.



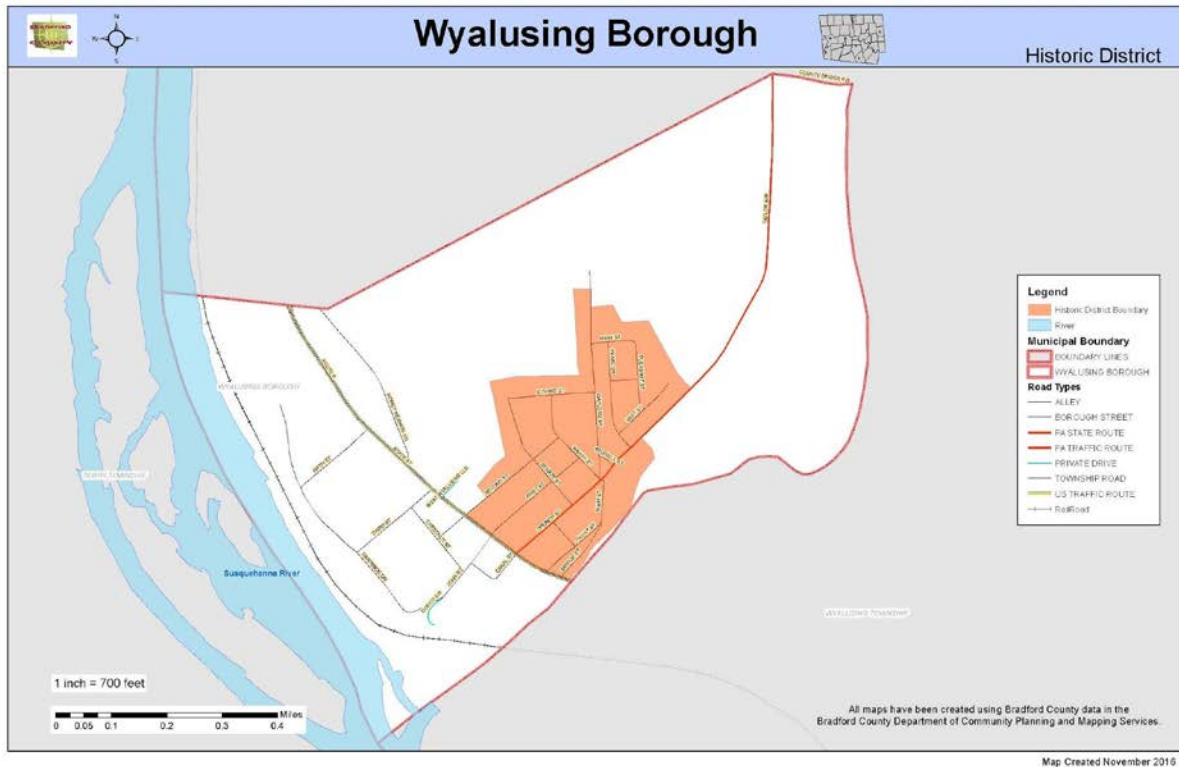
HISTORIC PRESERVATION

One of the key recommendations from the previous Comprehensive Plan was for the Borough to define and establish a Historic District. As a result, the Wyalusing Borough Historic District was listed on the National Register of Historic Places in 2003 (See Zoning Map for district boundaries.) The district includes 186 buildings (38 commercial and 141 residential) including several historic Greek Revival houses along Main Street and architecturally significant homes and stores along Front Street, Church Street and Taylor Avenue. Wyalusing's historic district is important in that its setting and character have changed little since its period of significance. As noted in an online description of the district, "since 1930, new construction and demolitions have taken place primarily outside the district, leaving the center of the town substantially intact... The Wyalusing Borough Historic District is an excellent example of a small commercial community in Bradford County."²

The Borough should consider activating a Historic District Committee to oversee this very important local resource and discuss (perhaps in partnership with Bradford County Tourism Promotion Agency, the Endless Mountains Heritage Region (EMHR) and Pennsylvania Historical & Museum Commission) how to parlay historic resources into additional tourism and economic development revenue. A historic district with such architectural variety and integrity is a rare resource that should be utilized to the greatest extent possible. The new Wyalusing Valley Museum downtown will be another major tourism resource for the Borough and its partners to publicize.



² <http://www.livingplaces.com/>



ECONOMIC DEVELOPMENT

Economic development is typically defined as having three elements: business development, real estate development and workforce development. This plan recommends that Wyalusing take an active approach on all three fronts.

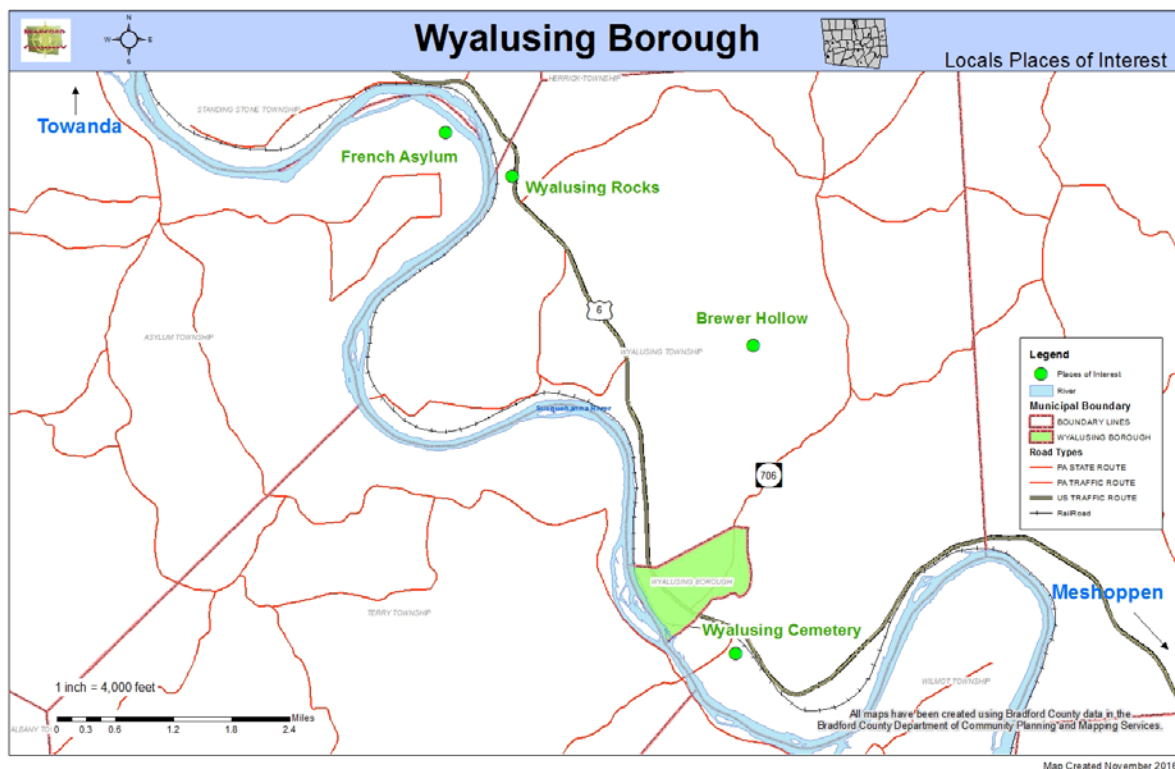
Incentives for businesses need to exist, in addition to those offered by federal, state, and county programs. The Borough should provide incentives directly in one form or another, possibly working with PA Department of Community and Economic Development (DCED) and EMHR to determine which programs would be the best fit. Local officials should note that survey respondents were most interested in locally-owned retail stores and restaurants, a coffee or tea shop, a grocery store, and expanded farmers market.

Real estate has to make sense for business. The cost of acquiring and bringing to code older vacant properties has to be affordable, so the Borough and local funding institutions should be active partners to businesses in the work of securing and upgrading property at affordable terms and/or securing grants. The following are some additional suggestions for the Borough to take the lead on economic development:



Focus on providing incentives for the development of specific retail and services such as the local eating establishments identified as a desire in the community survey. In some instances, this will mean adding new and additional products and services to existing businesses.

Work with regional tourism agencies (Route 6 Alliance, EMHR, Pennsylvania Historical & Museum Commission, etc.) to bolster Wyalusing's visibility on the Route 6 corridor. Simultaneously focus on development of a small cluster of tourist-serving destination businesses, particularly if your efforts to develop recreational access to the river are successful. With this combination of tourism publicity and opportunities, it is likely that with good merchandising (nice windows), marketing, signage and management (this includes a functional Chamber of Commerce), a small cluster of regionally-serving businesses could successfully attract customers from throughout the Northern Tier and beyond to Wyalusing. It is imperative that businesses in this cluster such as kayak rentals, fishing supplies and restaurants use a variety of methods to reach customers through social media and the like.



Provide incentives for the development of one or two new local restaurants, which could make Wyalusing more attractive as a regional dining option. Ideally, the new restaurant (or restaurants) would provide some diversity in dining options. Given your location and the relatively low cost of real estate, it is not out of the question for a restaurant owner to grow produce directly on site in an adjacent lot or on a rooftop, or at least take advantage of locally-grown produce.

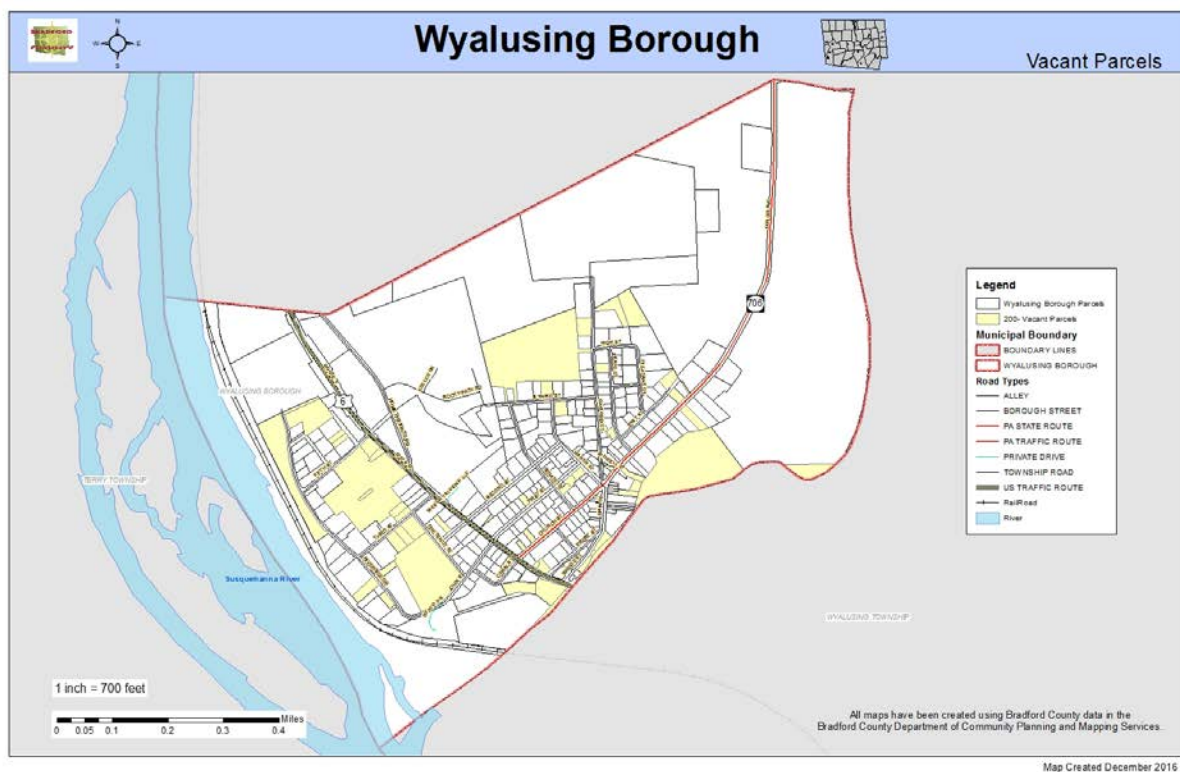
Provide incentives for the development of a co-working space on Main Street, perhaps even in the Wyalusing Community Corp. building. Consider creating a small co-working space, providing work space for people who work from home-based businesses and/or who would like to collaborate with others. Wyalusing's newer residents include some who have tech-related and location-neutral jobs within the region and who have chosen to live in Wyalusing.

