



**Northumberland Borough-Point Township  
Joint Comprehensive Plan  
And  
Joint Parks, Recreation and Open Space Plan  
July 2009**

# **Northumberland Borough-Point Township Joint Comprehensive Plan and Joint Parks, Recreation and Open Space Plan**

**Adopted by the Northumberland Borough Council on July 7, 2009 and  
by the Point Township Board of Supervisors on July 14, 2009**

Prepared by



This plan was financed in part by a grant from the Land Use Planning and Technical Assistance Program under the administration of the Pennsylvania Department of Community and Economic Development.

The Parks, Recreation and Open Space Plan was financed in part by a grant from the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

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**RESOLUTION NO. G-2009**

**A RESOLUTION OF THE BOROUGH COUNCIL OF NORTHUMBERLAND BOROUGH,  
NORTHUMBERLAND COUNTY, PENNSYLVANIA  
APPROVING THE ADOPTION OF THE NORTHUMBERLAND BOROUGH-POINT TOWNSHIP  
JOINT COMPREHENSIVE PLAN AND JOINT PARKS, RECREATION AND OPEN SPACE PLAN.**

WHEREAS, The Northumberland Borough Planning Commission (the Planning Commission) serves as the official planning agency for Northumberland Borough (Borough); and

WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) requires that municipal plans be generally consistent with the adopted county comprehensive plan; and

WHEREAS, the Borough Council and the Planning Commission joined with Point Township to organize a planning advisory committee to oversee the preparation of the Joint Comprehensive Plan and conduct a public involvement process by holding community workshops to gain insights on existing conditions and issues under their purview, and to facilitate the development of goals, policies and action strategies to achieve the joint planning area's vision for the future; and

WHEREAS, the socioeconomic and housing data, transportation and land use patterns, cultural and environmental resources, and community facilities and services were analyzed to create the framework for the plan; and

WHEREAS, the Joint Comprehensive Plan is a guide to future growth, development, land use, and community character; and

WHEREAS, the Planning Commission has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Planning Commission distributed copies of the draft Joint Comprehensive Plan to adjacent municipalities, the Shikellamy School District, and to the Northumberland County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Joint Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Northumberland Borough, a borough, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

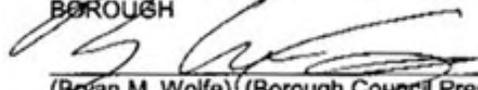
1. That the Borough Council of Northumberland Borough recognizes the Northumberland Borough Planning Commission as the official planning commission for the Borough and that such agency promote public interest in, and understanding of, the Joint Comprehensive Plan and the planning profession; and
2. That the Joint Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Borough Council of Northumberland Borough as the official Comprehensive Plan of Northumberland Borough, rescinding the Joint Comprehensive Plan adopted in 1985; and
3. That the Borough Council of Northumberland Borough will consider the community development goals and objectives presented in the Joint Comprehensive Plan when dealing with planning issues requiring action by the Council; and

Northumberland Borough-Point Township Joint Comprehensive Plan

4. That the Borough Council of Northumberland Borough strongly urges all Authorities, Boards, Commissions, in the Borough, as well as county and state agencies to review and consider the Joint Comprehensive Plan in their planning and decision-making processes; and
5. The Borough Manager shall distribute copies of this Resolution to the proper staff, Authorities and Boards in the Borough whose further action is necessary to achieve the purpose of this Resolution.

ADOPTED THIS 7<sup>th</sup> DAY OF July 2009.

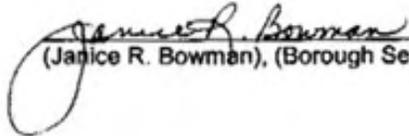
BOROUGH COUNCIL OF NORTHUMBERLAND  
BOROUGH

  
\_\_\_\_\_  
(Bryan M. Wolfe), (Borough Council President)

(SEAL)



ATTEST:

  
\_\_\_\_\_  
(Janice R. Bowman), (Borough Secretary)

RESOLUTION NO. 03-2009

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF POINT TOWNSHIP,  
NORTHUMBERLAND COUNTY, PENNSYLVANIA  
APPROVING THE ADOPTION OF THE NORTHUMBERLAND BOROUGH-POINT TOWNSHIP  
JOINT COMPREHENSIVE PLAN AND JOINT PARKS, RECREATION AND OPEN SPACE PLAN.**

WHEREAS, The Point Township Planning Commission (the Planning Commission) serves as the official planning agency for Point Township (Township); and

WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) requires that municipal plans be generally consistent with the adopted county comprehensive plan; and

WHEREAS, the Board of Supervisors and the Planning Commission joined with Northumberland Borough to organize a planning advisory committee to oversee the preparation of the Joint Comprehensive Plan and conduct a public involvement process by holding community workshops to gain insights on existing conditions and issues under their purview, and to facilitate the development of goals, policies and action strategies to achieve the joint planning area's vision for the future; and

WHEREAS, the socioeconomic and housing data, transportation and land use patterns, cultural and environmental resources, and community facilities and services were analyzed to create the framework for the plan; and

WHEREAS, the Joint Comprehensive Plan is a guide to future growth, development, land use, and community character; and

WHEREAS, the Planning Commission has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Planning Commission distributed copies of the draft Joint Comprehensive Plan to adjacent municipalities, the Shikellamy School District, and to the Northumberland County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Joint Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Point Township, a township, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Board of Supervisors of Point Township recognizes the Point Township Planning Commission as the official planning commission for the Township and that such agency promote public interest in, and understanding of, the Joint Comprehensive Plan and the planning profession.
2. That the Joint Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Board of Supervisors of Point Township as the official Comprehensive Plan of Point Township, rescinding the Joint Comprehensive Plan adopted in 1985.
3. That the Board of Supervisors of Point Township will consider the community development goals and objectives presented in the Joint Comprehensive Plan when dealing with planning issues requiring action by the Board of Supervisors.
4. That the Board of Supervisors of Point Township strongly urges all Authorities, Boards and Commissions in the Township, as well as county and state agencies, to review and consider the Joint Comprehensive Plan in their planning and decision-making processes.

Northumberland Borough-Point Township Joint Comprehensive Plan

5. The Township Secretary shall distribute copies of this Resolution to the proper staff, Authorities and Boards in the Township whose further action is necessary to achieve the purpose of this Resolution.

ADOPTED THIS 14<sup>th</sup> DAY OF July 2009.

BOARD OF SUPERVISORS OF POINT TOWNSHIP

Randall W. Yoxheimer  
Randall W. Yoxheimer, Chairman

(SEAL)

James A. Neitz, Sr.  
James A. Neitz, Sr., Vice Chairman

Justin Dunkelberger  
Justin Dunkelberger, Supervisor

Montie E. Peters  
Montie E. Peters, Supervisor

Todd Snyder  
Todd Snyder, Supervisor

ATTEST:

Dianna C. Fister  
Dianna C. Fister, Point Township Secretary

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## Acknowledgements

### Northumberland Borough Council

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Cynthia Lark  
Robert Long  
Jonathan Rees  
Darvin Straub  
Frank Wetzel  
Bryan Wolfe, President

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### Point Township Board of Supervisors

Justin Dunkelberger  
Jim Neitz, Vice-Chairman  
Montie Peters  
Todd Snyder  
Randy Yoxheimer, Chairman

### Point Township Planning Commission

Ann Roll  
Montie Peters  
Thomas Strouse  
Frank Wetzel  
Julie Watts  
Randall Yoxheimer

#### Toole Recreation Planning

Ann Toole, CPRP

## The Purpose of the Plan

The Comprehensive Plan is a policy guide for the continuing development of Northumberland Borough and Point Township over the next 10 years. It provides a vision of community life and establishes policies for community growth and improvement over the next ten years. It provides a foundation for municipal land use and development regulations and a framework for investment decisions regarding transportation, housing, municipal services, utilities, and natural resource conservation such that these are coordinated and complementary, not conflicting, to the land use plan and one another.



The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended, requires the Comprehensive Plan to consider many factors that influence a community. It evaluates the existing land use, transportation system, housing, community facilities and services, and natural and cultural resources of Northumberland Borough and Point Township - primarily within their municipal boundaries, but also in the context of the surrounding region. The Plan projects future community and economic growth trends and recommends a future land use plan, infrastructure investments, and service improvements to accommodate expected growth while protecting the area's natural and cultural resources. In addition, the plan proposes a strategy for the Borough and Township to begin implementing the plan's recommendations and for reviewing and maintaining the joint plan in the future years of this partnership.

**The Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as reenacted and amended empowers local municipalities, including Second Class Townships and Boroughs ...**

**... to plan for their physical development,**

**... to develop a "blueprint" for housing, transportation, community facilities and utilities, and land use.**

**... to establish community development goals and objectives that guide future growth and development.**

As a policy document, the Comprehensive Plan does not change regulations or impose new standards. It may recommend that regulations and standards be revised to guide the development of a more cohesive and sustainable community. It is through the implementation of these recommendations, not the planning itself, that quality of life in this central PA community is sustained.

### The Comprehensive Plan can...

- Form consensus on a clear direction, a vision, and corresponding goals for Northumberland Borough and Point Township for the next 10 years.
- Engage local officials and community residents in a planning process to develop policies that address quality of life issues in their planning area and surrounding region.
- Address growth and development trends and issues in the Northumberland Borough and Point Township planning area with innovative solutions.
- Provide a realistic projection of future land use scenarios based on current patterns and proposed strategies for a more desirable and sustainable future.
- Establish consistency between future land use policies, land use regulatory measures, infrastructure investments, and conservation policies.
- Assist state, county, and municipal officials in their decision-making process by establishing community needs and priorities.
- Outline feasible areas for cooperation among multiple municipalities.

### The Comprehensive Plan cannot...

- Act as land use regulation; land use is regulated by zoning ordinances and maps.
- Require new standards for development and construction; subdivision and land development ordinances regulate these topics.
- Determine what land will be developed; this is the property owner's decision.
- Determine what land will be owned by the public sector or by private owners.

### Previous Joint Planning Efforts

The Comprehensive Plan is intended to be a living document—one that is reviewed, revised and updated regularly to remain a useful tool. The Borough and the Township have a long history of coordination including their previous joint comprehensive plan adopted in 1985.

The 1985 comprehensive plan was prepared in response to 1) the significant amount and seemingly unplanned development that took place between 1940 and 1980, 2) the increased demand for services and 3) the impact on the distinct characters of the Borough and the Township. Residents expressed satisfaction with municipal officials and facilities, road conditions, utilities, solid waste collection, police services, fire protection, the library and recreational facilities. They expressed preference for: continued but slower planned residential growth, building codes, sewer extensions, family and teen recreation programs, visual improvements to downtown and protection of historic structures.

The plan's objectives are summarized below, accompanied by commentary on their implementation.

### 1985 Comprehensive Plan Objectives and Select Recommendations

Preserve agricultural land and rural character	→ Advanced through the agricultural zoning district and large lots in rural areas
Direct residential development to areas already developed and growing, including higher density housing adjacent to similar areas of the Borough	→ Advanced through lower density open space zoning along Montour Ridge and the floodplain, and higher density R-2 zoning in select locations adjacent to the Borough
Direct most commercial development and industrial development to the Route 11 and Route 147 corridors	→ Advanced through highway commercial and industrial zoning district placement
Address safety issues of converted seasonal homes	→ Addressed through enforcement of floodplain protection regulations
Improve housing values and neighborhood quality	→ New homes helped raise property values
Reduce traffic bottlenecks with minimal impact to neighborhoods	→ Expressed support for the Central Susquehanna Valley Thruway → Limited trucks to select borough streets
Create a historic district to incentivize maintenance and upkeep	→ Advanced through designation of a historic district in 1971.
Improve the appearance of downtown	→ Added planters with seasonal plantings and sponsored clean-ups days
Continue to cooperate and coordinate public emergency services and recycling	→ Advanced through the Borough-operated recycling program
Work jointly to expand sewer service areas	→ Currently in the planning stages
Work jointly to develop additional recreation facilities	→ Accomplished through the acquisition and development of Point Township Recreation Facility; acquisition of the Steele School (2 <sup>nd</sup> Street) for development as a community center
Work jointly to eliminate visual and physical blight	→ Advanced by the Borough's sidewalk replacement initiative

## The Benefits of the Joint Comprehensive Plan

With the anticipated construction of the Central Susquehanna Thruway and its proposed interchange in Point Township, many changes in type, location and intensity are expected. In addition, the Borough and Township recognize that their planning and development decisions have regional impacts and that many local problems and needs are regional, as well. The plan identifies how the municipalities can work together to solve common problems and provide cost-effective services to their residents. Therefore, Northumberland Borough and Point Township partnered to renew the joint comprehensive plan to review and strengthen development policies and to protect their quality of life in advance of the new highway's construction.

## Relationship between the Comprehensive Plan and Other Plans

The Northumberland Borough and Point Township Joint Comprehensive Plan serves as a guiding policy document to give direction to municipal regulation, codes and other planning efforts. The Comprehensive Plan makes recommendations to update and implement the following municipal plans and regulations:

- Act 537 Sewage Facilities Plans.
- Subdivision and Land Development Ordinances.
- Zoning Ordinances.

The Comprehensive Plan also recommends that the Borough and Township actively represent the planning area and participate in county and regional planning efforts that can benefit residents, such as:

- Act 167 Stormwater Management Plans.
- County and Regional Greenway and Open Space Plans.
- County and Regional Transportation Plans
- Regional Tourism Studies and Plans
- Hazard Mitigation Plans.

## The Joint Parks, Recreation, and Open Space Plan

The Northumberland Borough/Point Township Parks, Recreation, and Open Space Plan is part of the municipalities' Joint Comprehensive Plan. The purpose of the plan is to provide a framework for decision-making that will help to improve the quality of life in the Northumberland-Point community over the next ten years and beyond.

The Pennsylvania Department of Conservation and Natural Resources provided a grant to Northumberland Borough and Point Township to undertake this plan in conjunction with the comprehensive planning process. The municipalities retained a consulting team led by Gannett Fleming in association with Toole Recreation Planning to address parks, recreation and open space jointly through a community advisory committee.

The plan is not law or a regulatory document. It is a recommended approach to achieve a parks and recreation system that serves our citizens throughout their lifetime, close to home, with diverse recreation opportunities year-round. It suggests management strategies and policies to protect our natural resources and provide quality recreation opportunities. The plan will be used as a reference by municipal officials, management and advisory boards; community organizations; and other interested parties.

## An Overview of the Planning Process and Plan Chapters

The planning process that guided the preparation of the Comprehensive Plan blended professional planning expertise with local knowledge and values.

### Summary of Technical Preparation

The technical preparation of the plan was conducted in three phases. The first phase developed a detailed understanding of the multi-municipal planning area through quantitative and qualitative analysis. Data from the U.S. Census Bureau, current municipal and county comprehensive plans, and other regional plans and studies were referenced to present and analyze trends and issues in Northumberland Borough and Point Township. Spatial data from federal, state and county sources was used to illustrate these conditions through various inventory maps using geographic information systems (GIS) technology. This phase concluded with a summary of strengths, weaknesses, opportunities and challenges in the planning area. See Chapter 2 for this summary.

The second phase established the long term development vision for the planning area. It characterized where future development and conservation should each be focused. It outlined goals and objectives for guiding growth through land use policies and the placement of physical infrastructure in support of the existing community and planned future growth, and for enhancing the local quality of life through community services. See Chapter 3 for the vision and goals and Chapter 4 for the Development and Conservation Strategy.

**“If you don’t have a picture of where your community wants to go, all the decisions just kind of get made without a purpose.”**

Jeff Soule, Policy Director  
American Planning Association

The third and final phase translated the goals and objectives of the future into a series of action plans--specific recommendations that will, once implemented, advance the Borough and Township toward their shared vision. Particular emphasis was given to anticipated land use changes, their impacts on infrastructure needs such as sewer, water and transportation, and the

need for effective community services, including recreation. Implementation timelines, partners and tools were also identified. See Chapter 5 for the action plans and Chapter 8 for the implementation schedule.

## Public Involvement

The public participation process included a variety of techniques to engage members of the community in the planning process in order to obtain specific input, foster local ownership, and build support for plan approval and implementation. The following techniques were used:

1. A Planning Advisory Committee or PAC comprised of balanced representation from the Borough and the Township in areas of local government leadership, code enforcement, sewer authority, agriculture, recreation, cultural heritage, and local business. The PAC met throughout the planning process to oversee the development of the plan and provide regular local input on trend analysis, future scenarios and prioritized recommendations.
2. Key person interviews were conducted with the following:
  - elected local officials
  - solicitors
  - municipal engineer
  - business owners
  - business and industry advocates and investors
  - developers
  - the Shikellamy School District
  - PADCNR
  - SEDA-COG community and transportation planners
  - Northumberland County Planning Commission Director
  - Union County Planning Commission, Director
  - Northumberland Point Senior Action Center
  - Liberty Splashland, Manager
  - Central Pennsylvania Rowing Association
  - Central Susquehanna Valley United Way
  - Greater Susquehanna Valley YMCA
  - Susquehanna Valley Visitors Bureau
  - Wetlands Foundation
  - Linn Conservancy
  - Central Pennsylvania Conservancy
  - Susquehanna Greenway, and
  - Special interest groups and citizens with interests in specific areas such as bicycling and trails.

Common opinions regarding the physical development of the joint planning area are summarized below.