Use Borough resources to establish a forgivable loan program to stimulate business development. Forgivable loan programs help make it possible for a community to attract or develop businesses that offer products and services that are high priorities for the community. The programs also ensure that the businesses supported by the program meet certain criteria, such as locating in a ground-floor space, and/or in a specific block, or that it be open a specified minimum number of hours. A forgivable loan program could perhaps be capitalized with a Community Development Block Grant, U.S. Department of Agriculture (USDA) Rural Development grant, U.S. Department of Housing and Urban Development (HUD) grant, Rural Housing and Economic Development (RHED) grant or other sources.

Provide incentives for the creation of a pop-up business program. Pop-ups can be a great way to both incubate new businesses and generate visibility for the downtown. In essence, a pop-up program would work with one or more owners of vacant storefront spaces to make these spaces available for a set period of time (perhaps a few months) to an entrepreneur with a good idea for a new business. The program allows business owners to test their ideas without a significant outlay of capital funds. A pop-up business program should be reviewed for consistency with state and local ordinances prior to implementation.

Boost support for Main Street businesses by working to increase the supply of upper-story downtown and near-downtown housing. Downtown residents provide a built-in customer base for local businesses, improve Main Street's safety and cleanliness and in many instances and provide property owners with additional sources of rental income.

Streamline and focus marketing and promotional activities. Bring as many events as possible downtown to help build familiarity, visibility, and enthusiasm for downtown development activities.



PART III: LAND USE AND ZONING



WHY THIS PART IS IMPORTANT

Comprehensive Plans in Pennsylvania include a land use plan, which according to Municipal Planning Code “may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, floodplains and other areas of special hazards and other similar uses.” The majority of land in Wyalusing, as shown in the Land Use Map (Figure x), is built out or preserved for agriculture or conservation. Some areas, however, could be considered prime areas for future development, as shown in the Identity Map. The existing and proposed land uses are discussed in further detail in this section.

FUTURE LAND USE

Future Land Use is a significant discussion that is based upon information from all of the Comprehensive Plan’s previous sections. This is a significant component of the plan as it will help guide Wyalusing toward the vision expressed at the outset of this document. Again, this document is not regulatory but provides a blueprint of how the Borough hopes to progress. Any discussion of Future Land Use is meant to *guide* zoning revisions as they will be necessary to achieve the changes in land use.

As required by PA Municipal Planning Code, this Comprehensive Plan considers the existing and proposed development of Wyalusing to be compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities. In addition, the existing and proposed development of Wyalusing is consistent with the objectives and plans of the Bradford County Comprehensive Plan.

Table 1, Land Use

Land Use	Number of Parcels	Number of Acres in Wyalusing	Percentage of Land in Wyalusing
Residential	212	113.5	23.9
Vacant	54	58	12.2
Industrial	3	11.3	2.4
Commercial	41	63.9	13.4
Agricultural	5	160.8	33.8
Services	15	6.2	1.3
Transportation/Utility	6	61.6	13.0
TOTAL	336	475.3	100.0

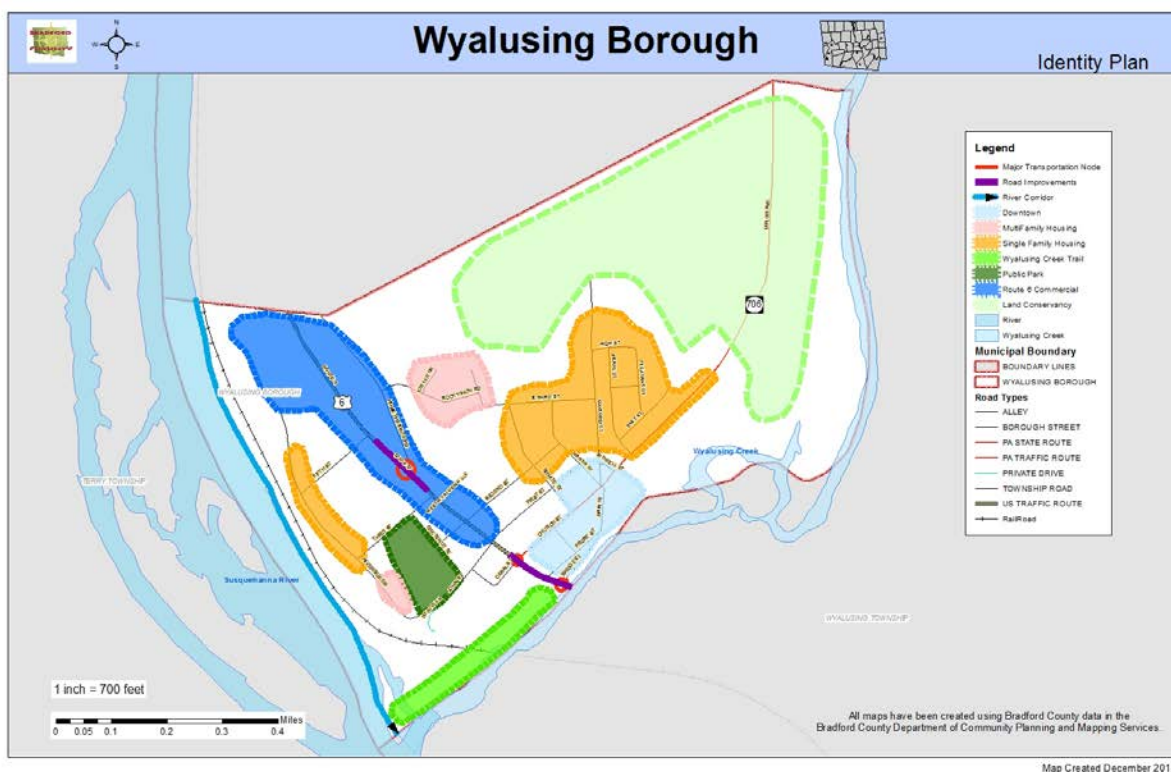
Source: Bradford County Community Planning and Mapping Services

As shown in the table above, approximately one-third of the land in Wyalusing is classified as agricultural, one-quarter as residential, and the remainder as vacant, industrial, commercial, service or transportation/utility. This illustrates a fairly healthy distribution of land use types as the local economy is not dependent upon only a few uses. Wyalusing is primarily built-out, meaning that most of the developable land is already developed. However, a handful of potential development parcels are located throughout the Borough, the desired future land uses of which are depicted on the Identity Plan. As stated in MPC, the Steering Committee has identified the areas where growth and development should occur so that the Borough can effectively plan public infrastructure services as needed. In the community survey, respondents stated they would like to see more single-family residential (52%), light industrial (47%), offices (51%), agriculture (52%) and home-based businesses (38%). As noted in the table above,

Borough residents have indicated as strong desire to retain the current form with a traditional mixed-use downtown, corridor retail along Route 6, stable residential neighborhoods and the band of agriculture providing Wyalusing's green boundary. In terms of changes, one desire expressed in focus groups and the community survey is a link to the river. This link would provide a recreational amenity. Another link would provide access for the Fire Department to the river, thereby eliminating the public safety concern of insufficient water storage in the case of a major fire event.

As stated in previous sections, most of Wyalusing is "built out" meaning fully-developed, not buildable or already placed into a land conservancy. To this end, the Identity Plan below is a hybrid of existing significant resources and land uses in Wyalusing and the few proposed future land uses that differ from their existing use, such as the Wyalusing Meadows development and the Wyalusing Creek Trail. The map is a thematic representation of important land uses that the Borough would like to maintain and then build upon. The Identity Plan reflects the local desire to maintain form in the developed areas while retaining its edges for agriculture. The Borough will retain space for auto-centric commercial uses along Route 6, but it will not dedicate further land for expansion of so-called "corridor retail."

It is worth noting that any discussions about a plan for growth should include the Township.



ZONING

Wyalusing's zoning ordinance is a conventional, use-based code that tends to concentrate use of land within in each district. Communities are more frequently recognizing the usefulness of a more flexible zoning ordinance, which can be coupled with other regulations such as design guidelines and overlay zones to encourage more traditional, mixed-use neighborhoods and development of the appropriate form and scale. Wyalusing updated its zoning ordinance most recently in 1997. The current districts are:

- Business I (Downtown)
- Business II (Route 6)
- Conservation (Open Space)
- Public (Public Uses)
- Agricultural (Farming)
- Residential I (Single Family)
- Residential II (Single Family, Two Family, Multi-Family and Mobile Home)
- Residential III (Multi-Family, Senior Citizen)
- Reserve (Future Use)
- Industrial (Industry)

Table 2, Zoning

Zoning District	Number of Parcels	Number of Acres in Wyalusing	Percentage of Land in Wyalusing
AG - Agricultural	9	205.2	43.4
B1 – Business 1	62	16.6	3.5
B2 – Business 2	11	30.8	6.5
C – Conservation	1	59.7	12.6
I – Industrial	2	16.7	3.5
P – Public	23	17.9	3.8
R1 – Residential 1	195	81.9	17.3
R2 – Residential 2	2	31.2	6.6
R3 – Residential 3	60	12.6	2.7
TOTAL	365	472.6	100.0

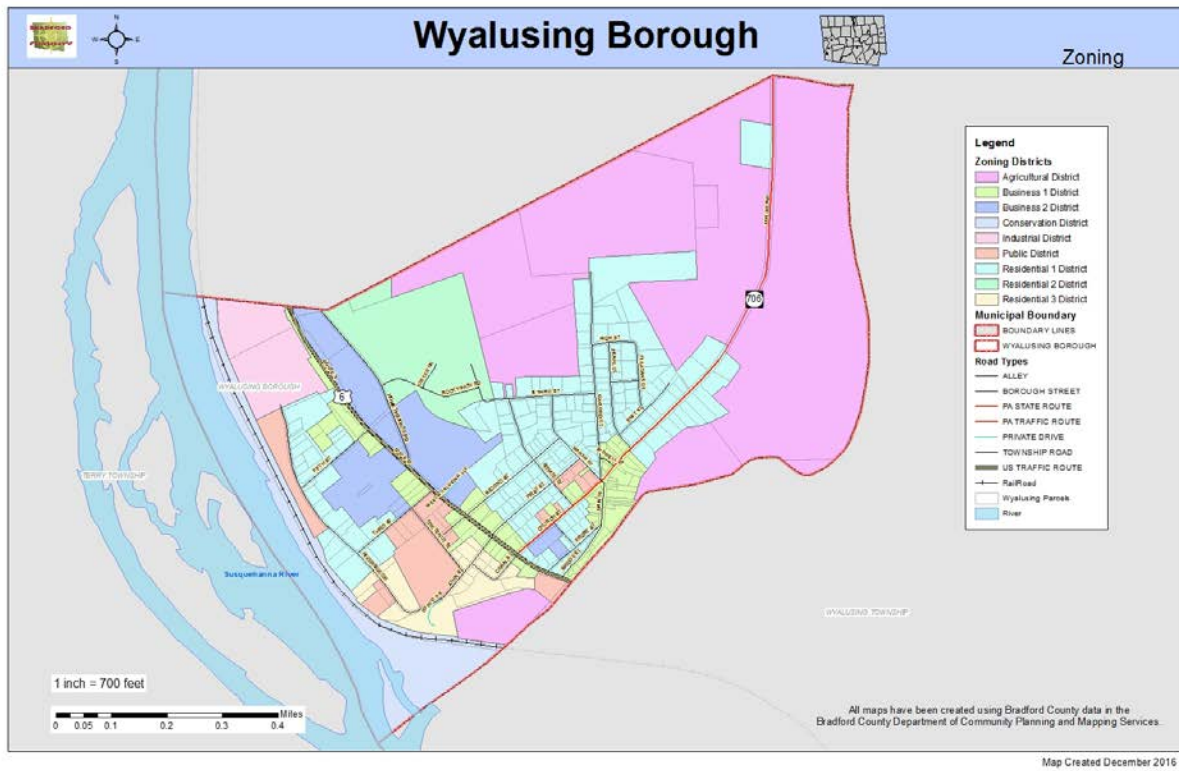
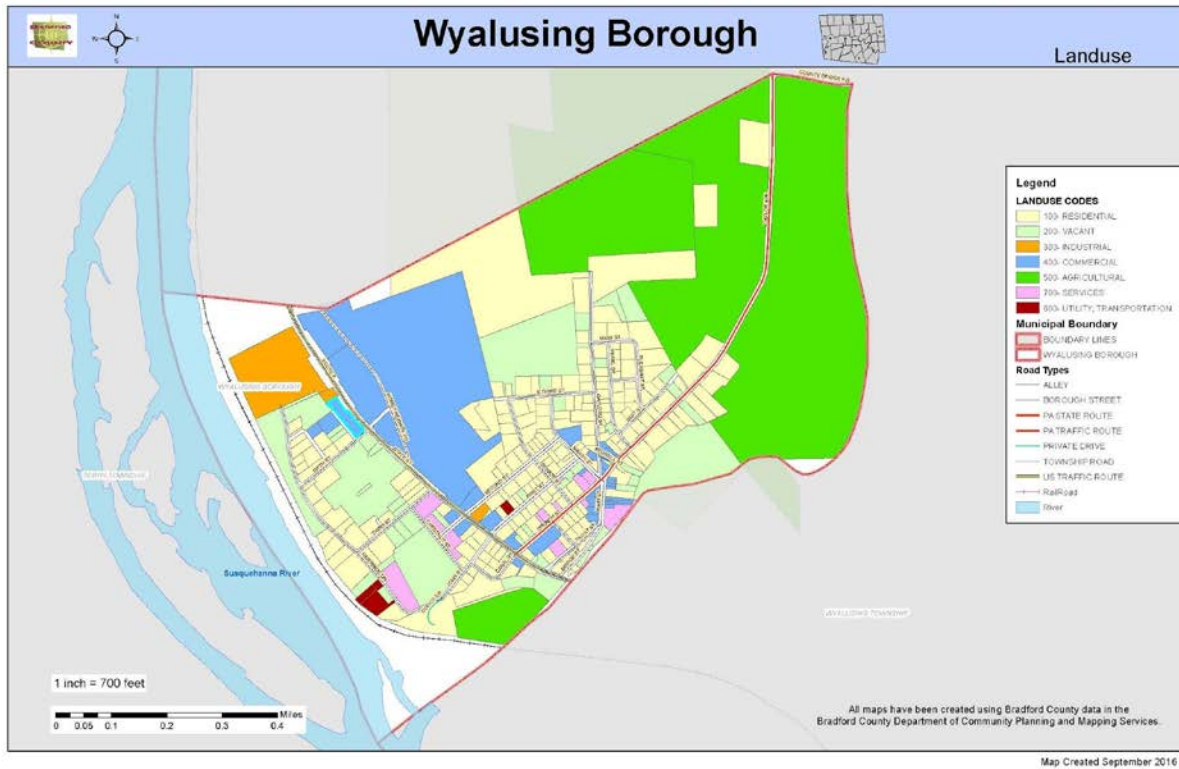
Source: Bradford County Planning and Mapping Services

Of the ten districts, nine of them are currently mapped, while Reserve exists only in the text.

An examination of Wyalusing's land use map in comparison to its zoning map (see both, below) reveals that the land use patterns are fairly closely aligned with zoning districts. For example, 43% of the land is zoned as agricultural while 34% is used as such. Similarly, 27% of the land is zoned for residential use while 24% is classified as such. As stated earlier, most of the development since 1930 has been outside the commercial core, west on Route 6. Many of the existing uses predate zoning; further, because Wyalusing is a historic borough, a mix of uses within those districts deemed residential or commercial is a common occurrence. Generally, however, because the 1997 zoning reflects development that has not changed significantly since that time, the two maps align. The agricultural land on the north side of Wyalusing is also zoned agricultural, and remains an important visual and useful greenbelt around the developed areas.

Residential areas allow accessory uses but do not expressly allow accessory dwelling units. A large percentage of the Borough is zoned R1, and it is likely that the conversion of single-family homes into two-family dwellings has had a negative impact on the R1 district and Wyalusing's neighborhoods. The Borough should discuss how to address residential conversions, perhaps through site plan review or a landlord and tenant database.

Dwellings such as upper-story apartments are not expressly permitted in the Downtown/Business 1 District. With the recent rehabilitation of historic buildings downtown (and the hope for more), the zoning ordinance should be amended to encourage upper-story residential living in this district.



ABOUT FORM

The counties and incorporated municipalities of Pennsylvania that exist today approximately match those established in the half-century following the conclusion of the Revolutionary War. Like many small communities in this region, Wyalusing's early development hinged on its natural locational advantages (near the river and transportation routes.) Early settlers built roads, homes, schools, churches, library and community buildings around the built and natural features of water and rail, resulting in the pattern of streets and blocks that comprise modern Wyalusing. The places within Wyalusing that people naturally gravitate toward

are those that have evolved from this historic development into healthy blocks that contain a mix of uses at a comfortable neighborhood scale. These are described in more detail below.



A. MAIN STREET

The vast majority of Pennsylvania's historic boroughs were incorporated in the mid-19th Century prior to the advent of the private automobile as the primary means of transportation. As such, compact development centered on a vibrant commercial Main Street with a wide variety of goods and services in close proximity is a defining feature of historic communities. As the negative impacts of suburban sprawl development are acknowledged, the revitalization of Main Streets to encourage the development of dense, walkable urban centers is generally recognized as an important strategy for improving quality of life. Main Streets are important not only for their economic impact but the character-rich environment that draws residents and visitors. The physical form of historic streets is well-known: buildings that line the sidewalk to create a "street wall," transparent shop windows, street trees that provide shade for pedestrians and slow traffic, stores on the first floor and offices or residences above that enliven the street day and night. It is a model that accommodates the automobile as well as pedestrians and bicyclists. Local businesses that employ local residents mean less driving, healthier workers and tax dollars that stay in the local economy.



Many older downtowns already have historic main streets but lack the resources or know-how to rehabilitate buildings and attract small businesses and tenants. Wyalusing's historic commercial district, located in close proximity to the creek and river, established the early commercial core of the Borough. This plan encourages local

officials, organizations, entrepreneurs and community investors to reinvigorate Main Street with new retail, professional office and residential uses in rehabilitated historic buildings. By leveraging local investment and historic preservation tax credits, Wyalusing has an opportunity to reestablish its historic mixed-use downtown with a view to the future.

B. NEIGHBORHOODS

Neighborhoods are much more than a collection of houses. They are places with residents, histories and distinct identities. They grow, change and occasionally shrink. Neighborhoods are qualitative (communities) as well as quantitative (housing markets). Whether owned or rented, houses that comprise neighborhoods are at the very core of small town life. Neighborhoods are the sum of their parts: they may be categorized as stable, transitional or distressed according to the overall condition of the dwellings within them.

C. EDGES AND GATEWAYS

Edges are transitions defined by largely invisible municipal boundaries. In Wyalusing, the rural to inner core transition begins with agricultural land and open space. Residents have expressed the importance of maintaining the greenbelt around the Borough. Any proposed changes at the edges should consider the existing land uses, utility and infrastructure patterns.

As road infrastructure has steadily expanded since the 1950s, historic communities such as Wyalusing are connected to surrounding communities primarily by state and county routes (such as Route 6) rather than historic waterways and railroads. Gateways play an important role in defining community character, bestowing pride, and attracting visitors. Wyalusing has invested in signage at its gateways, which signals to drivers along Route 6 that they need to slow down at the bottom of the hill and drive through (or to their local destination) at an appropriate speed.

PART IV: PRIORITIES AND ACTIONS



TYING THE PLAN TOGETHER

Wyalusing is a place that a wide variety of people call home. Along with residents whose families have resided here for generations, the Borough is also home to newcomers who have moved here in recent years for a number of reasons, some who left and returned to be near family and a familiar, high-quality school district, and others. Wyalusing's residents are a diverse group that values its location, Main Street, houses, schools and each other. This Comprehensive Plan update is building upon previous plans and efforts to bring to the forefront a realistic plan for the Borough Council, committees and volunteers to work through and bring the vision to fruition.

This plan is an acknowledgement that in order to realize Wyalusing's full potential, residents and local and regional officials must first visualize it, develop and "sell" the philosophy to other residents and then organize an implementation plan. Wyalusing has a lot of selling points. It is a great place to grow up, raise a family, grow older and stay connected. (85% of community survey respondents agree.) Much of what Wyalusing needs to do is better market itself, communicate with its residents and outside agencies more effectively, and then use information to build consensus and move forward.

Wyalusing's vision of itself as an *independent, individualistic and inclusive place* is predicated on it possessing the traits of a fiscally stable municipality, which it has proven to be. Over the years, the borough has responsibly budgeted for infrastructure improvements, successfully leveraging public funding only when needed. Take pride in this accomplishment. Going forward, this characteristic coupled with a more robust volunteer base populating a series of ad hoc committees could help to bring this plan to fruition even more rapidly than the action plan suggests.

Wyalusing presently has an unallocated fund balance, a portion of which can be used for discretionary projects. The Borough Council may wish to designate these funds for improvements recommended herein. The list of actions in Part IV has been developed based on the plan and a realistic budget scenario for the next ten or more years.

If implemented correctly—incrementally—this plan will help Wyalusing to achieve its vision. There is no "silver bullet" to get you from point A to point B; rather, a successful plan is made up of many smaller steps.



Wyalusing's Strengths to Leverage

- *Quaintness and stability*
- *Downtown historic district with viable Main Street businesses*
- *Community appearance*
- *Legacy of successful grassroots efforts*
- *Educated, interested residents*
- *Healthy residential blocks*
- *Desire to preserve agriculture*
- *Nearby river and parks*
- *Potential for regional tourism*
- *Convenient access on Route 6*
- *Active volunteer base*
- *School system with excellent reputation*
- *Employment opportunities*
- *Water and sewer throughout the Borough*
- *Sufficient parking*
- *Relatively affordable*

ACTION PLAN

Below is Wyalusing's implementation strategy. Short-term actions are those that the plan recommends initiating in the next one to two years. Medium-term actions are for the three to five-year time frame. Long-term actions are to be completed within six to ten years. Other actions should be continued on an ongoing basis.

HIGH-PRIORITY ACTIONS

The following actions should be addressed in 2017 shortly after adoption of this plan

- Revise committee structure and recruit residents/students to join them. Consider a Downtown Committee, Housing Committee and reconvening the Brewer Hollow Committee.
- Begin the conversations to develop a River Access Strategy with DEP, Township, Water Authority, consulting engineer.
- Comprehensive Water Study & Funding; apply for funding in 2017-18.
- Comprehensive Sanitary Sewer Plan.
- Establish lines of communication with Progress Authority and Northern Tier Regional Planning and Development Commission (NTRDPC) regarding developable sites and grant funding opportunities.
- Work with PennDOT to paint crosswalks by the library and Route 6 near Church Street, First Street and Second Street.
- Install new toddler play equipment at the Borough Park.

Longer descriptions of these actions are found under "Short-Term Actions," below.

SHORT-TERM ACTIONS (INITIATE WITHIN ONE TO TWO YEARS)

- Revitalize the Borough's committees and add to them with a cross-section of residents. Engage a high school student intern to help with each committee. Determine whether the Borough needs to maintain a Planning Commission.
- Apply for funding for River Access Feasibility Study, historic structure feasibility study, comprehensive water study and funding.
- Conduct a River Access Feasibility Study aimed at linking local recreational corridors with regional attractions, and providing concept plans for key areas of access from Main Street to the river. Phase I/II environmental assessments for the Bridge Street building.
- Collaborate with Bradford County, Progress Authority and Northern Tier Regional Planning and Development (Local Development District) to prepare shovel-ready project sites within Wyalusing for light industry and artisanal businesses. Foster the local partnerships needed to bring Main Street to its fullest potential. The downtown buildings have potential for upper-story residences may also make excellent live-work spaces or artists' lofts.
- Amp up tourism efforts.
 - Partner with regional and state agencies to move forward on tourism initiatives.
 - Add the historic walking tour brochure and/or online map to borough website.
 - Take advantage of Stephen Foster historic connection.
 - Wyalusing is listed on the Susquehanna Greenway River Town website but the link is not live, so potential visitors are not able to easily navigate to your website.³ Contact the Greenway and send them a link to the Borough website; also, ask how you may become more involved with the program, especially after you create river access.
- Meet with employers to ask about their employee residence and commuting patterns. Discuss with them the goals of this comprehensive plan and of housing in particular. Develop incentives for employees who work in the Borough to live in the Borough. For example, institute a "Live Where You Work Program" that leverages

³ <http://www.susquehannagreenway.org/river-towns>
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local banks' First-Time Homebuyers Programs with a Borough incentive to encourage residents to buy within Wyalusing.