**Transportation and Infrastructure**

- The area's prime location along the state highway network and close proximity to hospitals, cities, and universities is a major asset. Investment in transportation and infrastructure will help draw desired growth to target areas
- There is concern for excessive traffic flow specifically on Route 147 and at the Route 11/147 intersection. New economic development in Point Township could change traffic patterns and increase traffic congestion in the future.
- The proposed CSVT project is generally viewed as a needed improvement that will alleviate traffic congestion, improve truck flow, and draw business, but there is concern that it may contribute to urban sprawl.
- There is concern for the long term availability and quality of water supply.

**Land Use, Growth Management, Agriculture, Enhancements, and Conservation**

- Managed and well placed growth is imperative. Land use regulations should facilitate rather than hinder new development in target areas and preserve scenery in rural areas.
- More progressive action in the areas of environmental protection is needed. Local government should employ land use regulations that adequately protect natural resources.
- There needs to be a balance in increasing housing growth and employment opportunities.
- Portions of the existing housing stock are in poor condition and needs improvement.

**Economic Development**

- More, more diverse, and better-paying employment opportunities are needed locally.
- The downtown should be pedestrian friendly and appealing to shoppers; it should incorporate more green spaces, and improve the existing buildings.
- Some think the industrial zone along Route 11 should be expanded.
- Economic development should focus on the historical significance of the borough and tourism.
- The heritage of the area, including the canal, lock, railroad industry, is an important story to tell. This can be done through recreation, parks and heritage tourism.
- Demand for a community grocery store must be met to foster new residential and economic development.

- There is concern for “brain drain” -- the loss of young, working professionals.
- Parks, recreation and riverfront recreation could be a tool for economic development, attracting and retaining businesses and young families.

### **Parks and Recreation**

- The 80-acre county owned property between Route 11 and the Susquehanna River purchased under Project 70 would be a key park location in this community.
- The main sports facility is on property owned by Weis markets based on an informal agreement. This property is not secure for long term use.
- Pineknottter Park is an asset that is underutilized.
- Parks and recreation facilities should be located near where citizens live.
- We should improve and create additional river access points to promote fishing/boating activity as well as for increased tourism.
- We should update existing trails and create new trails, including trails to get outlying residents to the parks and the riverfront and loop trails to connect both sides of the river for both residents and tourists.
- We need more recreational activities for adults and youth.
- We need more indoor recreation and fitness centers
- We are working on the redevelopment of the 2nd Street community center.
- Liberty Splashland has been revitalized and operated through an important public private partnership with a key stakeholder who is a private citizen.
- Coordination of recreation with other providers such as the Shikellamy School District, the Greater Susquehanna Valley YMCA, the Senior Action Center and community sports is vital.
- Although the communities have limited financial resources and very small staffs, they are facing major projects and commitments such as the 2nd Street Community Center, the acquisition and development of the 80 acre county-owned property for use as a community park, the long-term operation of Liberty Splashland, and the planning and development of a trail system.

### **Susquehanna River**

- Northumberland and Point Townships are important locations and potential hubs along the Susquehanna River as part of the Susquehanna Greenway and the Susquehanna’s recent designation as a National Trail.

- Northumberland Borough could pursue its role as a “rivertown” in the Susquehanna Greenway’s Rivertowns study.
  - Certain properties along the river offer the potential to create access points for non-motorized watercraft to facilitate the use of the river as a water trail.
  - The Central Pennsylvania Rowing Club is based across the river in Monroe Township, Snyder County. The Club could coordinate rowing programs in this community.
  - Unobstructed scenic views of the river could be preserved through a larger regional effort including Point Township, Northumberland County, Union County, private landowners and conservancies.
3. A Stakeholder Forum was conducted in October 2007 to validate the issues raised by the PAC and the technical analysis prepared by the project team with invited citizen stakeholders and the public, and to craft the basis of a vision statement for the planning area.
- Attendees were a mix of long time citizens, previous officials and community leaders, newcomers, and returnees.
  - Citizens expressed interest in parks and recreation. Their expectations were low—almost anything would be viewed as an improvement! Trails and nice parks were mentioned.
  - Those with experience expressed “hopeful cynicism” (a true oxymoron) that this planning effort would result in benefits for the community.
  - Newcomers held the opinion that a lot has improved citing parks and recreation improvements as examples. They also held the view that there is more to do.
  - All agreed that there are several key issues: parochial views, a lack of funds, small staff, an unwillingness to change a Not-In-My-Back-Yard (NIMBY) attitude, and public skepticism. They expressed the lack of a community identity and a desire to get one!
  - Lack of understanding by the citizenry about civic affairs and how government works e.g. zoning, planning, financing and other aspects of community operations, causes problems and results in poor attitudes between citizens and government.
  - Sunbury and Upper Augusta figured prominently in the discussions. Placing recommendations in the context of the broader region is needed.
4. A Public Open House was held in June 2008 to present the recommendations in their draft state and solicit citizen priorities for implementation. Citizen comments at the Open House were few; however the exit survey from the event indicated citizens’ overall support for the plan. When asked, “If the Borough and Township follow the recommendations of this plan,

I would imagine my life will be...?," most answered "better than it is today." CSVT remains forefront in the mind of many. When asked, "If the comprehensive plan accomplished only one thing, what should that one thing be?," responses included "the thruway" and "maintaining a positive quality of life."

5. A joint public meeting was conducted by the municipal planning commissions on Monday, March 30, 2009 at the Kiwanis Building in Northumberland. There were not public comments submitted at the meeting.
6. The Borough Council and Township Board of Supervisors held a joint public hearing on the draft Joint Comprehensive Plan on June 8, 2009.

The Borough Council passed a resolution to adopt the Joint comprehensive Plan and Joint Parks, recreation and Open Space Plan on July 7, 2009. The Township passed a resolution for the same purpose on July 14, 2009.

## Introduction

Before realistic plans can be made for future development, it is essential to understand the Northumberland Borough and Point Township joint planning area as it is today, what trends have defined its existing conditions, and what forces are likely to shape its future. This chapter takes a comprehensive look at the trends and issues surrounding the planning area's natural, social, and physical characteristics, and examines their potential impact on the future of the region. A summary of these findings can be found on page 69.

## Overview of the Joint Planning Area

Northumberland Borough and Point Township are located at the confluence of the North and West Branches of the Susquehanna River in Northumberland County, Pennsylvania. The Borough occupies land at the confluence point and the Township surrounds the Borough extending roughly twice as far east as north.



## Settlement and Development History

Northumberland was founded in 1772. The land that became Northumberland was purchased from the Iroquois in the first Treaty of Fort Stanwix in 1768, and the village was laid out in 1772. During the American Revolution, Northumberland was evacuated during the Big Runaway in 1778, and only finally resettled in 1784. Much of the Borough is part of the Northumberland Historic District, which is on the National Register of Historic Places (NRHP).<sup>1</sup>

This location at the confluence of the Susquehanna River branches made what is now Northumberland Borough an early population center. The first known white settler at the point was James LeTort, a trader who was operating there in 1701. Other French traders had arrived at the site of Northumberland by 1728. The first permanent settler was Robert Martin. His log house served as a tavern for the surveyors, speculators, and settlers who gradually filtered northward from other settlements along the river.

The land known today as Point Township was first established as part of Turbot Township and in 1772 designated as Mahoning Township. In that same year, the settlement of Northumberland was laid out by John Lowden and William Patterson. Lowden and Patterson had acquired the land from Reuben Haines, a Philadelphia brewer who had become a land baron in the frontier area. Haines, who was influential in opening roads and encouraging settlement along them, eventually built a mansion just outside of Northumberland. Point Township was organized as its own municipality in 1786.

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<sup>1</sup> Wikipedia, <http://en.wikipedia.org>

Alongside neighboring Sunbury, which was laid out in the same year, Northumberland became the chief town in central Pennsylvania until the Revolutionary War when Indian raids forced evacuation. After resettlement, population increased rapidly and by the turn of the 19th century Northumberland had 100 houses and 500 inhabitants. Northumberland remained a village in Point Township until January 16, 1828, when it was incorporated as a Borough. On April 6, 1829, the municipal government was organized and the first Borough election held.

Access to trade along both branches of the river made Northumberland a commercial success even before completion of the Pennsylvania canal in the 1830s. The earliest industry was the distillation of whiskey, but tanning and the manufacture of boats followed quickly, and the town market became a thriving exchange for goods of the area. Northumberland County's first bank was founded in 1831

The ascendance of the railroad and the coal industry later in the 19th century led to the rise of Shamokin and Sunbury as leading financial centers in Northumberland County. Prosperity in the Borough gradually declined until the construction of the Pennsylvania Railroad yards in the Borough in 1901 sparked new industrial activity. As railroading declined, Northumberland Borough became a quiet residential and manufacturing community.



Throughout this period Point Township remained an agricultural area, characterized by rolling farmland and heavily wooded hills. Since 1960, however, the Township has changed from a rural to an essentially suburban community.

Northumberland has been home to three notable people including eighteenth-century British theologian, dissenting clergyman, natural philosopher, educator, and political theorist Joseph Priestley (1733–1804). Priestley's controversial religious and political views led to his denunciation in the British Parliament. In 1794, he immigrated to America. After a brief stay in Philadelphia, he settled permanently in Northumberland from 1794 until his death in 1804.

Priestley's influence on the cultural standing of the area was immense. He established Unitarianism in central Pennsylvania and took an active interest in education. His friends and associates, including Thomas Cooper and Thomas DeGruchy who followed him to Northumberland, had a considerable effect on the development of the Borough. Priestley never became an American citizen and his years in America were notable for their lack of political involvement. He taught at the University of Pennsylvania and corresponded with Thomas Jefferson about curricula for the University of Virginia. Priestley was also the co-discoverer of oxygen.

Priestley died in 1804 and was buried in Northumberland. The house which he built upon his arrival in 1794 still stands at what is now Priestley Avenue at Hanover Street fronting upon the

North Branch of the Susquehanna River. The property is maintained by the Pennsylvania Historical and Museum Commission. The Priestley-Forsyth Memorial Library, located at Front Street on Market Square, was built by a great grandson of Joseph Priestley.

Northumberland is also notable for two residents who were intimately involved with the end of World War II. Major General Uzal G. Ent, who led the August, 1943, raid on the Romanian oil refineries in Ploesti and chose Col. Paul Tibbets to lead the 509th Composite Group, asking him to organize and lead a combat force to deliver a new type of explosive device that is so powerful, its full potential was unknown. Tibbets did so, and was the commander and pilot of the Enola Gay, the plane that delivered the first atomic bomb (Little Boy) on Hiroshima, Japan, on 6 August 1945. The Enola Gay's navigator on the mission was Capt. Theodore "Dutch" Van Kirk, also a native of Northumberland, who was among the men hand-selected by Tibbets to accomplish the mission.

### Quick Facts about the Joint Planning Area

Census Statistics from 2000	Northumberland Borough	Point Township	Joint Planning Area
Land Area (acres)	874	16,145	17,018
Population 2000	3,714	3,722	7,436
1990-2000 Increase	-146	256	110
Projected 2020 Population	3,098	4,361	7,458
Major Employment Industries		Retail Trade	
		Educational, health and social services	
		Manufacturing	
Per Capita Income	\$18,229	\$20,251	\$19,240
Median Household Income	\$31,891	\$43,276	\$37,584
Persons below poverty, percent	7.7%	5.3%	7.3%
Housing Units	1,772	1,523	3,295
1990-2000 Increase	54	150	204
Homeownership Rate, percent	62.0%	83.5%	71.9%
Median Value of owner-occupied housing units	\$80,900	\$95,800	\$88,350
Households (verify household #s)	1,657	1,443	3,100
Average Household Size	2.22	2.44	n/a
High school graduates, percent of persons age 25+	82.5%	83.5%	83.1%
Bachelor's degree or higher, pct of persons age 25+	16.9%	16.8%	20.7%
Mean travel time to work (minutes), workers age 16+	21.6	21.5	21.6

Source: US Census Bureau

## Local Government

A seven-seat Borough Council governs the Borough of Northumberland, with a mayor taking on a largely ceremonial role. Council members serve for four-year terms, as does the mayor. The Borough employs a manager, secretary and two part-time code enforcement officers.

A five-member Board of Supervisors governs Point Township, a second class township.

Each has a five member planning commission.

## Regional Context

The planning area is located approximately 30 miles south of Williamsport, 50 miles northeast of Harrisburg, 80 miles east of State College, and 85 miles southwest of Scranton.

East Chillisquaque Township and West Chillisquaque Township, Northumberland County and Liberty Township, and Mahoning Township, Montour County lie to the north above the Montour Ridge. Riverside Township, Rush Township, Upper August Township and the City of Sunbury, Northumberland County lie to the south across the North Branch of the Susquehanna River. Buffalo Township and Union Township, Union County, lie to the west across the West Branch of the Susquehanna River. See the Map 1 Joint Planning Area Base Map for an illustration of county and municipal locations.

## Regional Government Services

The Borough and Township are served by the Shikellamy School District with administrative offices in nearby Sunbury. The district also serves residents of the City of Sunbury and Upper Augusta and Lower Augusta Townships.

SEDA-Council of Governments (SEDA-COG) is a regional multi-county development agency which, under the guidance of a public policy board, provides leadership, expertise and services to communities, businesses, institutions and residents. SEDA-COG seeks to enhance growth opportunities in an environmentally sensitive manner while retaining the region's predominantly rural character. The organization is both a direct service provider and a link to other resources that can be applied to a wide range of community and economic needs. SEDA-COG is also an advocate for the interests of its communities at the state and federal levels.<sup>2</sup>

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<sup>2</sup> SEDA-COG website, [www.seda-cog.org](http://www.seda-cog.org).

## Other Communities of the Central Susquehanna Valley

Other river towns in the Central Susquehanna Valley include:

- Berwick and Bloomsburg, Columbia County
- Danville, Montour County
- Lewisburg, Union County
- Milton, Riverside, Sunbury and Watsontown, Northumberland County
- Selinsgrove and Shamokin Dam, Snyder County

SEDA-COG's Community Assistance Center has two studies underway. One, the North Branch Canal Trail, is exploring physical connections, and the other, Revitalizing Rivertowns, is looking for common themes and town distinctions among these communities. A third study is considering the possible designation of five counties as the Middle Susquehanna Heritage Park.

## Employers

Major employers in the region include:

- Weis Markets, a regional supermarket chain operating in five states, is headquartered in Sunbury. The company is a significant employer in the city and the surrounding region.
- Great Coasters International is a world-known roller coaster design and manufacturing firm and lists its US contact address in Sunbury, though it is actually located outside of the city limits.
- H. H. Knoebel Sons Inc. is the owner-operator of Knoebel's Grove an amusement park and campground in Elysburg, PA.
- Large manufacturers in the region include Conagra Foods, Fleetwood Motor Homes of PA, Inc., HP Hood, LLC (dairy processor), Merck & Company, Inc (pharmaceuticals), and Butter Krust Baking Company, Inc.
- County governments, health care and associated social services, and the school districts also employ significant numbers of residents and commuters.

## Demographic Profile

Population statistics were collected from the U.S. Census Bureau and used to characterize the community in terms of number of residents, age groups, education completion, and household composition. Population projections to the year 2030 conclude this profile.

### Total Population

The Northumberland-Point joint planning area overall is growing. The joint planning area had a general population increase of 16% from 1970-2000, but only increased by 1.5% between 1990 and 2000. While there is an overall population increase in the latter decade, Northumberland Borough's decrease of 3.8% was offset by Point Township's increase of 7.4%.



**Table 1 Population Trends, 1970-2000**

Municipality	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
					#	%	#	%
Pennsylvania	11,800,766	11,846,720	11,881,643	12,281,054	399,411	3.4	480,288	3.9
Northumberland Co.	99,190	100,381	96,771	94,556	-2,215	-2.3	-4,634	-4.9
East Chillisquaque Twp	567	700	679	664	-15	-2.2	97	17.1
Northumberland Borough	4,102	3,636	3,860	3,714	-146	-3.8	-388	-9.5
Point Township	2,308	3,338	3,466	3,722	256	7.4	1,414	61.3
<b>Joint Planning Area</b>	<b>6,410</b>	<b>6,974</b>	<b>7,326</b>	<b>7,436</b>	<b>110</b>	<b>1.5</b>	<b>1,026</b>	<b>16.0</b>
Riverside Borough	1,905	2,266	1,991	1,861	-130	-6.5	-44	-2.3
Rush Township	995	1,169	1,097	1,189	92	8.4	194	19.5
City of Sunbury	13,025	12,292	11,591	10,610	-981	-8.5	-2,415	-18.5
Upper Augusta Township	2,354	2,745	2,681	2,556	-125	-4.7	202	8.6
West Chillisquaque Township	2,376	3,384	3,119	2,846	-273	-8.8	470	19.8
<b>Other Communities in the Surrounding Region</b>								
Danville Borough	6,176	5,239	5,165	4,897	-268	-5.2	-1,279	-20.7
East Buffalo Township	3,460	5,111	5,245	5,730	485	9.2	2,270	65.6
Liberty Township	1,070	1,308	1,309	1,476	167	12.8	406	37.9
Mahoning Township	4,593	3,913	4,134	4,263	129	3.1	-330	-7.2
Monroe Township	2,447	3,502	3,881	4,012	131	3.4	1,565	64.0
Shamokin Dam Borough	1,562	1,622	1,690	1,502	-188	-11.1	-60	-3.8
Union Township	1,020	1,216	1,300	1,427	127	9.8	407	39.9

Source: U.S. Census Bureau, 1970, 1980, 1990, and 2000

Population estimates through 2007 from the U.S. Census Bureau indicate that this trend of Borough decline and Township growth continues.