- Work with Methodist Church and Rainbow Club to brainstorm on programming and improvements for adjacent green space—scheduled activities, outdoor movies, etc.
- Improve communication with residents and visitors by creating a social media presence. Engage high school students to run the Facebook and Instagram feeds with local officials' supervision. Utilize Twitter for Borough Council communication.

MEDIUM-TERM ACTIONS (INITIATE WITHIN THREE TO FIVE YEARS)

- Revise zoning ordinance to focus on borough-appropriate form. The following list of issues is a start but by no means an exhaustive summary of necessary revisions.
 - Revise to expressly allow upper-story residential in the B1 District. Evaluate whether or not drive-through uses should be allowed in B1.
 - Modify the existing industrial districts into more flexible mixed-use districts that encourage co-working, artisanal businesses, “maker space,” entrepreneurship and collaboration.
 - Consider implementing design guidelines or standards for high-visibility areas such as Main Street.
 - Identify potential zoning changes and initiatives to preserve and enhance structures with architectural significance in downtown and residential neighborhoods.
 - Revisit the Purpose, Intents and Definitions. Overall the Zoning Ordinance is easy to read and understand, but after twenty years it needs a fresh look. Reorganize with simplified use tables/bulk and density tables. Include updated definitions such as Airbnb and accessory dwelling units.
- Revise parking enforcement strategy downtown. Ask owners and employees to park in municipal lot rather than on Main Street.
- Work with regional development agencies and local banks to organize a Developer's Tour of buildings and sites that are ripe for redevelopment. [Pennsylvania Downtown Center, Keystone Communities Program, EPA Smart Growth Programs]
- Focus on improving housing.
 - Each year for the next five years, provide a 1:1 match for the first 25 homeowners who install up to \$250 in the following exterior home improvements (porch lights, flags, mailboxes and house numbers are examples).
 - Begin to grow demand by building and rewarding pride in the housing stock.
 - Ensure safe living conditions for low-income households by regulating quality.
 - Set and enforce standards. Establish high standards of care and regulate them with attention to building exteriors, landscaping and signage. Investments in these elements of a property provide low-cost, high-return changes.
- Carefully consider any utility expansions beyond the existing footprint. Expansions may result in sprawl development which could further degrade the existing residential and commercial core.
- Obtain a cost estimate for providing wi-fi throughout downtown and the entire Borough, and implement a feasible option.

LONG-TERM ACTIONS (INITIATE WITHIN SIX TO TEN YEARS)

- Discourage the conversion of single-family homes into multifamily units *or* put design guidelines or standards in place.
- Consider a plan to invest in improved transportation connections. This plan may include a coordinated approach to these improvements through design standards for the street and streetscape that include sidewalks, crosswalks, parking and bicycle facilities. Paint bike lanes onto local roads and maintain crosswalks.
- Estimate the cost of completing the sidewalk network and budget for their construction and maintenance. Use remaining UDAG funding for this purpose.

- Implement the recommended improvements to the drinking water system financed through user fees, a partnership with PennVEST, USDA loans or grants, and bonds.

ONGOING ACTIONS

- Promote downtown as a vibrant, walkable mixed-use district.
- Promote regional cooperation and shared services (County, adjacent municipalities, etc.)
- Revisit the Comprehensive Plan every five years. Consider being part of a multi-municipal comprehensive plan, or at least a Township/Borough plan.
- Continue to maintain the general fund for administration, communication, infrastructure, maintenance, recreation and public safety while allocating extra money in this fund toward other projects listed in this document, as appropriate.

IMPLEMENTATION MATRIX

SHORT-TERM ACTIONS

ACTION	LEAD	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Revise Committee structure.	Borough Council	New Downtown Committee, Housing Committee, Brewer Hollow Committees	n/a
Apply for funding for various studies.	Borough Council, Brewer Hollow Committee	Wyalusing Municipal Authority (WMA)	DCED
River Access Study and Phase I/II environmental assessment/Bridge St.	Borough Council	Fire Department, DCED, Susquehanna Greenway Partnership	DCED, DCNR, PennDOT Transportation Alternatives (TAP) and Multimodal Transportation Fund (MTF), PEMA/FEMA
Collaborate with regional development agencies.	Borough Council	Bradford County, Progress Authority and NTRPDC (Local Development District)	n/a
Work with PennDOT to paint crosswalks by the library and Route 6 near Church Street, First Street and Second Street.	Street Committee	PennDOT	General Fund, PennDOT
Install new toddler play equipment at the Borough Park.	Borough Council		General Fund, DCED Greenways, Trails & Recreation Program (GTRP), DCNR
Increase tourism and publicity efforts.	Chamber of Commerce	Route 6 Alliance, NTRPDC, Bradford County Tourism Promotion Agency, Endless Mountains Heritage Region	DCED
Promote "Live Where You Work" program.	Chamber of Commerce	Local employers.	General fund for incentive program.
Program the Methodist Church green space.	Methodist Church	Library, Rainbow Club, Parks & Playgrounds Committee	Private donations,
Increase social media presence (Facebook, Twitter, Instagram).	Borough Secretary	Student intern	n/a

MEDIUM-TERM ACTIONS

ACTION	LEAD	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Revise Zoning Ordinance	Zoning Commission	Steering Committee, Bradford County Community Planning & Mapping Services	General Fund, Act 13 funds, DCED (MAP)
Revise downtown parking strategy	Street Committee	Chamber of Commerce, business owners	General Fund
Organize Developers' Tour	Property owners,	Bradford County, Progress Authority and Northern Tier Regional Planning and Development, local banks	Pennsylvania Downtown Center, Keystone Communities Program, EPA Smart Growth Programs
Improve housing stock.	Borough Council	Ordinance Enforcement Officer	DCED
Carefully consider utility expansions.	Borough Council	WMA	n/a
Free wi-fi downtown	Borough Council	Frontier, ad hoc committee?	USDA Rural Development

LONG-TERM ACTIONS

ACTION	LEAD	POTENTIAL PARTNERS	POTENTIAL FUNDING SOURCES
Discourage additional multi-family conversions.	Planning Commission	Property Owners, Heritage Committee	n/a
Invest in transportation connections.	Street Committee	PennDOT	DCED (MTF), PennDOT (TAP, MTF)
Develop a sidewalk plan.	Borough Council and/or Street Committee	Homeowners	UDAG funds
Implement recommended improvements to drinking water system	Water Authority	Borough Council	User fees, USDA loans or grants, bonds, DCED, PennVEST

APPENDIX A: SURVEY RESULTS

**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 relecant 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 aout 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 ber 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; imrprove 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, ariety 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) Rents; 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 qualitt 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 alloed 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 Hottel to perk up exterior, restore Wyalusing Hotel sign - an anchoring business for Wyalusing. Does a massage parlor/tatoo parlor add value to downtown? Is there a way to manage what types of businesses arte allowed? Should be a planning group sourcing desired businesses.

Boat launch, canoe launch, dance halland 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 sources, 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: Xbox360; 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.

APPENDIX B: DEMOGRAPHIC SUMMARY

Borough of Wyalusing: Demographic Summary

Population

As shown in Figure 1, the population of the Borough of Wyalusing reached a peak of 723 in 1970, dipped to 564 in 2000 and stabilized in the years since, with a current population of 579. This trend generally aligns with other municipalities in the region, many of which experienced a population increase in the 1960s and 1970s followed by a decrease that coincided with the decline of the manufacturing sector.

Figure 1, Wyalusing Borough population and percentage change, 1940-2010.

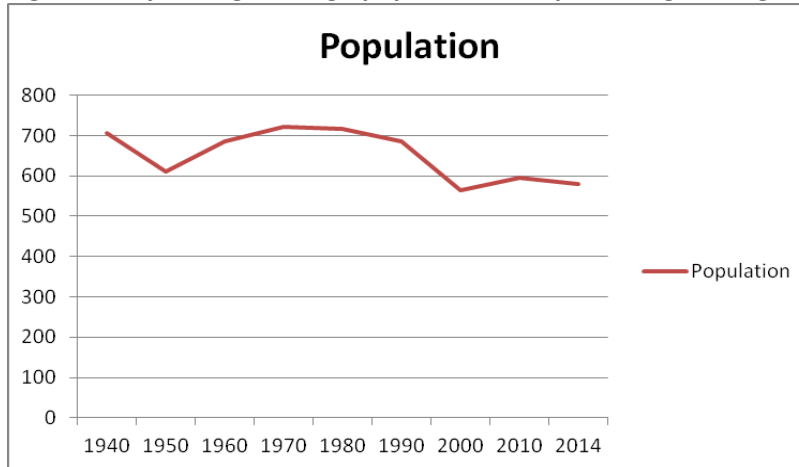
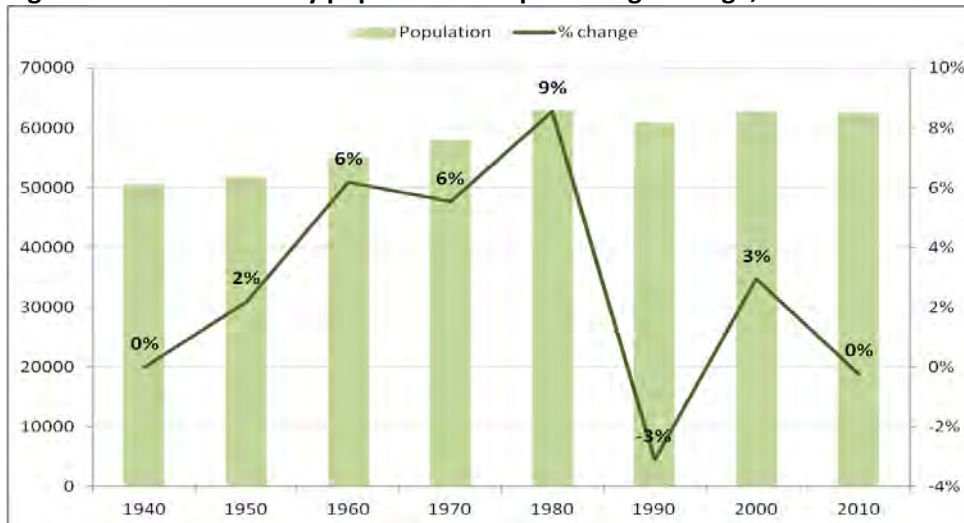


Figure 1. Source: US Census Bureau, American Community Survey estimates.

In contrast to Wyalusing, the population of Bradford County (Figure 2) continued to increase until 1980, experienced a drop in 1990 and increased again between 1990 and 2000. The county's estimated population in 2015 was 61,281, down slightly from 2010.

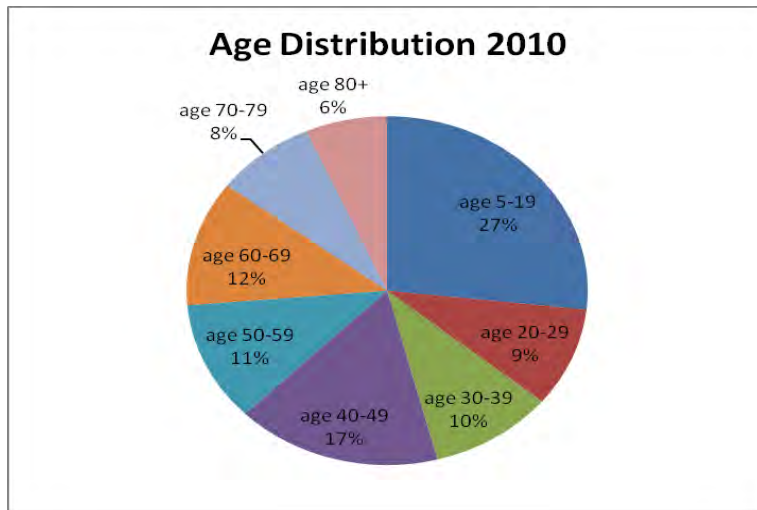
Figure 2. Bradford County population and percentage change, 1940-2010.



Source: US Census Bureau.

Age & Race

The Borough of Wyalusing trends slightly higher in terms of age, with a Median age in 2010 of 43.4 years (compared to 42.4 for Bradford County, 40.1 for Pennsylvania as a whole and 37.2 for the entire country.) It's worth noting that the Median age in Wyalusing is down from 45 in 2000. The population cohorts are shown in the following chart. Wyalusing has a noteworthy distribution of age groups with 27% of residents age 19 or younger and over half in the "working residents" age range. These numbers are somewhat difficult to compare to 2000 numbers as the age categories do not align, but overall Wyalusing has experienced an increase in children aged 5-19 (from 23% to 27%) and a similar distribution of residents in other age groups.



The Borough is predominantly white with 404 residents or 95% of the population identifying as such. In 2010, none of the Borough residents identified as Hispanic and 2.1% identified as having two or more races. Black or African American residents make up 2.4% of the population. These numbers align fairly closely with the 2000 Census, in which 98% of the population identified as white, 1.1% as Hispanic, 0.4 as two or more races and 0.4 as Black or African American.

Households & Families

In 2000, Wyalusing had 264 households, with 43% being married-couple families and 15% were married-couple families with children. Non-family households (those consisting of people living alone and/or households that do not have any members related to the householder) comprised approximately 45% of the total in 2000. In 2000, the average household size was 2.05 compared to 2.18 in 2010. Correspondingly, the average family size in 2000 was 2.75, up to 3.02 in 2010. Demographic trends can help municipalities decide where to invest their funds and energy; in Wyalusing's case, the increase in school-aged children and households with small children may indicate that additional resources could be used toward educational opportunities and housing types to accommodate this population.

Other demographic trends that may be indicative of whether or not a municipality is attracting residents that will invest and possibly remain long-term are homeownership and occupancy. Of all 280 housing units in Wyalusing in 2000, 264 or 94% were occupied. Of the 299 housing units in 2010 (an increase of 19 units), 274 or 91.6% were occupied. The fluctuation in population due to the gas industry may explain some of the variation in housing occupancy. Between 2000 and 2010, the number of owner-occupied housing units stayed the same at approximately 60%, with 40% being renter occupied and only a handful of units remaining vacant.

Workforce and Employment

Educational Attainment

In terms of educational attainment, Wyalusing adults (those 25 years old and older) have educational attainment similar to the other areas of Bradford County. According to 2014 estimates, 89.7% of residents have a high school degree (equivalent to the County) and 19% have at least a Bachelor's degree (compared to 17% county-wide). Wyalusing's numbers are generally on the rise from 2000, when only 82.4% of residents had a high school degree and 19% had a Bachelor's degree or higher. As the Comprehensive Plan process begins to consider opportunities for employment in Wyalusing, these and other characteristics of the population's education base and skill sets will need to be considered.

Household Income

Between 2000 and 2014 the median household income increased in Wyalusing from \$30,625 to over \$41,500. However, the number of households with incomes below \$25,000 decreased during this time. While these households accounted for 40% of all households in 2000, they accounted for 31% of all households by 2014. The portion of households "in the middle" with incomes from \$25,000 to \$74,999 decreased from 50% to 38%, and the number and share of households with incomes over \$75,000 increased from 10% to 31%.

Along these gains made in the percentage of households with incomes greater than \$75,000, the percentage of households with earnings increased from 61% in 2000 to 72% in 2014. The percentage of households receiving cash public assistance remained steady between 3-4%. By 2014, 8.3% of Wyalusing households received food stamps/SNAP benefits.

The number and percentage of families with incomes below the poverty level increased slightly from 4.9% in 2000 to 6.6% in 2014. Individuals under the poverty level, however, decreased from 12.3% in 2000 to 8.5% in 2014. Of these individuals, the largest group is the population aged 65 and over. While alarming these statistics are lower than those of Bradford County as a whole, which has a poverty level of 9.3% of households and 13.2% of individuals.

Although the employment statistics in Wyalusing are skewed in part by the small population, both the 2000 Census data and 2014 estimates indicate that the local labor force is strong and largely employed, with very low unemployment numbers. The most prevalent occupations are "Management, business, science and arts occupations," "production, transportation and material moving occupations" and "service occupations." In terms of industry, the top employers are in the fields of education/health care, public administration, professional/scientific/management services and construction. Perry's stagnant incomes and increased reliance on public assistance are likely due to rising unemployment and a shifting economy.

The Housing Market

As stated above, 2010 Census data suggests that approximately 20 new housing units were constructed in Wyalusing between 2000-2010. Of the approximately 300 housing units, just over half (57%) are single-family houses, while 10% are two-unit, 18.6% are 3-4 unit and 13.7% are 10 or more units. The majority of housing stock or almost 60% of all units are pre-war units built prior to 1939 with another mini-boom between 1960 and 1979. The median housing value in Wyalusing is \$112,800 and median rent is \$508.

APPENDIX C: OPEN HOUSE PRESENTATION

WELCOME to the Borough of Wyalusing Comprehensive Plan

community
OPEN HOUSE



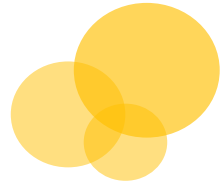
COMMUNITY driven

- Welcome! This Open House is very informal. Please feel free to mill around, going back and forth among displays of information and materials, familiarizing yourself with the various facets of the Comprehensive Planning Process.
- Use the pens, markers and Post It Notes provided to comment on questions, share ideas and mark-up maps.
- If you would like to provide more extensive input, fill out a comment sheet found throughout the room.
- If you would like to have a discussion about a particular topic, concern or idea, please speak with the Open House Facilitator(s). We will be circulating throughout the booth.



Be Present. **Be Heard.**

Who, What and Why



What is a Comprehensive Plan?

A Comprehensive Plan is both a vision for the future and a blueprint for change, especially as it relates to the physical growth of a community's buildings, streets, and infrastructure. Once adopted, a comprehensive plan will become a fundamental part of the local policy and a foundation for zoning. It will serve as an inspiration for a broad range of municipal actions and a standard by which they can be measured.

A comprehensive plan:

- Guides decision-making about development, conservation and spending.
- Provides a framework for capital improvements.
- Provides residents with a basis for accountability of decisions.
- Enhances the Borough's competitiveness in grant applications.
- Can facilitate the environmental review process for projects.
- Fulfills the State's requirement to update every 10 years.

Who's facilitating the plan development?

The Borough Council established a Steering Committee that is working with a team of planners, designers and engineers led by Hunt Engineers and Elan Planning & Design.

Steering Committee Members

Suky Burgess, Mayor

Marie Hoerner

Kay Johnson

David Jones

Nancy Jones

David Keeler

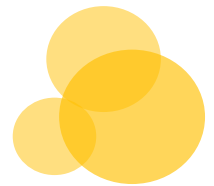
Pam Quentin

Gary Rouse

Mary Skillings

Wes Skillings

Joanne Vago



Your
thoughts on
Wyalusing
Borough
Today

Place Post It Notes Here

Describe some of the area's **strengths...**

What are some of
Wyalusing's assets
that we can build upon?

Place Post It Notes Here



Your
thoughts on
Wyalusing
Borough
Today

Describe some of the area's weaknesses...

What do you feel are some potential
barriers to attracting people to live,
work or play in Wyalusing?

Place Post It Notes Here

Place Post It Notes Here



What does
Wyalusing
Borough want
in the

Future

Give us 1-5 words about your vision for the
future of the Borough...

Shared Future

We have also provided maps for you to share ideas, thoughts, and concerns. Please feel free to make notations on the maps provided.

- Housing & Neighborhoods
- Recreation & Environment
- Business & Economic Development
- Sustainability
- Places & Spaces

At the end of these stations, you will have an opportunity to voice your opinion about any topics not addressed in the previous stations.



Collaboration



Housing & Neighborhoods

What do you feel are the advantages and challenges of living in Wyalusing compared to other surrounding communities?



Recreation & Environment

Where are there opportunities to strengthen and showcase the recreation & environmental aspects of Wyalusing?



Business & Economic Development

Are there specific products, services or businesses that you believe would be successful in Wyalusing? Please indicate on the map where we might consider targeting growth.





Idea
Center
Station 4

Places & Spaces

In the table below, identify some ideas for how the waterfront and surrounding areas can best be used. Use the map to highlight special areas for reinvestment, access, and protection.



River
Access

[illegible]

Idea Center

Station 5

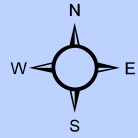
Places & Spaces

Main Street was Wyalusing's traditional center for social, cultural, and daily economic activity. Today, while it still serves an important function as a gateway for the community providing social and economic opportunity, residents would like to see "more." Use the space below to express your ideas for **new public investments and new business that could enhance the vitality of Main Street.** Use the map to identify specific parcels for redevelopment and illustrate how Main Street can be "connected" for a complete Wyalusing experience.