## Population Density

Population density trends parallel those of total population change since the land area of each municipality has not changed in recent years. Population density has been increasing steadily since 1970 in Point Township and has been erratic in Northumberland Borough, but has declined overall.

**Table 2 Population Density per Square Mile, 1970-2000**

Municipality	Population				Population Density in persons per square mile			
	1970	1980	1990	2000	1970	1980	1990	2000
Pennsylvania	11,800,766	11,846,720	11,881,643	12,281,054	263.3	264	265	274
Northumberland County	99,190	100,381	96,771	94,556	216	218	210	206
Northumberland Borough	4,102	3,636	3,860	3,714	2,564	2,273	2,413	2,321
Point Township	2,308	3,338	3,466	3,722	92	133	138	148
Joint Planning Area	6,410	6,974	7,326	7,436	239	260	273	278

Source: U.S. Census Bureau, 1970, 1980, 1990, and 2000

## Population Migration

While the planning area is growing, many of its recent residents have simply relocated from elsewhere in the county. A total of 67.8% of Joint Planning Area residents were Northumberland County residents in 1995 – either in the same house or different house within the county. Of those who relocated to the Joint Planning Area since 1995, 570 residents (8.11%) moved from within Pennsylvania, 140 (2.0%) moved from elsewhere in the United States, and 9 residents (0.1%) relocated from Puerto Rico or other countries.

**Table 3 Population Migration Patterns, 1995-2000**

Municipality	Percent of Population whose 1995 residence was				
	Same	Within same County	Within PA	Outside PA	Outside US
Pennsylvania	63.5%	21.7%	7.6%	5.8%	1.3%
Northumberland County	67.9%	19.5%	8.9%	3.4%	0.3%
Northumberland Borough	64.3%	24.4%	9.9%	1.2%	0.1%
Point Township	71.3%	19.7%	6.2%	2.7%	0.1%
Joint Planning Area	67.8%	22.1%	8.1%	2.0%	0.1%

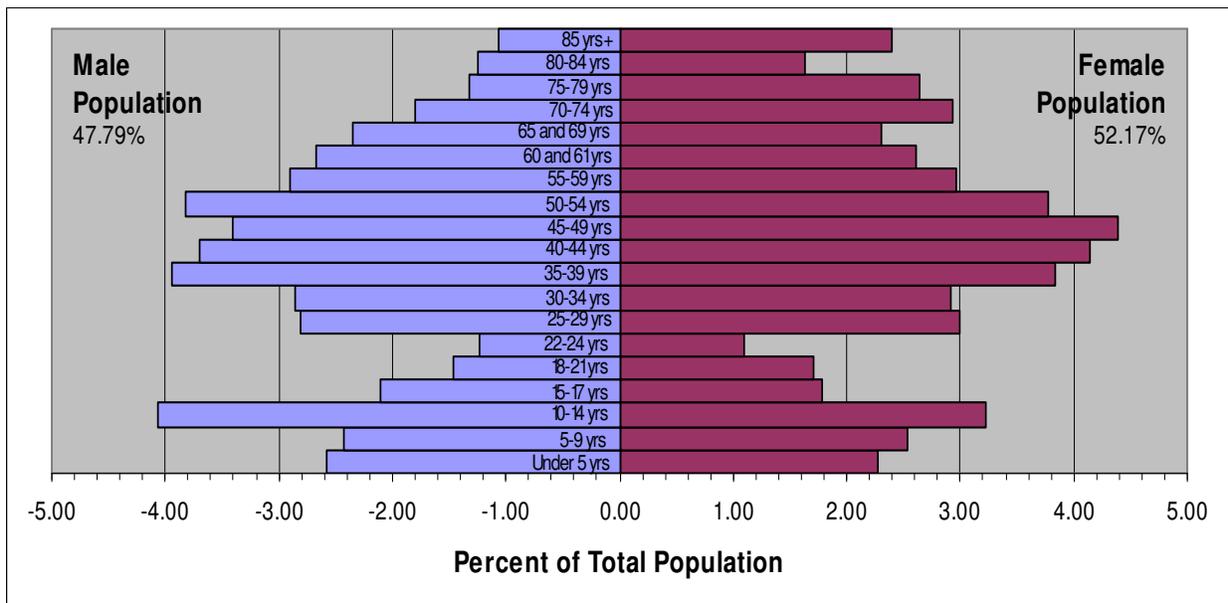
Source: U.S. Census Bureau, 2000

### Age Distribution

As indicated by residents and community leaders, many young individuals and families have left the area. Between 1990 and 2000 the Joint Planning Area lost population in the School Age Group (5-19 years) and the Young Adult Group (20-44 years). Those groups decreased by 9% and 13.1%, respectively, in Northumberland Borough, and by 5.2 and 10.1%, respectively, in Point Township. The population groups that increased were the Mature Age Group (45-64 years) and the Senior Age Group (65+ years). They increased by 15.4% and 1.7%, respectively, in Northumberland Borough and 26.7% and 34.8%, respectively, in Point Township. Possible explanations of these very significant increases in the older age groups include a new or expanded retirement/nursing home, or proximity to quality health care facilities that would attract mature residents and retirees.



**Figure 1 Population Pyramid for the Joint Planning Area**



# 2

## Profiles, Trends and Issues

### Northumberland Borough-Point Township Joint Comprehensive Plan

Table 4 Age Distribution for Northumberland Borough, 1990 and 2000

Age Groups	1990	Percent of Total	2000	Percent of Total	Change (1990-2000)	
					#	%
Under 5	238.0	6.2	187.0	5.0	-51.0	-21.4
5-14	495.0	12.8	463.0	12.5	-32.0	-6.5
15-19	230.0	6.0	226.0	6.1	-4.0	-1.7
<b>School Age Group</b>	<b>963.0</b>	<b>24.9</b>	<b>876.0</b>	<b>23.6</b>	<b>-87.0</b>	<b>-9.0</b>
20-24	216.0	5.6	177.0	4.8	-39.0	-18.1
25-29	305.0	7.9	258.0	6.9	-47.0	-15.4
30-34	341.0	8.8	234.0	6.3	-107.0	-31.4
35-44	591.0	15.3	594.0	16.0	3.0	0.5
<b>Young Adult Group</b>	<b>1453.0</b>	<b>37.6</b>	<b>1263.0</b>	<b>34.0</b>	<b>-190.0</b>	<b>-13.1</b>
45-54	396.0	10.3	541.0	14.6	145.0	36.6
55-59	177.0	4.6	193.0	5.2	16.0	9.0
60-64	205.0	5.3	164.0	4.4	-41.0	-20.0
<b>Mature Age Group</b>	<b>778.0</b>	<b>20.2</b>	<b>898.0</b>	<b>24.2</b>	<b>120.0</b>	<b>15.4</b>
65-74	405.0	10.5	338.0	9.1	-67.0	-16.5
75-84	211.0	5.5	251.0	6.8	40.0	19.0
85 and Over	50.0	1.3	88.0	2.4	38.0	76.0
<b>Senior Age Group</b>	<b>666.0</b>	<b>17.3</b>	<b>677.0</b>	<b>18.2</b>	<b>11.0</b>	<b>1.7</b>
<b>Group Total</b>	<b>3860.0</b>	<b>100.0</b>	<b>3714.0</b>	<b>100.0</b>	<b>-146.0</b>	<b>-3.8</b>

Source: U.S. Census Bureau, STF1A

Table 5 Age Distribution for Point Township, 1990 and 2000

Age Groups	1990	Percent of Total	2000	Percent of Total	Change (1990-2000)	
					#	%
Under 5	210.0	6.1	175.0	4.7	-35.0	-16.7
5-14	415.0	12.0	444.0	11.9	29.0	7.0
15-19	226.0	6.5	188.0	5.1	-38.0	-16.8
<b>School Age Group</b>	<b>851.0</b>	<b>24.6</b>	<b>807.0</b>	<b>21.7</b>	<b>-44.0</b>	<b>-5.2</b>
20-24	178.0	5.1	112.0	3.0	-66.0	-37.1
25-29	245.0	7.1	161.0	4.3	-84.0	-34.3
30-34	249.0	7.2	224.0	6.0	-25.0	-10.0
35-44	538.0	15.5	591.0	15.9	53.0	9.9
<b>Young Adult Group</b>	<b>1210.0</b>	<b>34.9</b>	<b>1088.0</b>	<b>29.2</b>	<b>-122.0</b>	<b>-10.1</b>
45-54	455.0	13.1	584.0	15.7	129.0	28.4
55-59	177.0	5.1	245.0	6.6	68.0	38.4
60-64	193.0	5.6	216.0	5.8	23.0	11.9
<b>Mature Age Group</b>	<b>825.0</b>	<b>23.8</b>	<b>1045.0</b>	<b>28.1</b>	<b>220.0</b>	<b>26.7</b>
65-74	284.0	8.2	356.0	9.6	72.0	25.4
75-84	193.0	5.6	270.0	7.3	77.0	39.9
85 and Over	103.0	3.0	156.0	4.2	53.0	51.5
<b>Senior Age Group</b>	<b>580.0</b>	<b>16.7</b>	<b>782.0</b>	<b>21.0</b>	<b>202.0</b>	<b>34.8</b>
<b>Group Total</b>	<b>3466.0</b>	<b>100.0</b>	<b>3722.0</b>	<b>100.0</b>	<b>256.0</b>	<b>7.4</b>

Source: U.S. Census Bureau, STF1A

Table 6 Age Distribution for the Joint Planning Area, 1990 and 2000

Age Groups	1990	Percent of Total	2000	Percent of Total	Change (1990-2000)	
					#	%
Under 5	448.0	6.1	362.0	4.9	-86.0	-19.2
5-14	910.0	12.4	907.0	12.2	-3.0	-0.3
15-19	456.0	6.2	414.0	5.6	-42.0	-9.2
<b>School Age Group</b>	<b>1814.0</b>	<b>24.8</b>	<b>1683.0</b>	<b>22.6</b>	<b>-131.0</b>	<b>-7.2</b>
20-24	394.0	5.4	289.0	3.9	-105.0	-26.6
25-29	550.0	7.5	419.0	5.6	-131.0	-23.8
30-34	590.0	8.1	458.0	6.2	-132.0	-22.4
35-44	1129.0	15.4	1185.0	15.9	56.0	5.0
<b>Young Adult Group</b>	<b>2663.0</b>	<b>36.3</b>	<b>2351.0</b>	<b>31.6</b>	<b>-312.0</b>	<b>-11.7</b>
45-54	851.0	11.6	1125.0	15.1	274.0	32.2
55-59	354.0	4.8	438.0	5.9	84.0	23.7
60-64	398.0	5.4	380.0	5.1	-18.0	-4.5
<b>Mature Age Group</b>	<b>1603.0</b>	<b>21.9</b>	<b>1943.0</b>	<b>26.1</b>	<b>340.0</b>	<b>21.2</b>
65-74	689.0	9.4	694.0	9.3	5.0	0.7
75-84	404.0	5.5	521.0	7.0	117.0	29.0
85 and Over	153.0	2.1	244.0	3.3	91.0	59.5
<b>Senior Age Group</b>	<b>1246.0</b>	<b>17.0</b>	<b>1459.0</b>	<b>19.6</b>	<b>213.0</b>	<b>17.1</b>
<b>Group Total</b>	<b>7326.0</b>	<b>100.0</b>	<b>7436.0</b>	<b>100.0</b>	<b>110.0</b>	<b>1.5</b>

Source: U.S. Census Bureau, STF1A

## Educational Attainment

Educational attainment levels shifted upward from 1990 and 2000. The percentage of the population with college degrees increased 8.0%, influenced largely by the Township; Township residents with bachelor's degrees increased by 5.0% and graduate or professional degrees, by 2.2%. Overall, there were decreases in the lowest three attainment categories, indicating that the population is far more educated than it used to be. This may be a trend of fewer people dropping out of high school,<sup>3</sup> and more students graduating and getting some college experience. Those who have moved into the Joint Planning Area since 1990 may also have brought higher levels of attainment. While, there was a decrease in the number of residents with associate's degrees from 231 to 211, this trend could be viewed as positive in that more are going to four year institutions, or negative in that fewer are graduating from the two-year schools.



<sup>3</sup> Reports from the Pennsylvania Department of Education website show steady annual drop rates of 5.8 to 6.9 percent from Shikellamy High School for the 1997-98, 1998-99, and 1999-00 school years; earlier data is not available.

# 2

## Profiles, Trends and Issues

### Northumberland Borough-Point Township Joint Comprehensive Plan

**Table 7 Educational Attainment as Percent of Total Population, 1990 and 2000**

Educational Attainment Level	Northumberland County		Northumberland Borough		Point Township		Joint Planning Area	
	2000	Since 2000	2000	Since 2000	2000	Since 2000	2000	Change Since 2000
Less than 9th grade	7.3%	-6.2%	3.0%	-1.6%	4.1%	-8.1%	3.6%	-4.7%
9th to 12th grade, no diploma	14.9%	-3.1%	14.5%	-0.8%	12.3%	0.5%	13.4%	-0.3%
High school graduate (includes equivalency)	50.2%	2.2%	51.3%	2.9%	50.6%	-3.8%	50.9%	-0.3%
Some college, no degree	12.1%	3.9%	10.6%	-0.4%	12.3%	3.9%	11.4%	1.7%
Associate degree	4.5%	0.8%	3.8%	-1.5%	3.9%	0.3%	3.9%	-0.7%
Bachelor's degree	7.3%	1.7%	11.0%	1.0%	11.4%	5.0%	11.2%	2.9%
Graduate or professional degree	3.8%	0.7%	5.9%	0.4%	5.4%	2.2%	5.7%	1.3%
Total HG Graduate or Equivalent	77.8%	9.3%	82.5%	2.5%	83.5%	7.6%	83.1%	4.9%
Total with Degrees	11.1%	2.4%	16.9%	1.4%	16.8%	7.3%	20.7%	8.0%
<b>Total (residents ages 25yrs and over)</b>	<b>67,112</b>	<b>935</b>	<b>2,651</b>	<b>-30</b>	<b>2,813</b>	<b>376</b>	<b>5,464</b>	<b>346</b>

Source: U.S. Census Bureau, 1990 and 2000

## Households

Household composition has changed significantly since 1990. Family households still dominate but non-family households increased by almost 200 or nearly 5%.

**Table 8 Distribution of Household Types, 1990 and 2000**

Municipality	1990			2000			Total Household Increase
	Total Households	Family	Non Family	Total Households	Family	Non Family	
Pennsylvania	4,495,966	3155989	1339977	4,777,003	3,208,388	1,568,615	
Northumberland County	38,736	26998	11738	38,835	25,589	13,246	
Northumberland Borough	1,620	1109	511	1,657	1,045	612	
Point Township	1,271	983	288	1,443	1,057	386	
Joint Planning Area	2,891	2,092	799	3,100	2,102	998	

Municipality	1990			2000			Total Household Increase
	Total Households	% Family	% Non-Family	Total Households	% Family	% Non-Family	
Pennsylvania	4,495,966	70.2%	29.8%	4,777,003	67.2%	32.8%	281,037
Northumberland County	38,736	69.7%	30.3%	38,835	65.9%	34.1%	99
Northumberland Borough	1,620	68.5%	31.5%	1,657	63.1%	36.9%	37
Point Township	1,271	77.3%	22.7%	1,443	73.3%	26.7%	172
Joint Planning Area	2,891	72.4%	27.6%	3,100	67.8%	32.2%	209

Source: U.S. Census Bureau, 1990 and 2000

## Estimate of Future Population

Future population growth can be characterized by various methods: projections, forecasts, and targets:

Projections are estimates of future populations based on statistical models that extrapolate past and present trends into the future. Projections can be created through very simple or very complex calculations. The choice of method is based on the available data and desired use of the projection.

Forecasts are also based on statistical models. Forecast calculations, however, include additional quantifiable factors based on local knowledge, such as building permit approval rates, public utility capacity, or other community investment that could catalyze population growth.

Targets express desirable future populations based on public policies and community development goals.

Using 1990 and 2000 census counts and interim population estimates from the US Census Bureau, population projections were calculated for years 2007, 2008, 2009, 2010, 2020 and 2030. These projections suggest that the region's population will grow very slowly over the next 10-20 years with growth in the Township offsetting population declines in the Borough.

These projections do not account for birth rates, death rates, immigration or out-migration rates, proposed development from the private sector, public investments in the economy or infrastructure that may affect future development pressure, such as CSVT, or specific public initiatives to attract or retain residents.

**Table 9 Population Projections, 2000-2020**

	Census Count				Census Estimate			
	1990	2000	2001	2002	2003	2004	2005	2006
Northumberland Borough	3,860	3,714	3,680	3,647	3,634	3,601	3,572	3,541
Point Township	3,466	3,722	3,732	3,748	3,736	3,808	3,801	3,814
Joint Planning Area	7,326	7,436	7,412	7,395	7,370	7,409	7,373	7,355
	Projection of the 1990-2006 Trend							
	2007	2008	2009	2010	2020	2030		
Northumberland Borough	3,546	3,527	3,507	3,488	3,293	3,098		
Point Township	3,853	3,875	3,897	3,919	4,140	4,361		
Joint Planning Area	7,399	7,402	7,404	7,407	7,433	7,458		

Source: Gannett Fleming, Inc.

## Housing Profile

Housing is important to the prosperity of any community. Affordable, available, and attractive housing is critical to a sound tax base that will continue to appreciate in value. Data from the U.S. Census Bureau characterizes housing unit growth, density, type, age, ownership, vacancy, and affordability in this housing inventory.

### Housing Units

The increasing number of housing units reflects regional growth and a strong housing market from 1990 to 2000. Housing growth was almost double that of the population. New housing units were constructed or converted in the Borough even though population levels fell. This trend of housing growth concurrent with population stagnation or decline is typical of contemporary communities as residents move toward lower density housing options.



**Table 10 Housing Unit Growth, 1990-2000**

Municipality	Total Housing Units		Change 1990-2000	
	1990	2000	#	%
Pennsylvania	4,938,140	5,249,750	311,610	6.3
Northumberland County	41,900	43,164	1,264	3.0
Northumberland Borough	1,718	1,772	54	3.1
Point Township	1,373	1,523	150	10.9
Joint Planning Area	3,091	3,295	204	6.6

Source: U.S. Census Bureau, 1990 and 2000

**Table 11 Occupancy Status for Housing Units, 2000**

Municipality	Occupied Housing Units		Vacant Housing Units	
	#	%	#	%
Pennsylvania	4,777,003	91.0%	472,747	9.0%
Northumberland County	38,835	90.0%	4,329	10.0%
Northumberland Borough	1,657	93.5%	115	6.5%
Point Township	1,443	94.7%	80	5.3%
Joint Planning Area	3,100	94.1%	195	5.9%

Source: U.S. Census Bureau, 1990 and 2000

## Housing Tenure for Occupied Units

Between 1990 and 2000 Point Township and Northumberland Borough experienced opposite changes in tenure of homes. Northumberland Borough had a 1.2 percent decrease in owner occupied units, and a 9.8 percent increase in renter occupied units while Point Township had a 17.9 percent increase in owner occupied units, and a 10.9 percent decrease in renter occupied units. Overall, this constitutes growth in both owner- and renter- occupied units. See Map 2 Map 2 Percent Renter-Occupied Housing Map for a depiction of this distribution.

**Table 12 Housing Tenure, 1990-2000**

Municipality	1990 Housing Units		2000 Housing Units		Change 1990-2000	
	Owner occupied	Renter occupied	Owner occupied	Renter occupied	Owner occupied	Renter occupied
Pennsylvania	3,176,121	1,319,845	3,406,337	1,370,666	7.2%	3.9%
Northumberland County	28,399	10,337	28,577	10,258	0.6%	-0.8%
Northumberland Borough	1,111	509	1,098	559	-1.2%	9.8%
Point Township	1,079	192	1,272	171	17.9%	-10.9%
Joint Planning Area	2,190	701	2,370	730	8.2%	4.1%

Source: U.S. Census Bureau, 2000

Since the last comprehensive plan, the Borough experienced a trend of single home conversions to apartments. In 2000, the Borough instituted restrictions on single home conversions (conversions are still permitted in the R-2 and R-3 zones) and began an inventory of rental properties within the Borough to monitor further residential use changes. The inventory tallied 490 properties in 2007—69 properties less than reported by the Census Bureau in 2000. The difference may be explained by the fact that the Borough doesn't include the units located in the senior housing buildings, HUD-inspected properties or properties that are rented to relatives.

## Housing Vacancy for all Housing Units

Table 13 shows the rate and percent of vacant housing units in the planning area according to the reason for the vacancy. The most common specified reason for vacancies in the Borough is that the unit is an unoccupied rental unit; the 33 percent figure is higher than both county and state figures that reflect stronger ownership in rural areas. The Borough also has a relatively high percentage of vacant units for workers, though the actual number of units, 10, is small. In the Township, the most common reason specified for vacancy is that units were for seasonal, recreational, or occasional use, attributable to ridge and river features for hunting and fishing, respectively. For the planning area overall, the figures are similar to the county and the state.

Table 13 Vacancy by Status, 2000

Municipality	Number (#) of Vacant Housing Units by Status						Total
	For rent	For sale	Not occupied	For seasonal, recreational or occasional use	For workers	Other	
Pennsylvania	106,925	65,431	46,001	154,495	458	99,437	472,747
Northumberland County	1,008	715	368	246	10	1,982	4,329
Northumberland Borough	38	21	12	8	10	26	115
Point Township	12	9	8	33	0	18	80
Joint Planning Area	50.0	30.0	20.0	41.0	10.0	44.0	195

Municipality	Percent (%) of Vacant Housing Units by Status						Total
	For rent	For sale	Not occupied	For seasonal, recreational or occasional use	For workers	Other	
Pennsylvania	22.6%	13.8%	9.7%	32.7%	0.1%	21.0%	100.0%
Northumberland County	23.3%	16.5%	8.5%	5.7%	0.2%	45.8%	100.0%
Northumberland Borough	33.0%	18.3%	10.4%	7.0%	8.7%	22.6%	100.0%
Point Township	15.0%	11.3%	10.0%	41.3%	0.0%	22.5%	100.0%
Joint Planning Area	25.6%	15.4%	10.3%	21.0%	5.1%	22.6%	100.0%

Source: U.S. Census Bureau, 2000

## Housing Type Choices

As a region, the distribution of housing units by type is similar to the county and the state. The majority of the houses in the planning area are single family detached units. Looking at the communities individually, Point Township has a high percent of mobile homes compared to all other jurisdictions and relatively few multi-family housing options. Northumberland Borough has more multi-family units, and less single family homes, giving them more housing variety than Point Township.

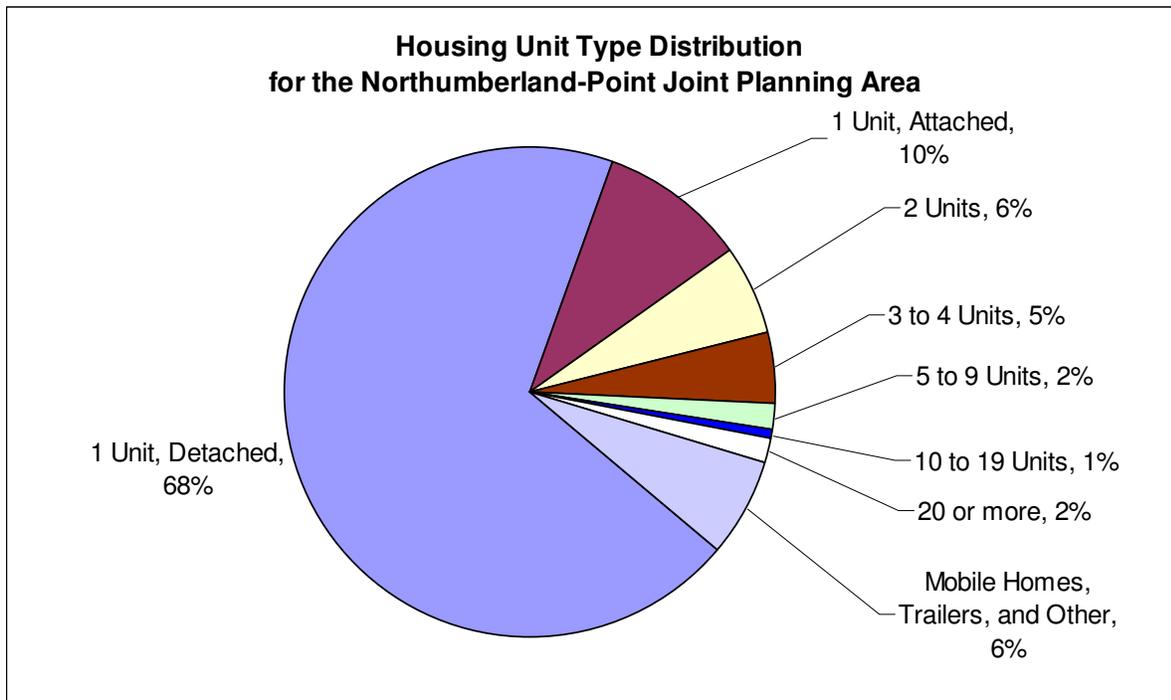


**Table 14 Housing Unit Type Distribution, 2000**

Municipality	Percent Total Housing Units								Total Units
	Single Family		Multi Family					Mobile Homes, Trailers, and Other	
	1 Unit, Detached	1 Unit, Attached	2 Units	3-4 Units	5-9 Units	10-19 Units	20+ Units		
Pennsylvania	55.9	17.9	5.2	4.6	3.4	2.5	5.4	5.0	5,249,750
Northumberland County	53.5	25.4	4.6	4.6	2.3	0.9	3.4	5.2	43,164
Northumberland Borough	60.2	14.7	9.9	7.8	2.7	1.2	3.1	0.4	1,772
Point Township	80.2	3.8	1.3	1.1	0.4	0.0	0.0	13.2	1,523
Joint Planning Area	69.5	9.7	5.9	4.7	1.6	0.6	1.7	6.3	3,295

Source: U.S. Census Bureau, 2000

**Figure 2 Housing Unit Type Distribution, 2000**



## Housing Values

Like other housing data, values for owner- and renter-occupied housing units were collected from the US Census Bureau, where value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

Across the planning area, more than 50 percent of homes are in the \$50,000 to \$99,999 range. Another 26.6 percent are valued at \$100,000 to \$149,999. Housing values quickly drop off with only 8.1 percent of homes valued at \$150,000 or more. This figure is higher than the county's 6.5 percent for homes values valued at \$150,000 or more but less than the state's 23.2 percent.

**Table 15 Value of Specified Owner-Occupied Units**

Value	Pennsylvania		Northumberland County		Northumberland Borough		Point Township		Joint Planning Area	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total
< \$50,000	435,193	15.1	8,156	34.2	147	14.5	44	4.3	191	9.3
\$50,000-\$99,999	1,079,698	37.4	10,224	42.9	616	60.6	531	51.5	1147	56.0
\$100,000-\$149,999	703,093	24.3	3,918	16.4	195	19.2	349	33.8	544	26.6
\$150,000-\$199,999	344,172	11.9	1067	4.5	48	4.7	77	7.5	125	6.1
\$200,000-\$299,999	214,812	7.4	348	1.5	10	1.0	25	2.4	35	1.7
\$300,000-\$499,999	84,425	2.9	88	0.4	0	0.0	4	0.4	4	0.2
\$500,000-\$999,999	23,654	0.8	25	0.1	0	0.0	2	0.2	2	0.1
\$1,000,000 or more	4,437	0.2	15	0.1	0	0.0	0	0.0	0	0.0
<b>Total Specified Owner-Occupied Units</b>	<b>2,889,484</b>	<b>100.0</b>	<b>23,841</b>	<b>100.0</b>	<b>1,016</b>	<b>100.0</b>	<b>1,032</b>	<b>100.0</b>	<b>2,048</b>	<b>100.0</b>
<b>Median Value</b>	<b>\$97,000</b>		<b>\$69,300</b>		<b>\$80,900</b>		<b>\$95,800</b>		n/a	

Source: U.S. Census Bureau, 2000

Similarly, the median gross rent paid on renter occupied units in the joint planning area is higher than the county but lower than the state. Both municipalities had between 45 and 55 percent of renter occupied units valued at a gross rent of \$300-\$499 per month. The second largest gross rent range was \$200 to \$399 with 22.9 percent of renter occupied units falling into this category. This pattern was also true for the county, however, the secondary largest gross rent category for the state was the \$500 to \$749 range. More importantly, the state figures show a wider range of gross rent values, suggesting greater variety among its rental units.

Table 16 Gross Rent for Specified Renter-Occupied Units, 2000

Gross Rent	Pennsylvania		Northumberland County		Northumberland Borough		Point Township		Joint Planning Area	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total
Less than \$200	85,346	6.3	1643	16.4	32	5.7	18	11.0	50	6.9
\$200-\$299	89,493	6.6	2,692	26.9	138	24.7	27	16.6	165	22.9
\$300-\$499	389,144	28.9	4,224	42.1	301	53.8	77	47.2	378	52.4
\$500-\$749	454,749	33.7	300	3.0	57	10.2	15	9.2	72	10.0
\$750-\$999	167,064	12.4	63	0.6	0	0.0	1	0.6	1	0.1
\$1,000-\$1,499	65,230	4.8	23	0.2	0	0.0	13	8.0	13	0.0
\$1,500 or more	19,811	1.5	12	0.1	0	0.0	0	0.0	0	0.0
No cash rent	77,987	5.8	1,069	10.7	31	5.5	12	7.4	43	6.0
<b>Total</b>	<b>1,348,824</b>	<b>100.0</b>	<b>10,026</b>	<b>100.0</b>	<b>559</b>	<b>100.0</b>	<b>163</b>	<b>100.0</b>	<b>722</b>	<b>100.0</b>
<b>Median rent</b>		<b>\$531</b>		<b>\$305</b>		<b>\$362</b>		<b>\$383</b>		<b>n/a</b>

Source: U.S. Census Bureau, 2000

## Age of Housing Stock

The age of housing stock in the planning area mirrors that of the county and the state, however individually the Borough and the Township are vastly different. Nearly 50 percent of homes in the Borough were built before 1940. Another 375 Borough homes date to the 1940s and 1950s. This is typical of older communities but could be a cause for concern regarding toxic or hazardous materials, including lead pipes or asbestos, used in construction before building codes instituted. Since 1960, home construction in the Borough has been much slower but has increased in the Township, peaking in the 1970s.



Table 17 Housing Unit Date of Construction, 2000

Municipality	Number of Structures Built by Year						Total Housing Units
	1939 or earlier	1940 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 2000	
Pennsylvania	1,590,673	1,275,149	595,897	709,768	531,986	546,277	5,249,750
Northumberland County	21,045	7,520	2,855	5,206	3,097	3,441	43,164
Northumberland Borough	846	375	140	141	120	150	1,772
Point Township	217	226	178	368	248	286	1,523
Joint Planning Area	1,063	601	318	509	368	436	3,295

Municipality	Percent of Structures Built by Year						Total Housing Units
	1939 or earlier	1940 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 2000	
Pennsylvania	30.3%	24.3%	11.4%	13.5%	10.1%	10.4%	5,249,750
Northumberland County	48.8%	17.4%	6.6%	12.1%	7.2%	8.0%	43,164
Northumberland Borough	47.7%	21.2%	7.9%	8.0%	6.8%	8.5%	1,772
Point Township	14.2%	14.8%	11.7%	24.2%	16.3%	18.8%	1,523
Joint Planning Area	32.3	18.2	9.7	15.4	11.2	0.1	1,523

Source: U.S. Census Bureau, 2000

## Household and Housing Unit Projections

Gannet Fleming, Inc. projected households and housing units for 2010, 2020 and 2030 using the following methodologies:

Projected Households = Population Projection / Average Persons per Household (2000)

Projected Housing Units = Projected Households X (100 + Vacancy Rate)

This calculation yields a projected decrease in households and housing units in the Borough and an increase in households and housing units for the Township through the year 2030. Borough households would decline by 262 or -15.8% and require 292 fewer homes. Township households would increase by 344 or 23.9% and require 377 more homes. (Housing unit projections are higher than household projections in order to account for a percentage of vacant units.) As a joint planning area, approximately 100 additional homes would be needed by 2030.



If however the decennial rate of decline in the size of households (-0.16 persons per household for the Borough and -0.15 persons per household for the Township) is assumed to continue, growth in households and housing units could occur in both municipalities.

**Table 18 Projected Households**

	Census Count			Projected Households			
	1990	2000	% Change 1990-2000	2010	2020	2030	% Change 2000-2030
Northumberland Borough	1620	1657	2.3%	1,571	1,483	1,395	-15.8%
Point Township	1271	1443	13.5%	1,606	1,697	1,787	23.9%
Joint Planning Region	2,891	3,100	7.2%	3,177	3,180	3,182	2.7%

Source: Gannett Fleming, Inc.

**Table 19 Projected Housing Units**

	Census Count			Projected Housing Units			
	1990	2000	% Change 1990-2000	2010	2020	2030	% Change 2000-2030
Northumberland Borough	1718	1,772	3.1%	1667	1574	1480	-16.5%
Point Township	1373	1,523	10.9%	1708	1804	1900	24.8%
Joint Planning Region	3,091	3,295	6.6%	3,375	3,378	3,381	2.6%

Source: Gannett Fleming, Inc.

## Economic Profile

### Civilian Labor Force Participation

Of the 6,053 residents 16 years and over in 2000, 63.6 percent were considered to be in the labor force; 36.4 percent were not employed or actively seeking employment.

At the same time, there were no residents of the joint planning area employed in the armed force and therefore the total labor force and the civilian labor force were the same—3,848. Of the civilian labor force, 3.5 percent were unemployed, reflecting a very tight labor market. The unemployment rate was lower than that of both the state (5.7 percent) and the county (5.2 percent).