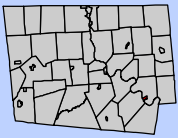
Main
Street:
Possibilities



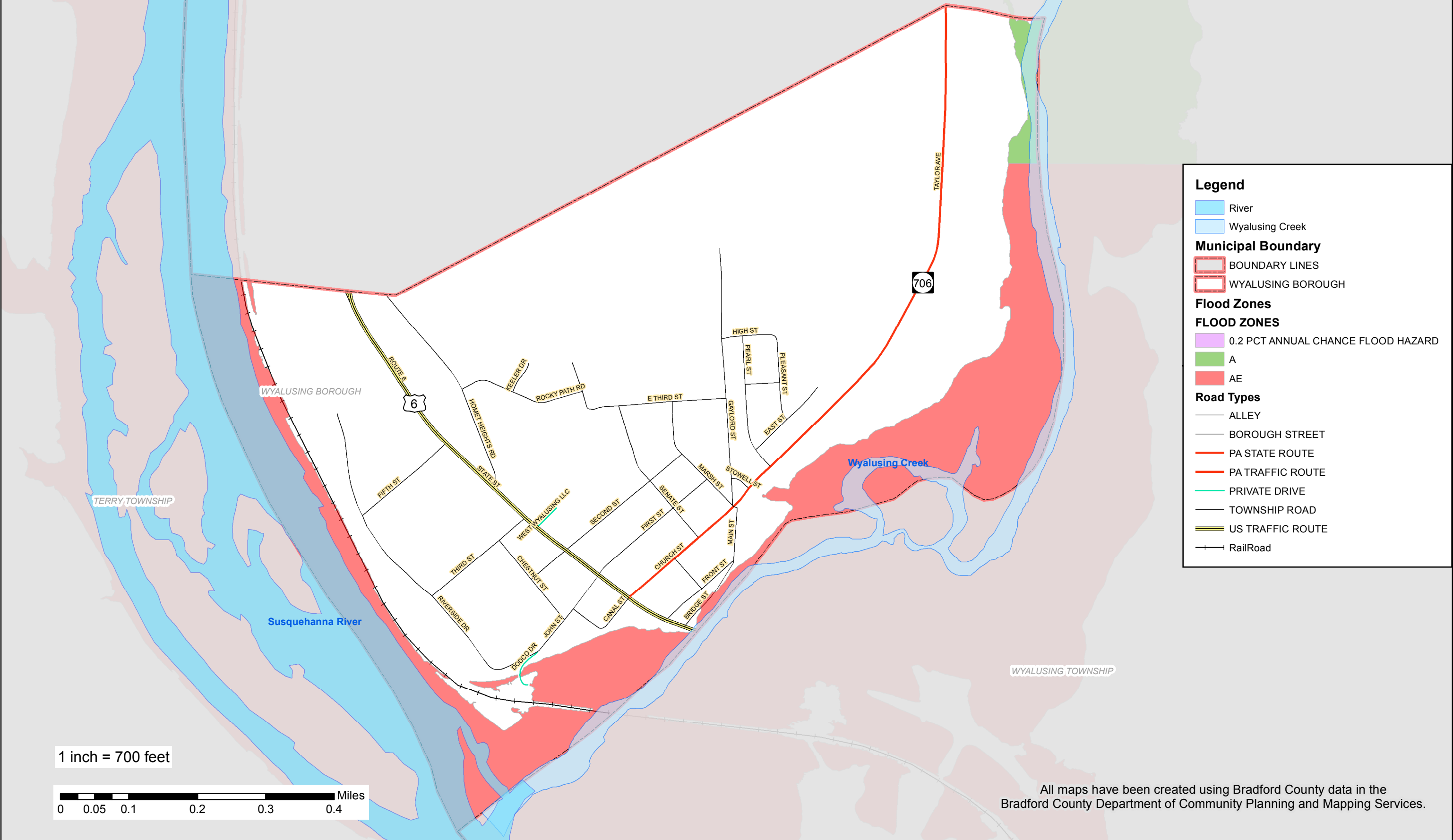
APPENDIX D: MAPS

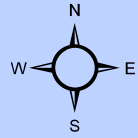


Wyalusing Borough

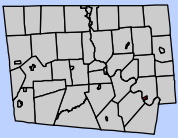


Flood Zones

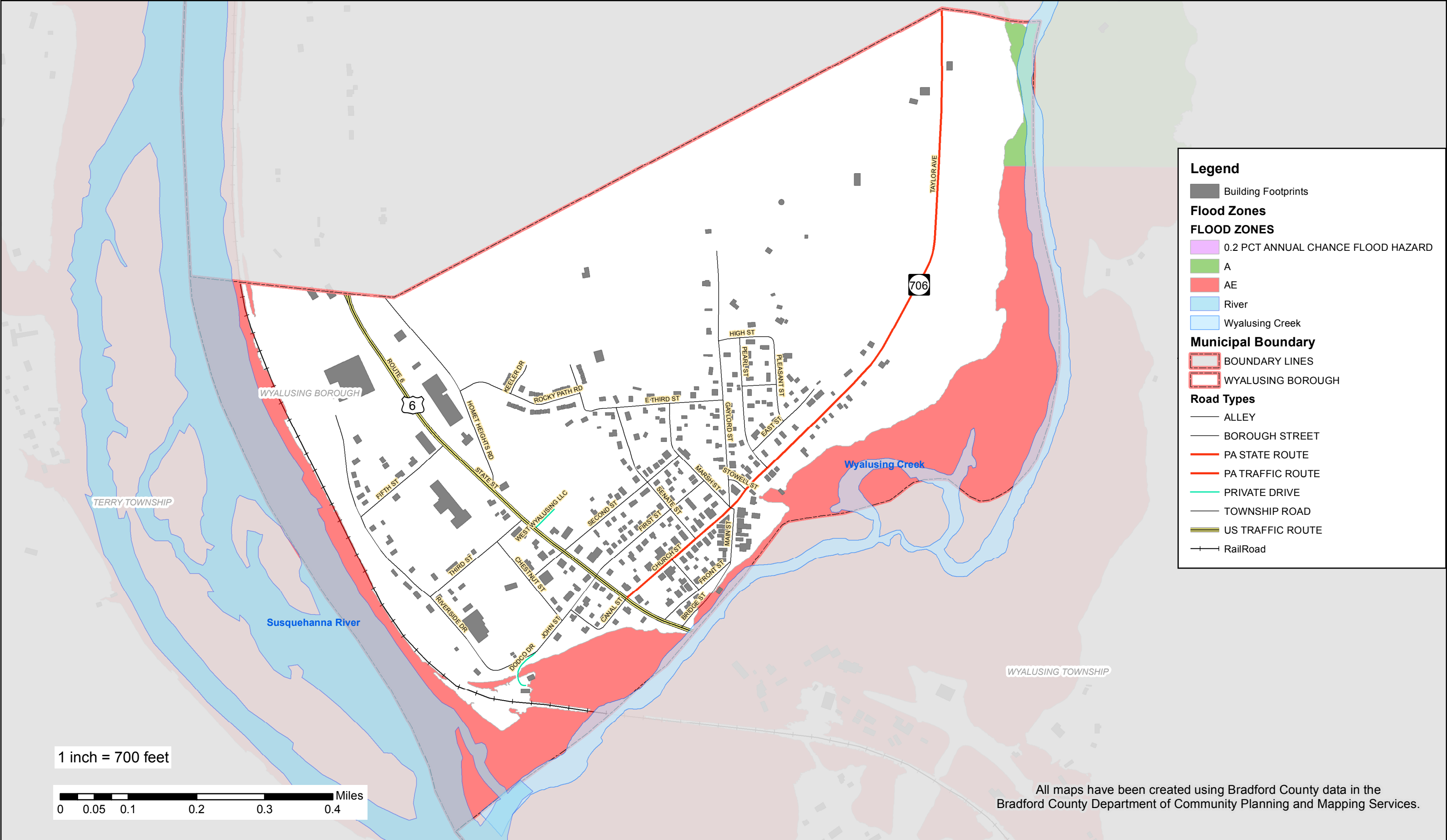


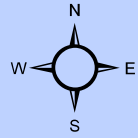


Wyalusing Borough

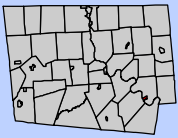


Flood Zones with Buildings





Wyalusing Borough



Identity Plan

Legend

- Major Transportation Node
- Road Improvements
- River Corridor
- Downtown
- MultiFamily Housing
- Single Family Housing
- Wyalusing Creek Trail
- Public Park
- Route 6 Commercial
- Land Conservancy
- River
- Wyalusing Creek

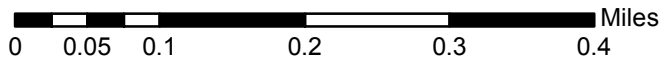
Municipal Boundary

- BOUNDARY LINES
- WYALUSING BOROUGH

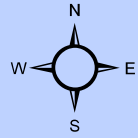
Road Types

- ALLEY
- BOROUGH STREET
- PA STATE ROUTE
- PA TRAFFIC ROUTE
- PRIVATE DRIVE
- TOWNSHIP ROAD
- US TRAFFIC ROUTE
- RailRoad

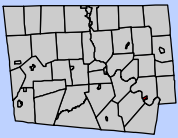
1 inch = 700 feet



All maps have been created using Bradford County data in the
Bradford County Department of Community Planning and Mapping Services.



Wyalusing Borough



Landuse

Legend

LANDUSE CODES

100- RESIDENTIAL

200- VACANT

300- INDUSTRIAL

400- COMMERCIAL

500- AGRICULTURAL

700- SERVICES

800- UTILITY, TRANSPORTATION

Municipal Boundary

BOUNDARY LINES

WYALUSING BOROUGH

Road Types

ALLEY

BOROUGH STREET

PA STATE ROUTE

PA TRAFFIC ROUTE

PRIVATE DRIVE

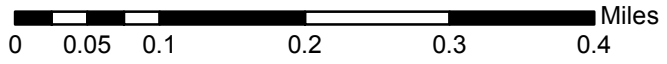
TOWNSHIP ROAD

US TRAFFIC ROUTE

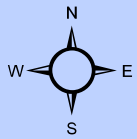
RailRoad

River

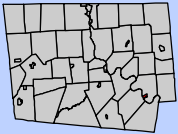
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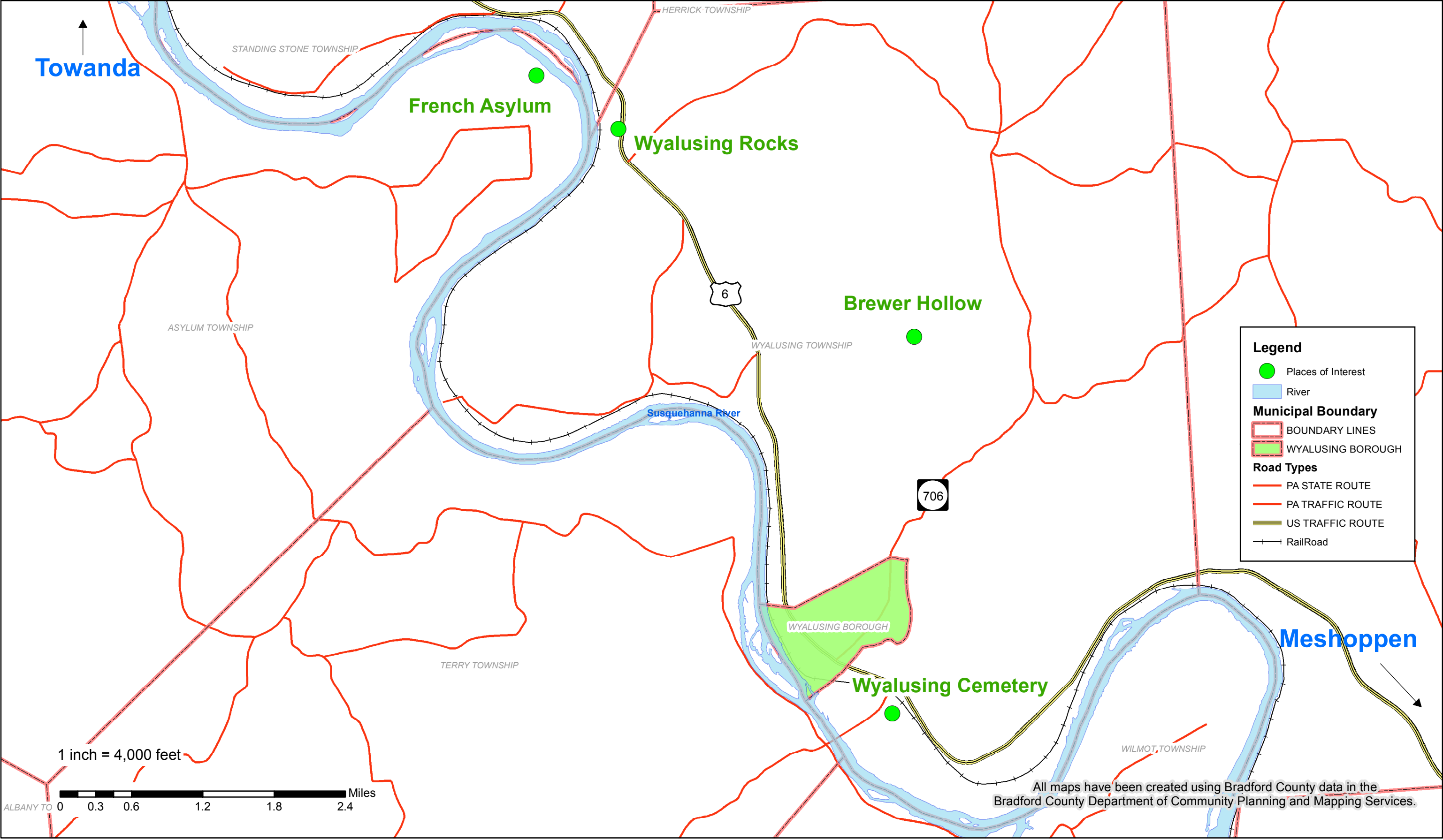
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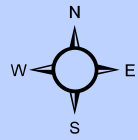


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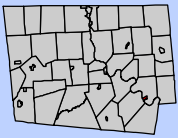