**Table 20 Employment Status of Adult Population (16yrs and over), 2000**

Category	Number/Percent of Population 16 years and over				
	Pennsylvania	Northumberland County	Northumberland Borough	Point Township	Joint Planning Area
Population 16 years and over	9,693,040	76,577	3,000	3,053	6,053
Total in civilian labor force	6,000,512	44,146	1,981	1,867	3,848
Employed	5,653,500	41,814	1,912	1,800	3,712
% employed	94.2%	94.7%	96.5%	96.4%	96.5%
Unemployed	339,386	2,282	69	67	136
% unemployed	5.7%	5.2%	3.5%	3.6%	3.5
Not in civilian labor force	3,692,528	32,431	1,019	1,186	2,205
% not in labor force	38.1%	42.4%	34.0%	38.8%	36.4%

Source: U.S. Census Bureau, 2000

### Employment Industries

As of 2000, the industry employing the most residents of the joint planning area was Education, Health and Social Services with 50.2 percent of workers. The second largest employment industry was Manufacturing with 39.2 percent. In 1990, the largest industry was Retail Trade was the largest industry in 1990 with 1,060 workers or 51.5 percent, but lost 482 workers dropping to 578 retail workers in 2000. While it is not one of the largest industries, Entertainment and Recreation Services has seen a



dramatic increase from 44 to 270 workers between 1990 and 2000, although this increase could be attributed to a change in reporting categories between 1990 and 2000.

**Table 21 Resident Employment by Industry, 2000**

Industry	1990		2000		Change 1990-2000	
	#	%	#	%	#	%
Agriculture, Forestry, Fisheries and Mining	112	5.4	33	1.7	-79	-70.5
Construction	131	6.4	144	7.5	13	9.9
Manufacturing	782	38.0	749	39.2	-33	-4.2
Wholesale Trade	120	5.8	82	4.3	-38	-31.7
Retail Trade	1,060	51.5	578	30.2	-482	-45.5
Transportation, Communication, & Public Utilities	161	7.8	204	10.7	43	26.7
Information/Business Repair and Services	81	3.9	76	4.0	-5	-6.2
Finance, Insurance, and Real Estate	130	6.3	162	8.5	32	24.6
Professional, scientific, management, administrative, and waste management services	n/a	0.0	126	6.6	n/a	n/a
Educational, health and social services	831	40.3	960	50.2	129	15.5
Entertainment and recreation services	44	2.1	270	14.1	226	513.6
Other Services	243	11.8	155	8.1	-88	-36.2
Public Administration	162	7.9	173	9.0	11	6.8
<b>TOTAL</b>	<b>3,857</b>	<b>187.2</b>	<b>3,712</b>	<b>194.1</b>	<b>-145</b>	<b>-3.8</b>

Source: U.S. Census Bureau, 2000

## Occupation

The largest percentage of workers (25.8 percent) from the joint planning area work in Management, Professional, And Related Occupation. Sales and Office Occupations" is second with 25.4 percent. Added together, these two occupational groups make up more than 50 percent of working residents. Other significant occupation groups are Production, Transportation, and Material Moving Occupations with 23.2 percent of workers and Service Occupations with 15.7 percent. This pattern is also true for the state, but Production, Transportation, and Material Moving Occupations ranks highest for the county.



Table 22 Resident Employment by Occupation, 2000

Occupation	Pennsylvania		Northumberland County		Northumberland Borough		Point Township		Joint Planning Area	
	#	%	#	%	#	%	#	%	#	%
Management, Professional, and Related Occupations	1,841,175	32.6	9,573	22.9	496	25.9	463	25.7	959	25.8
Service Occupations	838,137	14.8	7,139	17.1	315	16.5	269	14.9	584	15.7
Sales and Office Occupations	1,525,131	27.0	9,531	22.8	483	25.3	460	25.6	943	25.4
Farming, Forestry, and Fishing Occupations	26,722	0.5	362	0.9	0	0.0	11	0.6	11	0.3
Construction, Extraction, and Maintenance Occupations	500,898	8.9	4,124	9.9	197	10.3	157	8.7	354	9.5
Production, Transportation, and Material Moving Occupations	921,437	16.3	11,085	26.5	421	22.0	440	24.4	861	23.2

Source: U.S. Census Bureau, 2000

## Median Household Income

The median household income in Point Township increased by 1.6 percent since 1990 – the only increase among the surveyed jurisdictions. Northumberland Borough’s median household income decreased by 15.0 percent, the state by 4.1 percent, and the county by 1.6 percent.

Table 23 Median Household Income, 1989 and 1999

Municipality	Census Reported 1989 Median Household Income	Inflated 1989 Median Household Income to 1999 Dollars	Census Reported 1999 Median Household Income	Real Growth in Median Household Income (Percent Change)
Pennsylvania	\$29,069	\$41,801	\$40,106	-4.1
Northumberland County	\$22,124	\$31,814	\$31,314	-1.6
Northumberland Borough	\$26,100	\$37,532	\$31,891	-15.0
Point Township	\$29,542	\$42,481	\$43,276	1.9
Joint Planning Area	n/a	n/a	n/a	n/a

Source: U.S. Census Bureau, 1990 and 2000

## Per Capita Income

The per capita income offers a more positive view of financial conditions, rising 4.7 percent for the joint planning area from 1990 to 2000. The Township's 10.2 percent increase offset the Borough's less than 1 percent decrease.

**Table 24 Per Capita Income, 1989 and 1999**

Municipality	1989 Per Capita Income (Unadjusted)	1989 Per Capita Income in 1999 Dollars	1999 Per Capita Income (unadjusted)	Percent Change in Per Capita Income
Pennsylvania	\$14,068	\$20,230	\$20,880	3.2
Northumberland County	\$10,819	\$15,558	\$16,489	6.0
Northumberland Borough	\$12,792	\$18,395	\$18,229	-0.9
Point Township	\$12,775	\$18,370	\$20,251	10.2
Joint Planning Area	\$12,784	\$18,383	\$19,240	4.7

\* U.S. Northeast urban average inflation index from 1989 to 1999 equals 1.438

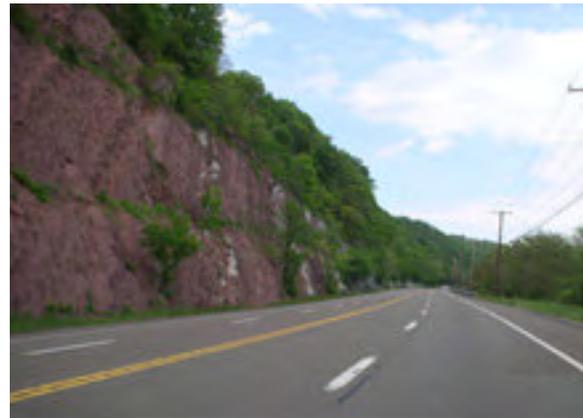
Source: U.S. Census Bureau, 1990 and 2000

## Natural Resources Profile

### Geology

Northumberland Borough and Point Township are underlain by a variety of land formations. Each formation has unique characteristics that determine its construction suitability, such as its cut-slope stability, ease of excavation, and foundation stability. In addition, geologic formations reveal groundwater characteristics and yield.

Table 28 highlights the major geologic formations within Northumberland Borough and Point Township along with a description of each formation's engineering characteristics. The Geology Map 3 Geologic Formations shows the locations of these various formations within the study area. The map indicates that Point Township is composed of various geologic formations, while Northumberland Borough is composed of only two formations, the Irish Valley and Sherman Creek formations, both of which are members of the much larger Catskill Formation. The map also shows Montour Ridge, the major landform that runs along the northern border of Point Township, is generally composed of two geologic formations, the Clinton Group and the Tuscarora Formation.



Thirteen landforms have been identified in Northumberland Borough and Point Township. Porosity and permeability, the ability to absorb and transfer water to the aquifer, is a key characteristic to determining where structures are built. The table indicates that Northumberland Borough and Point Township's porosity and permeability are generally low to moderate, with the exception of the Old Port Formation, which runs through the middle of Point Township. The table also indicates that excavation in the study area is typically difficult, though foundation stability is good.

Groundwater yields vary significantly throughout the study area. Like porosity and permeability, groundwater yield is a key characteristic in determining where structures are built. Remote areas often rely on nearby wells rather than public water systems for their water supply. As a result, formations with higher groundwater yields are better suited for rural development simply because their wells are less likely to dry out. Although groundwater yields vary significantly throughout the study area, the median yield for most formations is around 30 gallons per minute (gpm). The formation with the highest groundwater yield of 300 or gpm is the Irish Valley Formation located in Northumberland Borough. The formations with the lowest groundwater yields of 10 and 12 gpm are the Old Port and Clinton Group Formations, both of which are located in Point Township.

# 2

## Profiles, Trends and Issues

### Northumberland Borough-Point Township Joint Comprehensive Plan

**Table 28 Engineering Characteristics of Geologic Formations in the Joint Planning Area**

Formation	Description	Porosity	Permeability	Ease of Excavation	Foundation Stability	Median Groundwater Yield (GPM)
Bloomsburg Formation	Silty claystone; some limestone and calcareous shale	Low to Moderate	Moderate	Moderately Easy	Good	45 gpm
Clinton Group	Fossiliferous sandstone; hematitic sandstone and shale	Low	Low	Moderate	Good	12 gpm
Hamilton Group	Fossiliferous siltstone and shale; oolitic hematitic; conglomerate	Low to Moderate	Moderate	Moderate	Good	30 gpm
Irish Valley Member of Catskill Formation	Interbedded mudstone, siltstone and red sandstone	Moderate	Low to Moderate	Difficult	Good	300+ gpm
Keyser Formation	Medium-gray limestone and calcareous shale	Moderate	Low to Moderate	Difficult	Good	30 gpm
Mifflintown Formation	Shale interbedded with fossiliferous limestone; some interbeds of red claystone	Low	Low to Moderate	Moderately Easy Moderately Difficult	Good	20 gpm
Old Port Formation	Sandstone, chert, shale, and limestone	Moderate to High (portions >20 percent)	Moderate to High	Difficult	Good	10 gpm
Onondaga Formation	Medium-gray limestone and calcareous shale	Moderate	Low	Difficult	Good	30 gpm
Sherman Creek member of Catskill Formation	Interbedded mudstone, siltstone and red sandstone	Moderate	Low to Moderate	Difficult	Good	300+ gpm
Tonoloway Formation	Laminated limestone interbedded with shale and siltstone	Moderate	Low to Moderate	Difficult	Good	30 gpm
Trimmers Rock Formation	Interbedded siltstone, sandstone, and silty shale Interbedded siltstone and silty shale	Moderate	Low to Moderate	Moderately Difficult	Good	30 gpm
Tuscarora Formation	Sandstone and quartzite; some siltstone and silty shale	Low to Moderate	Low	Difficult	Good	23 gpm
Wills Creek Formation	Shale and siltstone; interbedded dolomite and limestone	Moderate	Low to Moderate	Moderately Difficult	Good	30 gpm

## Soils

### Prime Agricultural Soils

Map 4 Sensitive Environmental Land Features shows soils within the study area that are best suited for agriculture. Prime farmland soils, as defined by the U.S. Department of Agriculture (USDA), are soils best suited for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. These fertile soils are dispersed throughout most of the study area, except for the steep sloping areas of Montour Ridge along the northern border of Point Township. Collectively, Northumberland Borough and Point Township have roughly 4,516 acres of prime farmland soils, accounting for about 24% percent of the soil coverage in Northumberland Borough and Point Township.



Farmland soils of statewide importance are also displayed on the map. These soils are predominantly used for agricultural purposes within a given state, but have some limitations that reduce their productivity or increase the amount of energy and economic resources necessary to obtain productivity levels similar to prime farmland soils. These soils are usually classified by the USDA as capability class II or III. Similar to prime farmland soils, these soils are also scattered throughout most of the study area, except for the sloping areas of Montour Ridge. Farmland soils of statewide importance account for about 31% percent of the soil coverage in the study area, which is about 5,668 acres.

Although both soil types constitute valuable farmlands, neither are protected from non-agricultural development under Pennsylvania's ACRE law passed in 2005. The ACRE law creates a process for farm owners and operators to seek judicial review of local ordinances believed to be restrictive of normal agricultural operations. Types of ordinances that may be restrictive include farm size and ownership, financial matters, water supply protections, air quality and "noxious" odor restrictions, and construction and expansion limitations. Even though the ACRE law does not directly protect these specific farmland soils, it does provide the opportunity for farm owners and operators to override local ordinances to increase the size of their farms, which would result in the augmented preservation and use of local farmland soils.

### Hydric Soils

Hydric soils are soils that retain water during a portion of the year. As a natural resource, hydric soils provide water storage and infiltration that naturally regulates water sources and flows. These soils are susceptible to compaction and uneven settling when developed. These factors impact land use decisions. Hydric soils in Northumberland Borough and Point

Township are generally located along perennial and intermittent streams throughout the study area. They are also found at the foot of the Montour Ridge and in the floodplains that border the North Branch of the Susquehanna River. There are 1,314.5 acres of hydric soils, primarily in Point Township, accounting for 3.4 percent of the soil coverage in the study area. Refer to Map 5 Sensitive Environmental Water Resources for specific locations.

Since hydric soils are one of the decisive factors of wetlands, these areas are potential wetland locations. Onsite investigation is recommended for site development planning to determine the actual field presence or absence of hydric soils, soils with inclusions, and/or wetlands.

## Wetlands

The Pennsylvania Department of Environmental Protection, the United States Environmental Protection Agency, and the United States Army Corps of Engineers define wetlands as, “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas”<sup>4</sup>. Wetlands are identified by hydric soils, hydrophytic vegetation, and the presence of water during the growing season.

Wetlands are important for a number of reasons. They provide habitat for most threatened and endangered species. Wetlands provide food for game fish and other animals, as well as nesting birds. They function to reduce flooding by absorbing additional waters and slowing the pace of water to neighboring creeks and streams. Wetlands also act to buffer creeks and streams from excessive erosion and sedimentation. The following listing outlines several other socioeconomic values and environmental functions of wetlands.

There are problems associated with developing on wetland soils. Wetlands located in floodplains are often flooded. Draining or filling in of upland wetlands removes natural water storage, which can add to storm water runoff problems downstream. Wetland soils are easily compacted, which results in uneven settling of structures. Wetland soils with low permeability and high groundwater tables are not suitable for the installation of on-lot septic systems. Because wetlands perform essential functions that protect water supply and quality, disturbance and

### Socioeconomic Values

- Flood Control
- Erosion Control
- Groundwater Recharge
- Recreation
- Aesthetics
- Education/Research

### Environmental Quality Values

- Sediment Removal
- Oxygen Production
- Nutrient Recycling
- Chemical and Nutrient Absorption
- Aquatic Productivity

### Wildlife Values

- Habitats or landscapes for fish, waterfowl, birds, mammals, plants, insects, and other forms of wildlife

<sup>4</sup> Pennsylvania Code 93.1

removal of wetlands is regulated by state and federal law. Therefore, any development in these areas is subject to both federal and state permitting processes.

Wetlands in Northumberland Borough and Point Township can be seen in p 5 Sensitive Environmental Water Resources. The data shown is from the National Wetlands Inventory<sup>5</sup>, a service of the US Fish and Wildlife Service. The data set represents the surface extent, approximate location, and type of wetlands as defined by Cowardin et al. (1979) in "Classification of Wetlands and Deepwater Habitats of the United States" and as interpreted from aerial imagery. The data is intended to provide citizens with current geospatially referenced information on the status, extent, characteristics and functions of wetlands, riparian, deepwater and related aquatic habitats in priority areas to promote the understanding and conservation of these resources. Developed in conjunction with US GS topographic quadrangles, the data are intended for use in publications, at a scale of 1:24,000 or smaller. Due to the scale, the data are appropriate for regional and watershed data display and analysis, but not for specific project site analysis. They do not represent legal or regulatory wetland delineations.

Map 5 Sensitive Environmental Water Resources shows that wetlands are scattered throughout Northumberland Borough and Point Township. They are commonly found along perennial and intermittent creeks, namely Packers Run, and within the floodplains bordering the North and West Branch of the Susquehanna River. The map also identifies both branches of the Susquehanna as large contiguous wetland areas. In addition, the map shows several small pockets of wetlands scattered throughout Point Township between Montour Ridge and Ridge Road, with the highest concentration located at the major bend in Ridge Road near its eastern terminus. There are 206.4 acres of wetlands throughout the study area, as estimated by the National Wetland Inventory, accounting for roughly 0.05 percent of the land.

## Floodplains

Floodplain areas absorb and store large amounts of water, resulting in aquifer recharge. Natural vegetation supported by floodplains helps to trap sediment from upland surface runoff, stabilize stream banks, and reduce soil erosion. Floodplains also provide shelter for wildlife and proper stream conditions for aquatic life. Regulations of floodplains help to reduce the threat of human life and property caused by periodic flooding. For regulatory purposes, a floodplain is defined by the 100-year or base flood, which has one percent chance of being equaled or exceeded in a given year, and the 500-year flood, which has 0.2 percent chance of being equaled or exceeded in a given year.



<sup>5</sup> <http://www.fws.gov/nwi/>

Map 5 Sensitive Environmental Water Resources shows the 100-year and 500-year floodplains for streams and rivers in Northumberland Borough and Point Township. Johnson Creek in Point Township is the only stream shown to have 100-year floodplains. All other floodplains in the study area are located along the North and West Branch of the Susquehanna River. Approximately 16% (2,996 acres) of Northumberland Borough and Point Township lie within the 100-year floodplain area, while only about 3% (524 acres) of Northumberland Borough and Point Township lie within the 500-year floodplain area.

## Stream Impairments

Impaired streams are streams that contain a certain level of contamination and pollution. According to the Pennsylvania Department of Environmental Protection (DEP), a stream is considered impaired when its water quality does not support the stream's designated uses. According to the Pennsylvania DEP, Northumberland Borough and Point Township contain 1.9 miles of stream impaired by excessive organic content and low dissolved oxygen from an industrial point source as well as by siltation. Map 5 Sensitive Environmental Water Resources shows that there are two impaired streams. The first is a small stream in the southwestern portion of Point Township near Kapp Heights. The stream's proximity to Furman's food processing plant and a pollution control site, as shown by the map, may be the cause of poor water quality and contamination. The second impaired stream is the North Branch of the Susquehanna River stretching from beyond the study area's borders to middle of the Northumberland Borough. The river's proximity to two pollution control sites may be part of the reason for its impairment, however the extent to which these sites have affected the river's impairment status is difficult to determine.

## Steep Slopes

The slope of the landscape affects land use patterns and development in a variety of ways. Steep slopes constrict development potential and cost, e.g. the placement of sewage systems and septic tanks, as well as buildings. Slope can also be an economic incentive, offering unique scenic quality and placement of structures. Slopes with grades over 20% are considered steep. Slopes with grades 12 to 20% are considered moderate. Map 4 Sensitive Environmental Land Resources shows that most moderate and steep slopes in the study area are located in the Montour Ridge area along Point Township's northern border and along the southeastern border parallel to the North Branch of the Susquehanna River.

## Wildlife

The Eastern Spadefoot Toad, a relatively rare species of toad, was cited near the Watsontown Trucking facility in the Milton Industrial Park after the heavy rains of Hurricane Ivan in 2004. The presence of the toad has raised PA DEP's attention to development proposals within five miles of the industrial park. According to PA DEP, Point Township and Northumberland Borough are located outside this five mile buffer and, therefore, are not subject to potential development controls.

## Historic and Cultural Resources Profile

Historic and cultural resources refer to events, places, buildings, structures, outdoor works of art, natural features, and other objects having a special social, cultural, community, or aesthetic value. Such resources may include different events of folk life, art, cultural or religious practices, and different traditions, as well as the venues that host such events. Knowledge of these resources increases our understanding and appreciation of the local heritage. Preservation of such resources can strengthen local economies, stabilize property values, and foster civic beauty, community pride, and the appreciation of local and national history, resulting in an improved quality of life.

### Historic Sites

The Northumberland Historic District and the Joseph Priestley House are listed on the National Register of Historic Places. The District comprises 12 federal style homes located along King, Front, Water, and Hanover Streets. Listing on the National Register requires public agencies to study the impact of publicly funded projects on these properties before finalizing the design. This designation does not preserve the property from action by the private sector, though the property must maintain its historic integrity to retain the designation. The Priestley House is also a National Historic Landmark.



There are 5 sites eligible for listing on the National Register of Historic Places; one in the Borough, one historic district and three farms in the Township. There are 41 sites of undetermined status on record with the National Register of Historic Places. There are 11 in the Borough and 30 in the Township. They predominantly represent Georgian style buildings though Colonial Revival, Greek Revival, Late Victorian, Gothic, and Federal styles are also represented. These sites are shown on Map 6 Historic Resources.

### Cultural Events

Pineknotted Days an annual week-long festival of food, crafts and special events hosted by the Borough at Pineknotted Park around the fourth of July. The festival includes a church service, soap box car races, a car show, and evening musical performances. The Pineknotted of the Year award in recognition of volunteer community service is also presented at the festival.



Other cultural events throughout the year include the Borough's History Day in early May; Music in the Park outdoor concerts (June, July, and August); Lemonade Day (1st Saturday in August); Corn Fest (2nd Saturday in August); fall fest (late October); and Santa in the Park (Saturday after Thanksgiving), as well as Memorial Day and Halloween parades.

## Community Facilities and Services Profile

This profile inventories community facilities and services, as provided by both public and private organizations, and discusses their operation and provision. This profile is useful in identifying strengths as well as inadequacies and needs among the wide variety of services and public and private service providers serving citizens of the joint planning area. Map 7 Community Facilities illustrates the general location of these facilities.

### Municipal Facilities

The Northumberland Borough municipal building is located at 221 2nd Street. The building includes general and administrative offices, a conference room, and the police department. The building provides adequate space for municipal services and the overall condition of the municipal building is good. Borough public works is located at 178 Prince Street. The outdoor storage and recycling center are located on Route 11. The Borough also owns six properties used for public recreation. See Chapter 6 for the recreational inventory and analysis.

The Point Township municipal building is located at 759 Ridge Road. It also contains the general and administrative office, a meeting room and the police department. Public works and outdoor storage are located at the rear of the same property. The Township owns one property and maintains a second for public recreation.



### Education and Enrichment Services

#### Public Schools

Shikellamy School District, which serves Northumberland Borough, Point Township, Rockefeller Township, Snyderstown Borough, the City of Sunbury, and Upper Augusta Township. The joint planning area comprised approximately 32% of the school district's resident population, 23,185 in 2000.



The School District operates four elementary schools, two middle schools and one high school. The Priestley Elementary School is located in Point Township and CW Rice Middle School, in the Borough. Chief Shikellamy and Oaklyn Elementary Schools are located in Upper Augusta Township. The Grace S Beck Elementary School, Sunbury Middle School and Shikellamy High School are located in the City of Sunbury.

# 2

## Profiles, Trends and Issues

### Northumberland Borough-Point Township Joint Comprehensive Plan

The district receives services from the SUN Area Career and Technology Center (CTC) in New Berlin and the Central PA Workforce Development Corporation in Lewisburg. It is also a member district of the Central Susquehanna Intermediate Unit (IU 16).

The student population in the school district has been falling in recent years and is currently at about 3,100 students. Enrollment projects indicate that student enrollments will drop below 3,000 in the 2009-2010 school year before beginning to rise again. Projected growth is heavily dependent on births as shown in Table 26.



**Table 25 Enrollment History and Projections for the Shikellamy School District**

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
<b>Enrollments</b>														
1999-2000	232	257	236	268	274	303	311	281	292	316	284	252	242	3,548
2000-2001	210	246	251	245	275	277	324	304	274	312	263	275	216	3,472
2001-2002	220	219	235	239	237	272	293	319	306	299	280	243	243	3,405
2002-2003	206	230	231	238	240	247	272	291	310	352	263	261	224	3,365
2003-2004	201	204	222	227	245	244	263	267	281	334	308	235	239	3,270
2004-2005	228	209	213	214	235	241	243	252	264	332	288	277	220	3,216
2005-2006	230	227	218	212	219	223	248	248	259	309	272	286	253	3,204
2006-2007	211	221	225	206	207	222	239	242	252	292	261	260	266	3,104
<b>Projections</b>														
2007-2008	219	252	223	218	210	205	231	235	242	287	248	244	240	3,054
2008-2009	226	234	254	216	222	208	213	227	235	276	244	232	226	3,013
2009-2010	214	241	236	247	220	220	216	209	227	268	235	228	215	2,976
2010-2011	237	228	243	229	252	218	229	212	209	259	228	220	211	2,975
2011-2012	241	253	230	236	233	250	227	225	212	238	220	213	203	2,981
2012-2013	246	257	255	223	241	231	260	223	225	242	203	206	197	3,009
2013-2014	250	262	260	248	227	239	240	256	223	256	206	190	191	3,048
2014-2015	255	266	265	252	253	225	248	236	256	254	218	193	176	3,097
2015-2016	260	272	269	257	257	251	234	244	236	292	216	204	178	3170
2016-2017	265	277	275	261	262	255	261	230	244	269	248	202	189	3238

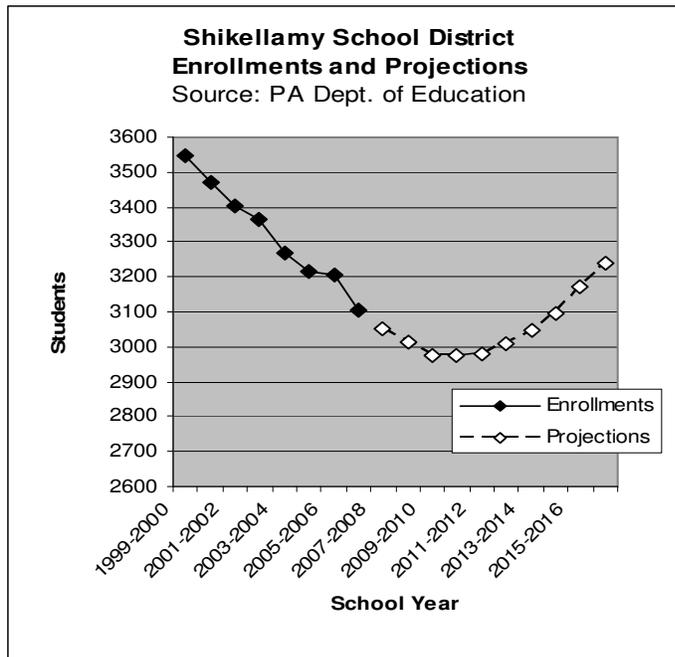
Source: PA Department of Education

**Table 26 Grade Groupings of 2006-2007 and Projected 2016-2017 Enrollments for the Shikellamy School District**

YEAR	K-5	6-8	9-12
2006-2007	1292	733	1079
2016-2017	1595	735	908
2006-2007 TO 2016-2017			
Change	303	2	-171
Percent Change	23%	0%	-16%

Source: PA Department of Education; Gannett Fleming, Inc.

Figure 3 Enrollment History and Projection



### Private schools

There are four private schools in or near the joint planning area.

- The Northumberland Christian School is a Baptist-affiliated institution offering preschool through grade 12 instruction and is located in a former manufacturing facility on 5th Street in the Borough.
- The Sunbury Christian Academy is a Christian school offering preschool through grade 12 instruction and is located on Spruce Hollow Road in the Township.
- The St. Monica School is a Roman Catholic-affiliated institution offering preschool through grade 8 instruction and is located on Market Street in Sunbury.
- The Susquehanna Bible Academy is another Christian school located in Riverside.

### Libraries

The Priestley-Forsyth Memorial Library is an independent library located at the corner of Front Street and King Street in Northumberland. The library was characterized by the past director as busy and active organization in a well maintained historic facility. The library offers a vast array of books, videos, audiobooks, and programs for children, youth and adults. Wireless services are available inside the library. The staff offers computer instruction, reference assistance, computers with Internet access, fax services,



Interlibrary Loan, etc. As a participant in Access PA, cardholders can borrow from most public libraries in the Commonwealth and makes available numerous premium subscription services through PowerLibrary. Power Library, Live Homework Help, the Learning Express Library, Fact on File, Ask Here PA and other resources useful to students and researchers of all ages are available through links on the library's website.

Parking is available along both Front and King Streets. Parking on Front Street is said to be dangerous due to traffic speeds and volumes. Street sweeping on King Street is said to limit parking on Mondays and Tuesdays. And snow piles after street plowing are said to block sidewalk access.

Library visitors tend to come from Northumberland and Sunbury more than Point Township, though was noted as only a casual observation. A United Way study in 2006 found that 20% of library users are Hispanic – mostly children and youth and generally white middle school girls or Hispanic boys who come to the library after the computer room at CW Rice Middle school closes. Other library users include cyber students, who need a place for studying, tutoring, or testing when the home is not available or suitable. Christian school students and teachers are also frequent users. Amish and Mennonite have been known to use other libraries in central Pennsylvania but have not been regular users of the Priestley-Forsyth Memorial Library. The economy impacts adult use of the library's services, as adults utilize the facility and its resources to look for employment.

The library is using the existing renovated space to its capacity. Currently two floors are open to the public. Another two floors are unused and unheated. These floors are also not ADA-accessible. A side yard has been used for outdoor programs in the past, but was found to be too noisy for group discussion. The side yard may offer an opportunity for on-site expansion. The board has begun to discuss the need for expansion of usable public space. A community room for gatherings for 12+ people has been a frequent request.

Staffing is adequate. There are two fulltime librarians supported by volunteers. There are two persons on site during library hours for security.

Funding for the library comes from the Priestley endowment, the school district, and Northumberland Borough. State funds can be leveraged when municipal contributions are made, though these have been declining.

## **Public Safety**

### **Police**

Northumberland Borough and Point Township each have a municipal police department. The Borough department has 5 full time and 4 part time staff. The Township has 5 full time and one part time staff. Each department is located in its respective municipal building – both built in the early 1970s. The Borough reports facility as adequate in condition but crowded. The Township reports good conditions for its police staff. The Township's Police Night Out is a

popular annual event featuring police vehicle and equipment displays, safety awareness information, and prize giveaways. The two local forces have worked cooperatively to provide one on-duty officer and one back-up officer on a 24 hour basis.

Concern for potential duplication of services led to a 2002 study on the feasibility of a regional police force for the City of Sunbury, Northumberland Borough, and Point Township. The study concluded that a regional police force was not feasible at the time, since the cost of regionalization, an increase for both the Borough and the Township, would result in minimal benefit, the addition of a specialty police unit, e.g. a detective unit. A secondary analysis concluded that a Borough-Township regional police force was also not feasible, since the consolidation of administrative personnel would likely require the hiring of additional officers to maintain the current service level. As the population increases and the need for additional officers and potentially more specialized services increases, the Borough and Township should revisit their cooperative relationship and the feasibility of a formal regional police force.

### Fire Protection Services

The joint planning area is served by four volunteer fire companies. All four facilities are said to be in good condition.

**Table 27 Public Safety Facilities in the Joint Planning Area**

Name	Facility Address	Service Areas	Facility condition	Staff
<b>Police</b>				
Northumberland Police Dept.	219 2 <sup>nd</sup> Street Northumberland	Northumberland	Ok, but Crowded	5 full-time; 4 part-time
Point Township Police Dept.	759 Ridge Road Northumberland	Point Township	Good condition	5 full-time 1 part-time
<b>Fire Companies</b>				
Northumberland Hook & Ladder Fire Company	348 5 <sup>th</sup> Street Northumberland	Northumberland	Good condition	Volunteers
Northumberland Fire Company Number 1	206 Queen Street Northumberland	Northumberland	Good condition	Volunteers
Point Township Fire Company	438 Old Danville Highway Northumberland	Point Township	Good condition	Volunteers
Tuckahoe Volunteer Fire Company	Cannery Road Northumberland	Point Township	Good condition	Volunteers
<b>Emergency Medical Services</b>				
AREA Services, Inc. (based in Shamokin)	Prince Street Northumberland	Northumberland & Point Township	Fair	Paid
Americus Ambulance Service	100 Linden Street Sunbury	Northumberland & Point Township	In Sunbury	n/a
Tuckahoe EMT	Cannery Road Point Township	Northumberland & Point Township	Good condition	Volunteers
LifeFlight	Geisinger Medical Center, Danville	Central Pennsylvania	n/a	Paid

Source: Northumberland Borough, Point Township

## Emergency Medical Services

The joint planning area is also served by four emergency medical service providers. Two ambulance/emergency medical technician providers are based in the planning area, another in Sunbury, and LifeFlight at Geisinger Medical Center in Danville.

## Health Care Facilities

There are three hospitals providing a range of general to specialized medical care within 12 miles of the joint planning area. There are three nursing homes that together provide a full range of housing and care from independent living to skilled and secure nursing care. The three facilities offer a total of 185 beds or housing units. Having such facilities enables residents to stay in their home community as they age and require progressive assistance.

**Table 28 Health Care Facilities in the Vicinity of the Joint Planning Area**

Health Care Facilities				
Facility	Type	Address	Capacity (Number of beds)	Distance (miles)
<b>Hospital Facilities</b>				
Sunbury Community Hospital	Hospital	Sunbury	121	3
Geisinger Medical Center	Hospital	Danville	400	10
Evangelical Community Hospital	Hospital	Lewisburg	147	12
<b>Other Healthcare Facilities</b>				
Emmanuel Homes	Assisted Living Home	Northumberland	30	n/a
Eyers Manor	Personal Care Home	Northumberland	34	n/a
Nottingham Village	Nursing Home, Assisted Living, Secure Dementia Unit & Retirement Homes	Northumberland	121	n/a

Source: PA Department of Health; Northumberland Borough; Point Township

## Solid Waste Collection and Recycling

Solid waste collection is not mandatory in the planning area. Collection services are made available to property owners through approved independent contractors. The Borough operates a recycling center along US 11; the facility is open to the public, not just Borough residents. The Township is exploring the development of a yard waste composting facility. It is currently evaluating potential sites.

## Infrastructure Profile

### Water

The Borough is essentially fully served by public water, provided by PA American Water Company. Nearby and densely developed areas of Point Township, namely the Kapp Heights and Oak Park neighborhoods, are also served by PA America Water. A few Borough properties and many Township properties use on-lot wells for their domestic water supply.

### Wastewater

Similarly, the Borough is completely served by a wastewater collection system owned by the Borough Authority and nearby areas of Point Township are served by a connected system owned by the Point Township Authority. Wastewater from both systems is treated at the Northumberland Borough Wastewater Treatment Plant.

A few Borough properties and many Township properties use on-lot septic systems for their waste water disposal.

The Borough and Township are in the process of preparing a joint Act 537 Sewage Facilities Plan to determine:

1. areas of malfunctioning septic systems and the threat to public health;
2. feasibility of sewerage service to areas of concern;
3. need for upgrading the Borough wastewater treatment plant to meet state requirements for the Chesapeake Bay.