Locals Places of Interest





Wyalusing Borough



Municipal Sewer Coverage

Legend

Wyalusing Sewer District

Sewer Lines

Sewer Lines

Manholes

Municipal Boundary

BOUNDARY LINES

WYALUSING BOROUGH

Road Types

ALLEY

BOROUGH STREET

PA STATE ROUTE

PA TRAFFIC ROUTE

PRIVATE DRIVE

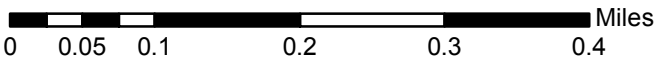
TOWNSHIP ROAD

US TRAFFIC ROUTE

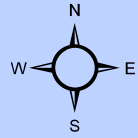
RailRoad

River

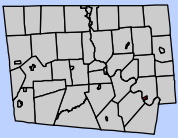
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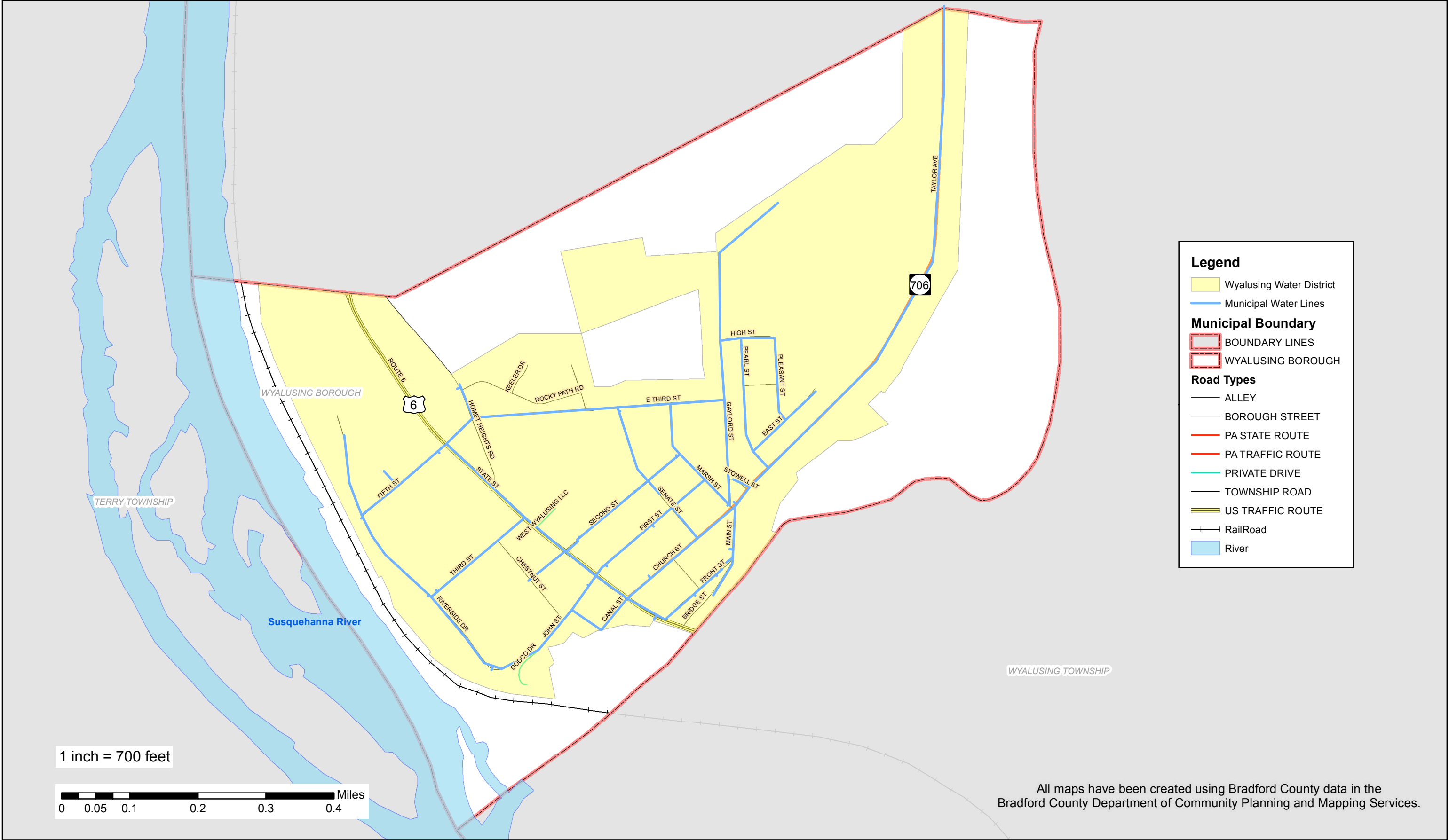
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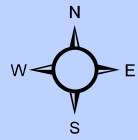


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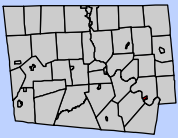


Municipal Water Coverage

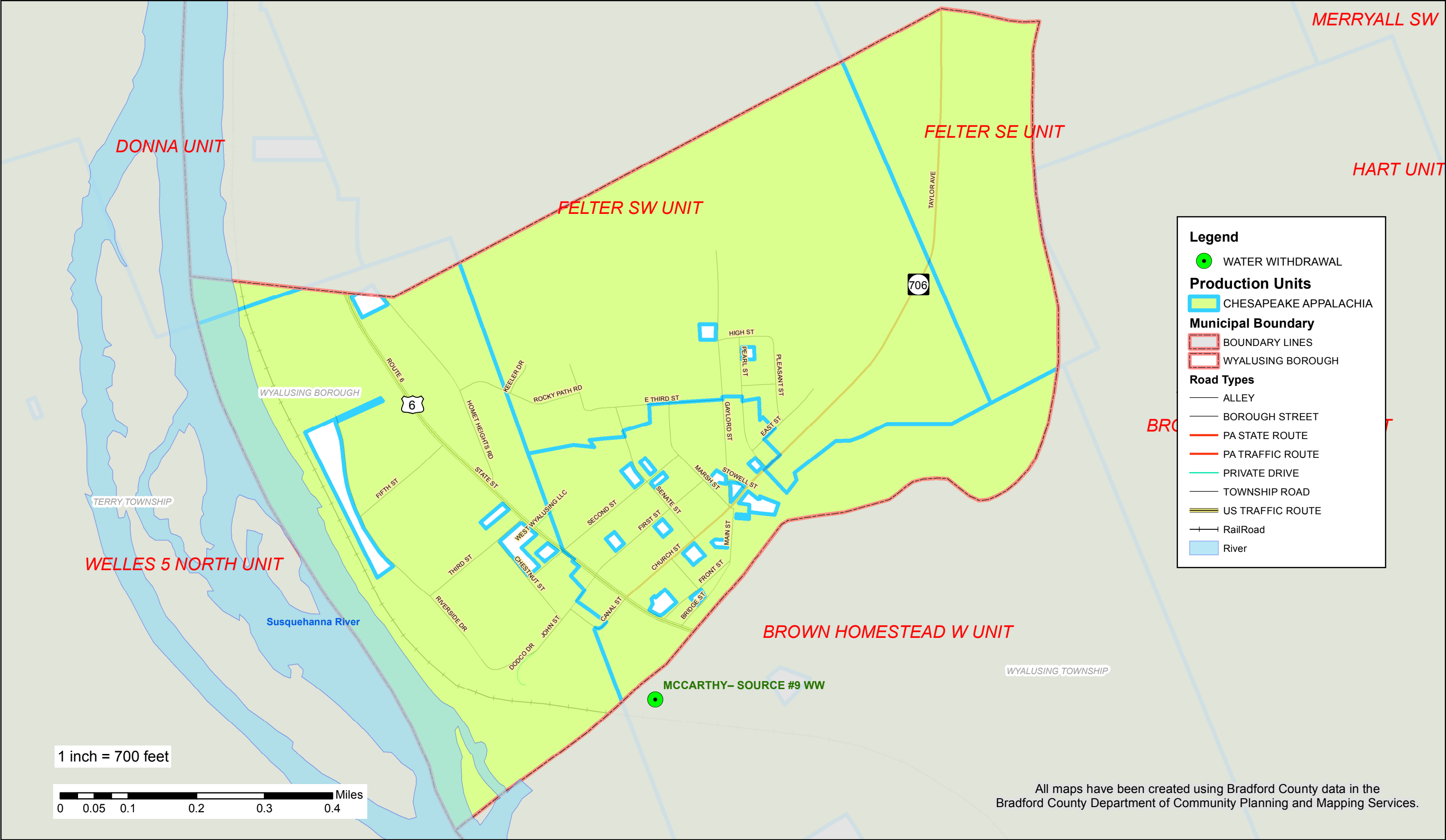


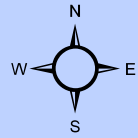


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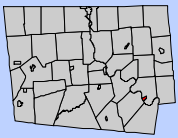


Natural Resources





Wyalusing Borough



Recreational

Legend

- Library
- Community Buildings
- BikePaths
- BradfordCoParks

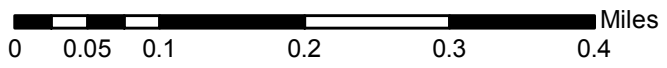
Municipal Boundary

- BOUNDARY LINES
- WYALUSING BOROUGH

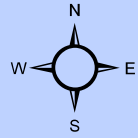
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- US TRAFFIC ROUTE
- Railroad
- River

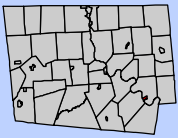
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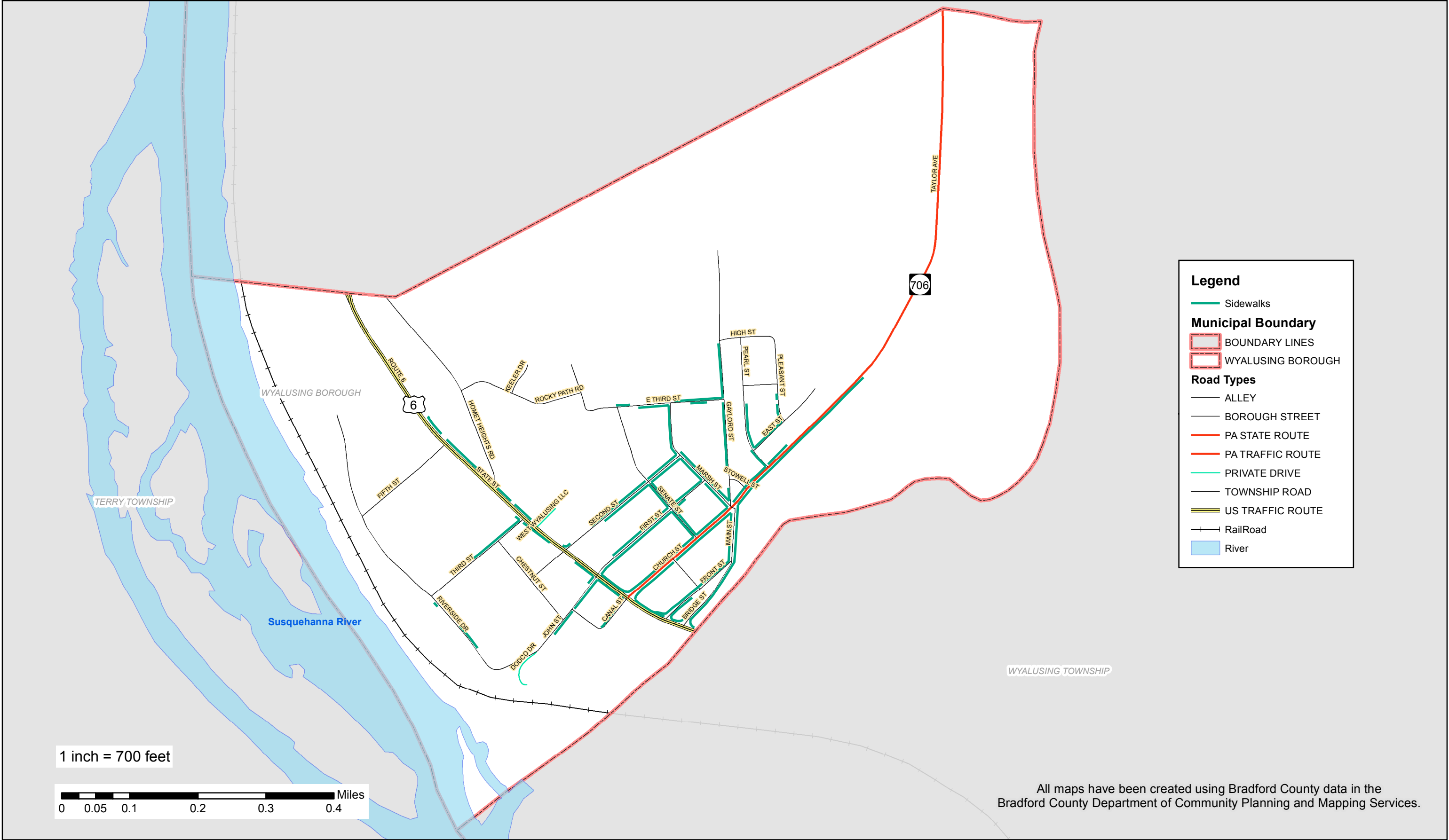
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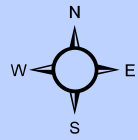


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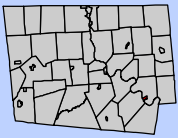