The plan is expected to be completed by the end of 2009 and will be reviewed by the PA Department of Environmental Protection for approval.

### Utility corridors

Several utility corridors pass through the joint planning area:

1. One electric transmission line across the river south of Lahr's Road
2. One electric transmission line along Strawbridge Road
3. One petroleum and natural gas corridor crosses the Montour Ridge
4. One PA American water line along PA 147
5. One gas line from Milton to the point to Danville
6. One natural gas line parallels US 11

## Transportation Profile

The transportation system is a key infrastructure component for a community's development and economic prosperity. As a system, it should provide reasonable travel and transportation options – including both vehicular and non-vehicular – for residents, merchants and industry, as well as University students and tourists. A carefully planned and well maintained transportation system will help sustain the existing quality of life and shape future opportunities for growth.

### Street and Highway System

The street and highway system includes state highways and local streets, roads and alleys.

#### State Highways

The Northumberland Borough and Point Township are serviced by a network of U.S. and State-owned roadways linking it to the vital national highway system. This intricate system of roadways provides this joint planning area with access to neighboring counties and cities. The key transportation corridors in this region include:

PA Route 147 is a north-south route that runs along the Susquehanna River in central Pennsylvania. The roadway enters the study area in the northwest corner of Point Township and runs along the eastern bank of the Susquehanna River's West Branch until it intersects U.S. Route 11 in the Northumberland Borough. After intersecting U.S. Route 11, the roadway exits the study area as it crosses the North Branch of the Susquehanna River and continues south through Sunbury. PA Route 147 connects Northumberland Borough and Point Township to major regional highways such as Interstate 80 at its northern terminus and U.S. Routes 22 and 322 at its southern terminus.

U.S. Route 11 is a north-south interstate that extends from northeast Pennsylvania to the south central portion of the state. The interstate route enters the study area in the northeast corner of Point Township and runs parallel to the North Branch of the Susquehanna River until it intersects PA Route 147 in the Northumberland Borough. After intersecting PA Route 147, the roadway exits the study area as it crosses the West Branch of the Susquehanna River and continues south through Snyder County where it merges with U.S. Route 15. U.S. Route 11 connects Northumberland to several urban areas such as Bloomsburg, Wilkes-Barre, and Scranton in the north as well as Harrisburg, Shippensburg, and Chambersburg in the south.



U.S. Route 15 is a north-south interstate that extends from north central Pennsylvania to the south central portion of the state. U.S. Route 15 does not pass through the study area; however it is part of the study area's peripheral highway network. The roadway runs along the west bank of the Susquehanna River's West Branch and merges with U.S. Route 11 in Snyder County a few miles south of the study area. Although Route 15 does not pass directly through the Northumberland Borough, it provides local access to urban areas such as Williamsport and Mansfield in the north as well as Harrisburg and Gettysburg in the south.

### State Highway Classifications

The functional highway classifications and average annual daily traffic volumes for these and other state highways are shown on Map 8 Average Annual Daily Traffic and Map 9 Functional Classification of State Highways and summarized in Table 30.

**Table 29 Functional Highway Classification**

Northumberland Borough and Point Township Roadway Classifications				
Interstate	Principal Arterial	Minor Arterial	Collector	Local Roadway
Route 147	King Street (T560)	King Street (T560)	Ridge Road (SR 1047)	Spruce Hollow Road (SR 1037)
Route 11	Front Street (SR 0011)	5th Street	Strawbridge Road (SR 1035)	Cannery Road (T710)
Route 15	Water Street (SR 0011) Duke Street (SR 0147)		King Street (T560) Prince Street 16th Street 8th Street 7th Street 5th Street 2nd Street	8th Street (SR 1033) Orange Street (T710)

Source: PennDOT

### Local Highway System

According to PennDOT, Point Township has 47.31 total miles of roadway. Approximately 60 percent (27.68 miles) of this total mileage is owned by the Township, while the remaining 40 percent (19.63 miles) is owned by the state. This data includes 3.33 miles of ACT 32 Turnback Mileage that had been transferred from the state over to Point Township. Total mileage of roadways by ownership within the Northumberland Borough is not available.

### Spatial Distribution

The spatial distribution of the study area's local road system follows two basic patterns that correspond to the general topography of the land. The less predominant of the two patterns is a

numbered grid system, which covers southern half of the Northumberland Borough and a small portion of Point Township. In the Borough, the grid pattern is primarily restricted to the flat lowlands near the merge between the West and North Branch of the Susquehanna River. The grid pattern covers a large, rectangular area, bounded by Penn Street in the southwest, 8th Street (also the municipal border) in the northwest, Prince Street in the northeast, and Water Street in the southeast. At the 8th Street boundary, the grid pattern extends beyond the Borough's municipal border and continues on into a neighborhood within Point Township known as Kapp Heights. In Kapp Heights, the grid pattern extends from 8th Street in the southeast to 16th Street in the northwest, and is bounded by PA Route 147 in the southwest and Orange Street in the northeast.

The second and most common spatial pattern in the study area is a more spread out, sparse road system. This system covers the northern half of the Northumberland Borough and almost all of Point Township. The skeleton of this system is comprised of a few arterial roadways that provide the basis from which most other local roadways spur and provide access to major highways, such as Routes 147 and 11. These arterial roads include Strawbridge Road, Cannery Road, Spruce Hollow Road, Lahrs Road, Bulk Plant Road, and Ridge Road. All of these arterial roadways are located within Point Township except for Strawbridge Road, which serves both municipalities.

### Traffic Volumes & Significant Crash Locations

The traffic volume patterns indicate that most drivers are traveling through Point Township and the Northumberland Borough along Route 147 and Route 11. Patterns show that most of the high traffic volumes occur in the downtown area, particularly on roadways near the Route 147/11 intersection. Local downtown roadways such as Front Street (Route 11), Water Street (Route 11), Duke Street (Route 147), Prince Street, 2nd Street, 7th Street, 8th Street, King Street, and Strawbridge Road receive most of the traffic flow from Routes 11 and 147. As a result, intersections connecting some of these local roadways to Routes 11 and 147 have high incidents of traffic accidents.



Traffic volume patterns show that many drivers travel through central Point Township via Ridge Road. The volume of traffic along Ridge Road indicates that local and non-local drivers may use Ridge Road to connect to Routes 147 and 11 in order to avoid downtown traffic. In addition, the relatively low volume of traffic along Strawbridge Road and Spruce Hollow Road (the two roads connecting central Point Township to the downtown area) suggests that they may be utilized by more local drivers than non-local drivers who live in or around central Point Township and routinely travel to and from the downtown area.

PennDOT completed a safety audit of the Duke Street (SR 147) corridor in 2005. A representative of PennDOT District 3 reported to Borough Council's Public Safety Committee

that traffic congestion and pedestrian safety were valid concerns and recommended the installation of safety devices to warn drivers of the congested area and pedestrian crossings ahead. PennDOT committed to the installation; the Borough would be responsible for maintenance. The Public Safety Committee recommended of two overhead bars with pedestrian crossings signs and LED flashing lights – one at the north end and one at the south end of the Duke Street corridor – as well as plastic heat-installed crosswalks and pedestrian signs. To date, no signals have been installed and no other safety improvements have been recommended, programmed or installed. In a 2009 correspondence with PennDOT, PennDOT agreed to seek funding for the safety improvements if the Borough was still interested and willing to maintain.

## Public Transportation

Because of the rural character of much of Northumberland County, the availability of mass transportation is very limited. Northumberland County has two public transit services as follows.

The Northumberland Department of Transportation operates a call-and-demand paratransit service. The shared ride service is provided primarily to senior citizens age 60 and over residing throughout Northumberland County, although the service is open to the general public.

In 1997 Northumberland County completed a Transit Feasibility Study. The study concluded that County-wide public fixed route transit is not viable. The study reported, however, that fixed route transit might be viable connecting Milton and Sunbury. Because of projected low ridership, it was anticipated that the cost recovery of only 30 percent would be attained requiring substantial subsidies to develop and maintain the system. The Transit Feasibility Study suggested the alternative to fixed route transit in the Milton to Sunbury corridor is a shared ride vehicle service. The study indicates that the shared ride vehicle service would be a small bus traveling along a designated route that would deviate up to one-quarter mile to pick-up passengers who request the service in advance. The service would have two fares, one for fixed route service and another, higher fare for service that deviates.

## Rail Service

Two private freight railways pass through the joint planning area. Norfolk Southern's Lycoming Valley line parallels Route 147 along the West Branch of the Susquehanna River. SEDA-COG Joint Rail Authority's North Shore line parallels Route 11 along the North Branch of the Susquehanna River.



## Aviation Sites and Service

Rural north central Pennsylvania suffers from a lack of frequency and connectivity with regards to its air service. The lack of convenient air service negatively impacts the economy of the region. There is no airport offering scheduled commercial flights in Northumberland County. The airport closest to the Northumberland Borough-Point Township Joint Planning area is the Sunbury Seaplane Base located on the North Branch of the Susquehanna River. The Sunbury Seaplane Base is a privately owned base serving seaplanes. The Sunbury Seaplane Base is attended daylight hours and offers fuel, major repairs of airplanes and tie downs of airplanes. Other airports in located in Northumberland County include the following.

- Danville Airport contains two turf runways including a 2,140 foot long runway and a 2,170 foot runway. The Airport is operated by the Northumberland/Montour Airport Commission. Services available at the Danville Airport include fuel, major repair of airplanes, and hangars for storage. The Danville Airport is attended from 8:00 am to 5:00 pm.
- Northumberland County Airport in Ralpho Township.
- Sunbury Airport is a privately owned airport along the North Branch of the Susquehanna River in Upper Augusta Township. The Airport has a 3,250 foot long turf runway that is attended during daylight hours. Services available at the Sunbury Airport include fuel, major repair of airplanes, and hangars for storage.

## Bicycle & Pedestrian Facilities

Sidewalks are an integral part of street life and community infrastructure. They give pedestrians safe places to walk throughout various business districts and residential neighborhoods and enable them to observe and interact with the community at a slower pace than they would when traveling by car. Street festivals, trick-or-treating, children walking to school or making chalk drawings, exercising, and many other daily activities take place on sidewalks.



Sidewalks line most streets in the Borough. They are generally in good condition due to the Borough's recent sidewalk improvement program. There are few sidewalks in Point Township. Development densities in Kapp Heights and Oak Park are suitable for sidewalks, while densities in other parts of the Township are more suitable for trails and walking paths.

## Travel Patterns

### Workplace Origins and Destinations

As shown in Table 32, the top ten municipals destinations for workers from the joint planning area are quite similar and account for 71.2 percent of commuter travel. Sunbury ranks highest with more than 600 workers or nearly one third of all resident workers headed to the city for employment. Northumberland Borough ranks second with almost 500 resident workers and 26.6 percent of all local workers. Only 77 resident workers or 2.1 percent are employed outside the central Susquehanna valley region.

The composite top ten list of places from which workers coming to the joint planning area for employment, Table 33, includes adjacent communities as well as smaller, more distant and rural communities. Point Township is home to the largest number of local workers, 425, followed closely by the City of Sunbury with 421 workers and Northumberland with 408 workers. Yet East Buffalo, Monroe, Rockefeller, Watsonstown, West Chillisquaque, and White Deer Townships contribute 9.1 percent of workers to the local economy.

In bound commuters from outside the Susquehanna valley region are roughly double the outbound commuters. 145 workers or 4.7 percent travel or otherwise commute from places like Allegheny, Dauphin, Fayette and Jefferson Counties to work in the Borough or the Township.

**Table 30 Municipal Workplace Destination of Employed Joint Planning Area Residents**

Municipal Workplace Destination of Employed Joint Planning Area Residents	Northumberland		Point		Joint Planning Area	
	#	%	#	%	#	%
Danville bor. Montour Co.			83	4.7%	83	4.5%
Kelly Twp. Union Co.	76	4.1%	59	3.3%	135	7.3%
Lewisburg bor. Union Co.	77	4.1%	68	3.8%	145	7.8%
Mahoning Twp. Montour Co.	77	4.1%	88	5.0%	165	8.9%
Milton bor. Northumberland Co.	67	3.6%	85	4.8%	152	8.2%
Northumberland bor. Northumberland Co.	301	16.2%	194	10.9%	495	26.6%
Penn Twp. Snyder Co.	85	4.6%	77	4.3%	162	8.7%
Point Twp. Northumberland Co.	107	5.8%	231	13.0%	338	18.2%
Selinsgrove bor. Snyder Co.	117	6.3%	116	6.5%	233	12.5%
Sunbury city Northumberland Co.	339	18.2%	263	14.8%	602	32.4%
Upper Augusta Twp. Northumberland Co.	76	4.1%			76	4.1%
<b>Top 10 of each Municipality</b>	<b>1322</b>	<b>71.2%</b>	<b>1264</b>	<b>71.2%</b>	<b>2586</b>	<b>71.2%</b>
<b>Other Municipality</b>	<b>536</b>	<b>28.8%</b>	<b>511</b>	<b>28.8%</b>	<b>1047</b>	<b>28.8%</b>
<b>Total</b>	<b>1858</b>	<b>100.0%</b>	<b>1775</b>	<b>100.0%</b>	<b>3633</b>	<b>100.0%</b>

Source: US Census Bureau

Table 31 Municipal Origin of Joint Planning Area Workers

Municipal Origin of Joint Planning Area Workers						
Municipality	Northumberland		Point		Joint Planning Area	
	#	%	#	%	#	%
East Buffalo Twp. Union Co.	44	2.5%			44	1.4%
Lewisburg bor. Union Co.	47	2.6%			47	1.5%
Milton bor. Northumberland Co.	57	3.2%	36	2.8%	93	3.0%
Monroe Twp. Snyder Co.	48	2.7%	22	1.7%	70	2.3%
Northumberland bor. Northumberland Co.	301	16.8%	107	8.4%	408	13.3%
Penn Twp. Snyder Co.			38	3.0%	38	1.2%
Point Twp. Northumberland Co.	194	10.8%	231	18.0%	425	13.8%
Rockefeller Twp. Northumberland Co.	50	2.8%	33	2.6%	83	2.7%
Selinsgrove bor. Snyder Co.	48	2.7%			48	1.6%
Sunbury city Northumberland Co.	193	10.8%	228	17.8%	421	13.7%
Upper Augusta Twp. Northumberland Co.	44	2.5%			44	1.4%
Watson town bor. Northumberland Co.			28	2.2%	28	0.9%
West Chillisquaque Twp. Northumberland Co.			31	2.4%	31	1.0%
White Deer Twp. Union Co.			25	2.0%	25	0.8%
Top 10 of each Municipality	1026	57.3%	779	60.8%	1805	58.8%
Other Municipality	765	42.7%	502	39.2%	1267	41.2%
Total	1791	100.0%	1281	100.0%	3072	100.0%

Source: US Census Bureau

### Mode of Transportation to Work

Ninety-seven percent of employed residents drive to their workplace destination. More than 90 percent of these workers drive alone in their personal vehicle. These two facts suggest a busy highway and street system during typical peak commuting hours. The majority of the 74 non-driving workers walk to work.

### Travel Time to Work

The majority of employed residents are able to reach their workplace destination in under 30 minutes. In fact, the average travel time to work is 21.6 minutes. However, since 1990, the average travel has increased by more than 6 minutes. The number of workers traveling more than 30 minutes from their homes more than doubled from 328 to 709, yet the total number of workers decreased by 130.