Sidewalks

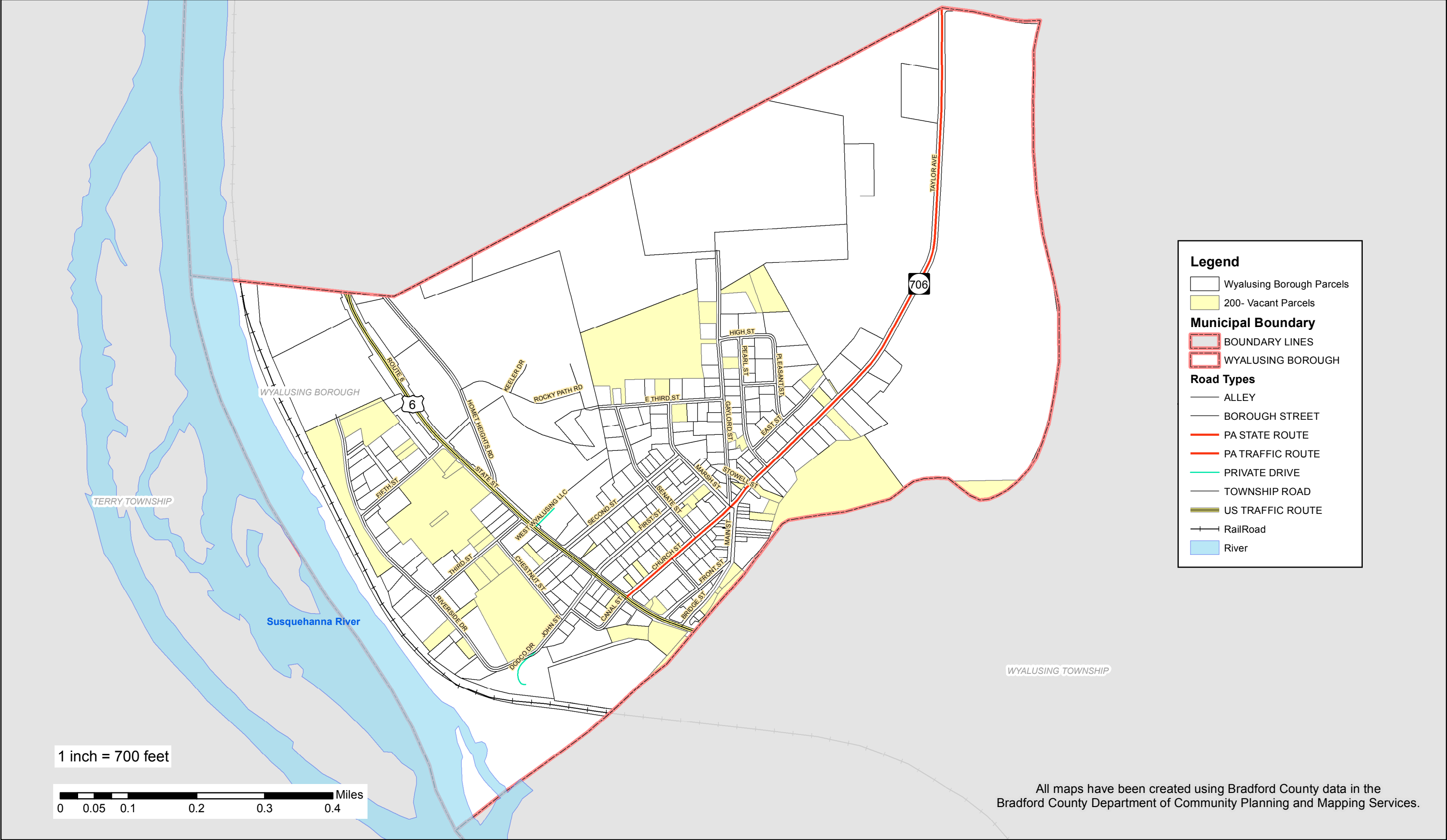


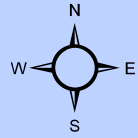


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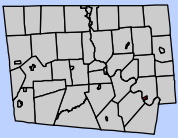


Vacant Parcels

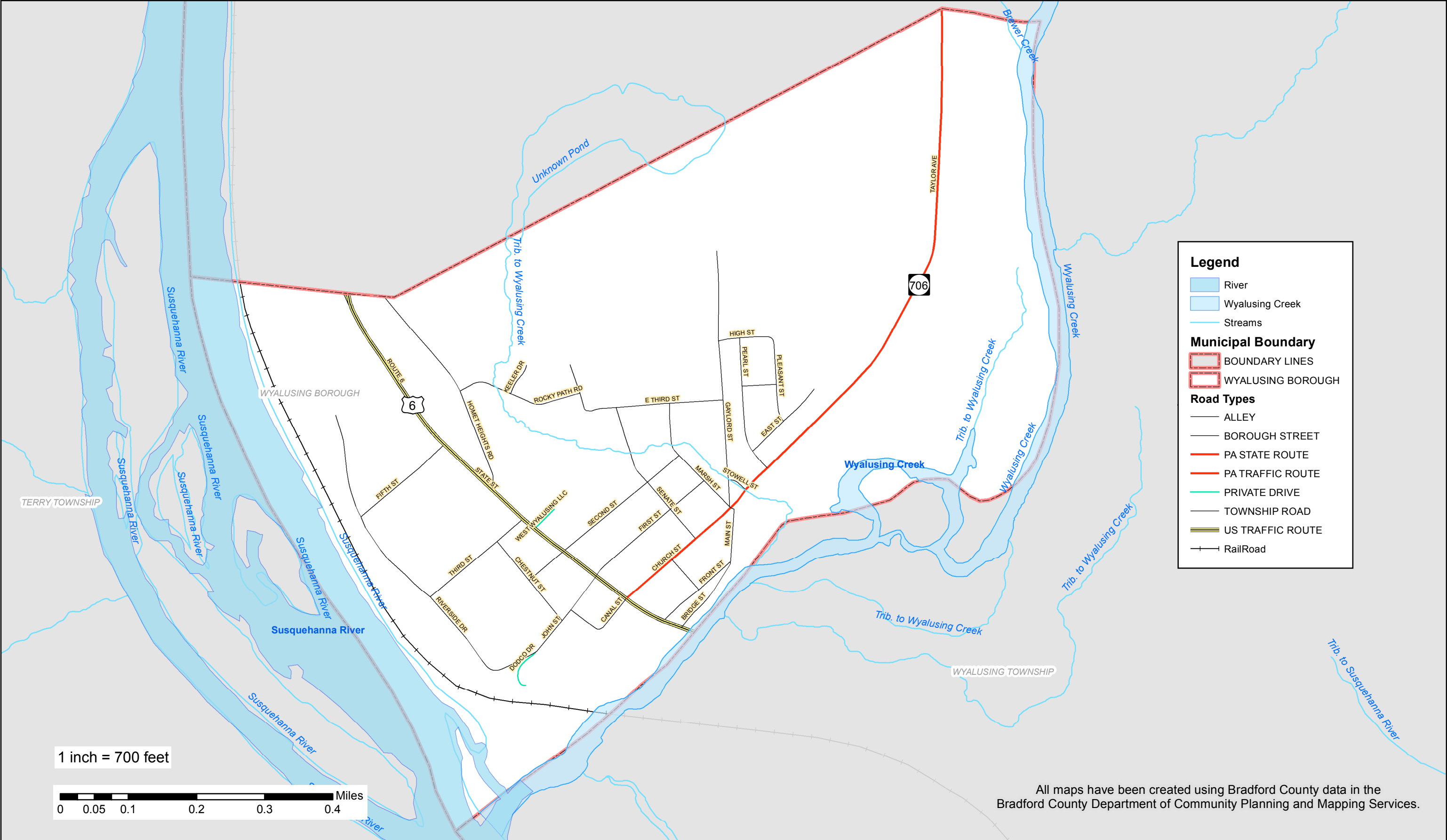


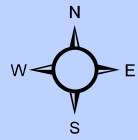


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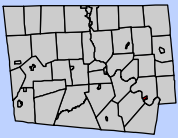


Water Features

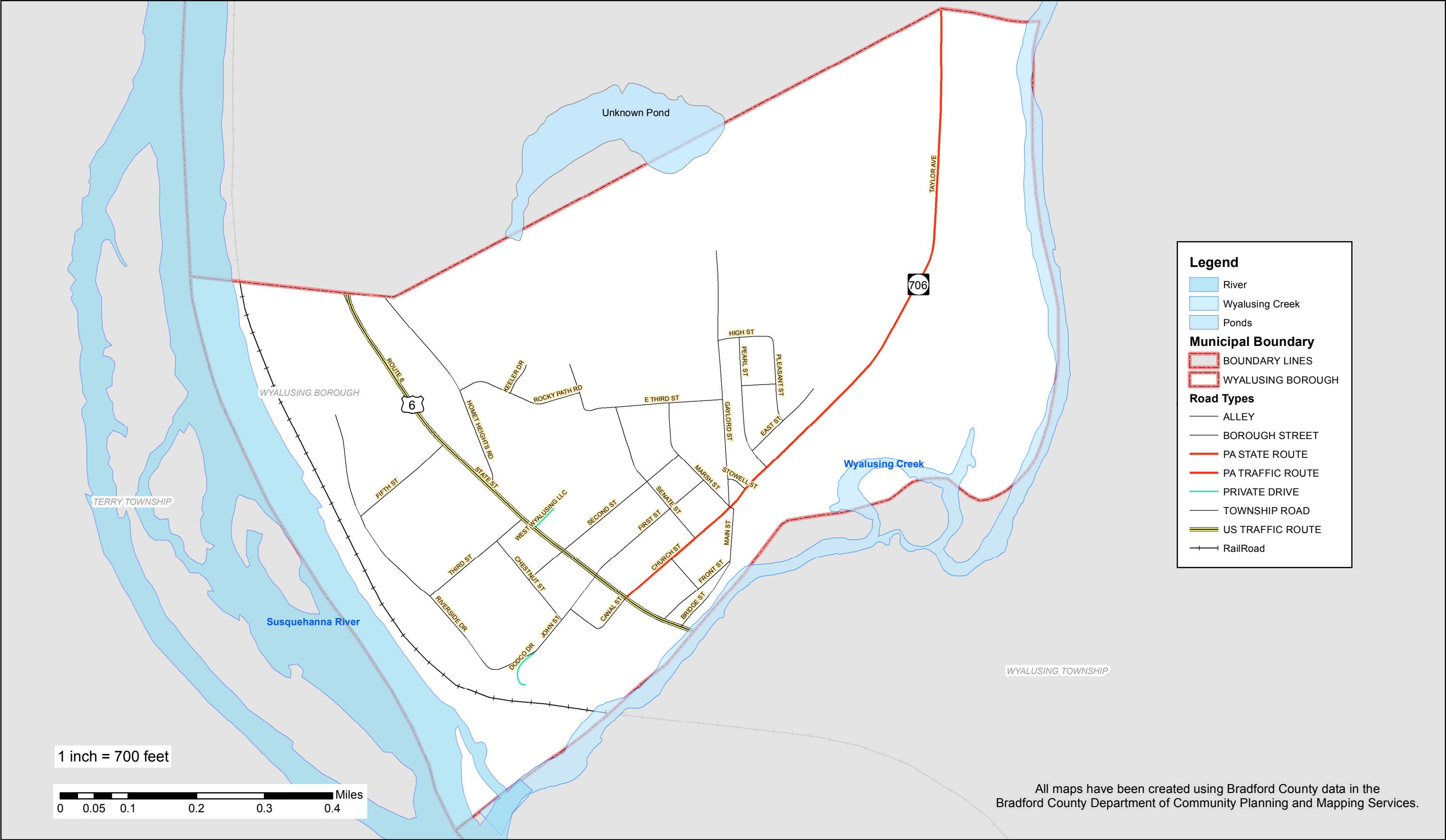


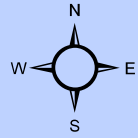


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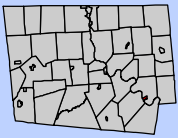


Wetlands





Wyalusing Borough



Zoning

Legend

Zoning Districts

- Agricultural District
- Business 1 District
- Business 2 District
- Conservation District
- Industrial District
- Public District
- Residential 1 District
- Residential 2 District
- Residential 3 District

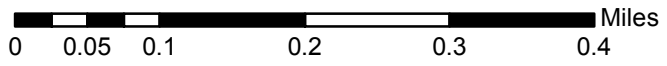
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Road Types

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- RailRoad
- Wyalusing Parcels
- River

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