Table 32 Mode of Transportation to Work

Means of Transportation to Work (# by Mode)									
Area	Workers*	Personal Vehicle			Other				Undetermined
		Car, Truck, or Van			Bicycle	Walk	Public Trans.	Total	
		Drive Alone	Carpool	Total					
Northumberland Borough	1,809	1,576	172	1,748	6	39	0	45	16
Point Township	1,748	1,564	146	1,710	0	25	4	29	9
Joint Planning Area	3,557	3,140	318	3,458	6	64	4	74	25
				97.2%				2.1%	0.7%

Means of Transportation to Work (% by Mode)									
Area	Personal Vehicle			Other				Undetermined	
	Car, Truck, or Van			Bicycle	Walk	Public Trans.	Total		
	Drive Alone	Carpool	Total						
Northumberland Borough	90.2%	9.8%	100.0%	13.3%	86.7%	0	100.0%	n/a	
Point Township	91.5%	8.5%	100.0%	0	86.2%	13.8%	100.0%	n/a	
Joint Planning Area	90.8%	9.2%	100.0%	8.1%	86.5%	5.4%	100.0%	n/a	

\* Workers 16 Years and Over Who Do Not Work at Home

Source: US Census Bureau

Table 33 Travel Time to Work

Travel Time to Work					
Area	Less than 30 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Average Time (in Minutes)
Northumberland Borough	1,462	189	72	86	21.63
Point Township	1,386	257	40	65	21.52
Joint Planning Area	2,848	446	112	151	21.58
Change since 1990					
Northumberland Borough	-314	74	45	47	-6.43
Point Township	-197	152	21	42	-6.24
Joint Planning Area	-511	226	66	89	-6.34

Source: US Census Bureau

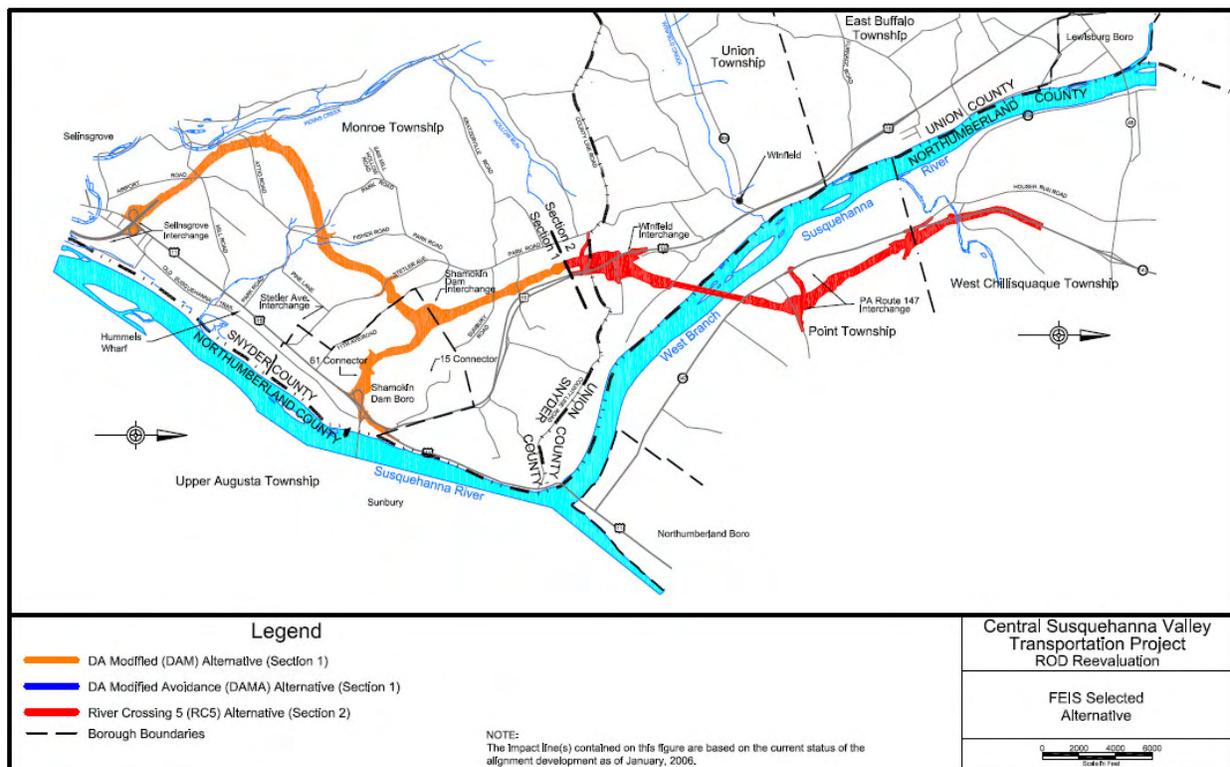
### Planned Improvements

#### Current TIP Projects

Central Susquehanna Valley Transportation (CSVT) Project - The proposed CSVT project would connect the northern end of the Selinsgrove Bypass to Interstate 80. The purpose of this project is to reduce congestion, provide for future growth, and improve safety for users of the Routes 11/15 and 147 transportation network between the end of the Selinsgrove Bypass and the interchange between PA Route 147 and PA Route 45 through the separation of through/regional and local traffic with particular attention to trucks.

CSVT-related roadway improvements will decrease travel times to regional employment centers and increase accessibility and visibility to the Central Susquehanna Valley. With the completion of the CSVT, it is anticipated that residential as well as commercial and industrial development has the potential to increase at a faster rate than in the past. This type of growth cannot be forecasted with any specificity. However, the completion of the CSVT project, in conjunction with existing Interstate 80, will create a major transportation crossroads with potentially significant impacts around new and existing interchanges.<sup>6</sup>

**Figure 4 Final Alignment for the Central Susquehanna Valley Thruway**



<sup>6</sup> The Central Susquehanna Valley Thruway Interchange Study

## Remaining Transportation Issues, Challenges & Future Opportunities

The study and design of the CSVT has required significant transportation funding in recent years. While funding is sought for the construction of CSVT, other transportation needs will still need to be addressed or explored. These include:

1. Congestion at the intersection of Routes 11 and 147 complicated by trucks turning from one route to another. CSVT is intended to remove a significant amount of truck traffic from this intersection, but its construction is still many years away. The planning area and surrounding region will undoubtedly continue to change, potentially increasing already congest local traffic patterns. Short term, low cost alternatives should continue to be explored.
- 
2. Similarly, traffic along Ridge Road will likely continue to increase. Programming for maintenance should consider improvements/upgrades in advance of CSVT construction and impacts.
  3. Opportunities for rail access for Furman's. Rail shipment is significantly less expensive than truck shipment for raw produce and finished products. During an interview with representatives, Furmano expressed interest in developing rail access either by extending rail or developing a new facility adjacent to an existing rail corridor. The Borough and Township should both be alert for opportunities to create rail access for one of their largest employers.
  4. Safe pedestrian crossing of Route 147 continues to be a challenge. Even after the construction of CSVT, this route will continue to carry significant traffic volumes. The land west of Route 147 includes commercial uses, residential neighborhoods, and Pineknott Park—all requiring safe pedestrian connections to the Borough core. The Borough should continue to work with PennDOT to improve safe connections.
  5. Bicycle-pedestrian connections to schools, parks and other public facilities for all ages, but especially for children, are needed in the Township as well. Retrofitting neighborhoods with safe routes and developing mechanisms to reserve rights-of-way and create pathways in future development are both needed. A multi-municipal paths and trails plan could identify appropriate locations, specifications, funding and phasing of these connections and those noted in #4 above.

## Land Use and Zoning Profile

This profiles presents land use data from the Northumberland County Assessment Office and zoning data from the respective municipal ordinances.

### 2006 Land Use

Map 10 2006 Land Use illustrates the land use pattern, as classified by the Northumberland County Assessment Office. In 2006, agriculture was the largest use of land in the joint planning area with more than 11,000 acres or 65.2 percent of the total area. Residential ranked second with nearly 2,800 acres or 16.4 percent of the total area. Exempt properties ranked third with more than 1,800 acres; however, the Borough indicated that this figure is overstated due to inaccurate tracking of properties that have transferred back to active, taxable private ownership.



Table 34 Land Use by Type

Land Use/Cover	Northumberland Borough			Point Township			Joint Planning Area		
	# of tracts	Acres	%	# of tracts	Acres	%	# of tracts	Acres	%
A - Agriculture/Farm	6	43.4	5.0%	348	11,057.5	68.5%	354	11,100.9	65.2%
C - Commercial	115	66.4	7.6%	93	635.2	3.9%	208	701.6	4.1%
E - Exempt	73	166.7	19.1%	48	1,675.5	10.4%	121	1,842.3	10.8%
G - Garage	2	0.2	0.0%	2	1	0.0%	4	0.7	0.0%
I - Industrial	8	33.2	3.8%	23	487	3.0%	31	520.5	3.1%
P - Public Utility	6	1.9	0.2%	4	12	0.1%	10	13.7	0.1%
R - Residential	1,521	561.2	64.2%	1,609	2,234	13.8%	3,130	2,795.5	16.4%
T - Mobile Home	0	0.0	0.0%	44	5	0.0%	44	5.0	0.0%
V - Vacant	1	0.6	0.1%	8	37	0.2%	9	37.9	0.2%
<b>Total</b>	<b>1,732</b>	<b>873.5</b>	<b>100.0%</b>	<b>2,179</b>	<b>16,144.5</b>	<b>100.0%</b>	<b>3,911</b>	<b>17,018.0</b>	<b>100.0%</b>
Intensive Development	1,725	829.5	95.0%	1,823	5,049.7	31.3%	3,548	5,879.2	34.5%
Working/Conservation Lands (Open Space)	7	44.0	5.0%	356	11,094.8	68.7%	363	11,138.8	65.5%

Source: Northumberland County; Gannett Fleming, Inc.

Across the joint planning area, one third of the land has been intensively developed for commercial, industrial, and residential uses and their supporting manmade infrastructure. The remaining two thirds of land remain to date in agriculture, woodland, or conservation uses.

### Land Development and Improvement

Land development activity in Northumberland Borough since 2000 has included the construction, reconstruction and expansion of numerous structures, totaling \$1.2 billion in investment. Most building permits have been issues for home renovation and additions, as shown below in Table 37. The estimated population increase from the 26 new homes is 62, based on the US Census calculated 2.38 persons per household for the Borough in 2000.



**Table 35 Recent Land Development Activity in Northumberland Borough**

	#	Estimated Value	% of total value
Plans Approved, 2000-2006	12		
Lots Created	68		
Building Permits, 2001-2006	310		
New Homes	26	\$3.6 million	0.3%
Home Renovation/Addition	239	\$1.2 billion	99.3%
Non-Residential	15	\$4.2 million	0.4%
Total Estimated Value	n/a	\$1.2 billion	100.0%

Source: Northumberland Borough

Point Township estimates that 18 land development plans have approved the construction of 508 residential units since approximately 2000. Only 127 units have been constructed and occupied, resulting in an estimated population increase of 267 residents since 2000 based on the US Census calculated 2.59 persons per household for the Township in 2000. Once all units are built and occupied, the population is expected to increase by another 1,049 residents.



Table 36 Recent Land Development Activity in Point Township

Project Name	# of units approved	# of units built/occupied in 2008	Estimated 2008 Population	Estimated Population Capacity
Autumn View	10	10	26	26
Garden View	8	8	21	21
Kings Pointe	24	24	62	62
Queen Pointe	24	24	10	62
Riverview	8	8	21	21
Single Houses	20	20	52	52
Triple-R	5	5	13	13
Vandine	6	6	16	16
Colescott	80	4	10	207
Nottingham Village	12	11	28	31
Tilford	4	3	8	10
Cannery Pointe	24	0	0	62
Equestrian Heights	24	0	0	62
Hemlock Hollow	151	0	0	391
Epler	6	0	0	16
Rasper (Phase I & II)	10	4	0	26
Mirkwood	21	0	0	54
Stone School Manor	71	0	0	184
<b>TOTAL</b>	<b>508</b>	<b>127</b>	<b>267</b>	<b>1,316</b>

Source: Point Township

## Zoning

A major step in the comprehensive planning process is to develop a future land use plan and corresponding map that will be used to update local zoning regulations. Before a future land use plan can be created, it is necessary to evaluate how current zoning regulations address Northumberland Borough and Point Township's existing conditions. From this assessment, we can determine what aspects of the ordinances need to be changed based on the community's historic growth patterns, physical opportunities or constraints, and infrastructure systems as well as its vision for future development and conservation. Throughout the process of future land use planning, it is essential that all recommendations and recommended changes to land use policies remain consistent with the community's overall vision and goals for the future.

### Assessment of Zoning for Economic Development

There are several areas scattered throughout the study area that are zoned for commercial use. The first of these is a tract of land that is situated to the east of Route 147 and to the northwest of Kapp Heights. This tract of land contains a decent amount of existing development, but may still retain some capacity for commercial expansion. The second area is a strip of land situated along Route 147. The southern portion of this tract is positioned on the east side of Route 147

and extends from Lahrs Road to Ridge Road. The northern portion of this tract is positioned on the west side of Route 147 and stretches from Ridge Road to the northwest corner of Point Township. Existing development in both portions of the tract are sparse, which suggests the area contains sufficient land for future development. The third area is located along Route 11. It stretches from the northeast border of the Borough and ends to the east of Bulk Plant Road. This entire tract of land is almost completely built-out and contains little or no capacity for further development. The last area is a strip of land along Route 11 that stretches from Ridge Road to the Montour County border. This tract is semi-developed and contains some capacity for expansion.

In addition to areas zoned for commercial use, there are several areas scattered throughout the study area that are zoned for industrial use. Like the commercial areas, these locations tend to be positioned along Routes 147 and 11. The first of these areas is the local Norfolk Southern Railroad Company rail yard located between the West Branch of the Susquehanna River and Route 147. This area stretches from the southern tip of the Borough to Ridge Road and contains some capacity for expansion. The second area zoned for industrial use is the Furman's property located just south of Ridge Road. This is a relatively large industrial tract that contains sufficient capacity for expansion. The third industrial area is the local North Shore Railroad Company rail yard located between the North Branch of the Susquehanna River and Route 11. This area stretches from Lithia Springs Creek to Bulk Plant Road and contains some capacity for expansion. The last area is a large tract of land located along Route 11, south of the State Game Lands. This tract stretches from Ridge Road to the Montour County border and was recently designated for industrial use in 2007. Since much of the area was previously zoned for agriculture, the tract is relatively undeveloped and contains a large amount of land for future expansion.

There are three relatively large tracts of land in the study area that are zoned for agriculture. Most of this land is located north of Ridge Road. The first tract is located in the northwestern portion of Point Township at the base of the Montour Ridge. The second tract is located in middle of Point Township. This tract of land stretches from the base of the Montour Ridge almost to the northern border of the Borough. The last tract of agricultural land is a small area located just south of the State Game Lands near the Montour County border. This area was originally much larger before a large portion of it was rezoned as Industrial in 2007.

### **Assessment of Zoning for Residential Development**

There are three major areas zoned for R-1 development. All three areas are located in Point Township and are generally positioned south of Ridge Road. The first tract of land zoned for R-1 development is located east of PA Route 147 and west of Furman's Food Company. This large tract begins in the upper northwest corner of Point Township and extends southeast to Kapp Heights and the Borough. From Kapp Heights, the tract of land wraps around the southern end of Furman's property and stops just past Strawbridge Road in the east and Ridge Road in the north. The tract contains some existing development to the northwest and southeast of Furman's property; however, most of the tract is undeveloped, leaving plenty of land for residential expansion in the future. The second tract of land zoned for R-1 development is

located north of US Route 11. This area begins just west of Lithia Springs Creek and extends east to the intersection of Ridge Road and Route 11. This tract of land contains some existing development around Lithia Springs and along Ridge Road in the north, but still has sufficient land available for residential development. The third tract of land zoned for R-1 development is located north of Route 11 near the Montour County border. Even though this tract is the smallest of the three, it has little development and sufficient capacity for expansion in the future.

In addition to the areas zoned for R-1 development, there are three major areas zoned for R-2 development within the study area. The first of these is a tract that covers the entire Kapp Heights area, located along the northwest border of the Borough. This tract of land is completely built-out and contains almost no land for further development. The second tract zoned for R-2 development is located directly north of the Borough and southeast of Furman's property. This tract contains almost no existing development and, therefore, has a large amount of land available for residential expansion. Finally, the third tract of land zoned for R-2 development is situated east of the Borough and north of Route 11. This tract is a small stretch of land that contains a large amount of existing development, but still has some capacity for further development in areas surrounding Lithia Spring Creek and Oak Park.

### **Coordination of Zoning with Infrastructure and Community Facilities and Services**

Zoning designations within the community are consistent with existing infrastructure networks. Areas situated along the community's major transportation corridors are zoned for industrial and commercial uses, which require highway accessibility. In addition, areas conveniently located near water and sewage lines in the Borough are zoned for residential development to promote growth. As the future land use map is developed, it will be important to anticipate the infrastructure needs of the future land use pattern, particularly along Ridge Road and surrounding the new interchange, and plan for appropriate line extensions and on-lot management programs.

Zoning designations within the study area adequately coordinate with the location of community facilities and services. Most areas surrounding community facilities and services, which are concentrated in the Borough, are zoned for R-1 and R-2 development. Areas situated near community facilities and services in the Township are also zoned for R-1 and R-2 development even though these facilities and services are more spread out.

### **Assessment of Zoning for Environmental Protection**

The assessment of zoning regulations found that they generally comply with existing environmental and manmade characteristics of the landscape. Our findings are as follows:

- **Floodplains** - The community's 100 year floodplains are adequately protected as open space areas along both branches of the river. This designation not only preserves the floodplain and their ability to absorb the impact of natural flood hazards and character of the shoreline, it also prevents commercial and industrial development in high risk areas.

Although current zoning regulations consider 100 year floodplains, they do not take into account 500 year floodplains which extend further inland. Most 500 year floodplains are zoned industrial or commercial. Rezoning these areas as open space would be a poor use of valuable commercial and industrial space, since the risk of flooding in these areas is much lower.

- **Steep Slopes** - Areas with steep slopes are generally designated as open space along Montour Ridge or zoned for low density residential (R-1) development in lower portions of the Township and the northeast section of the Borough. While the R-1 designation of these areas is appropriate given the basic challenges of the topography, it is not necessarily the best use of the land. Most steep sloping areas designated as R-1 are located in close proximity to public services (police, fire protection, schools, etc.) based in the Borough. Therefore, it may be more efficient in terms of the cost of public service delivery to designate these R-1 areas as R-2, creating one contiguous medium to high density residential zone. This higher density zoning would enhance accessibility of services for future residents and improve the continuity of the downtown residential community.
- **High Quality Farmland** - Prime farmlands and farmlands of statewide importance are scattered throughout the study area; however, the largest concentrations of these high quality farmlands are currently zoned for agriculture. Such restrictions should be taken into consideration when thinking about the potential impacts of the CSVT. Traffic volumes along Ridge Road as well as other local roadways may increase significantly once the interchange is completed. Zoning regulations will need to be adjusted in order to guide the type and design of new development along this corridor. It may benefit the community to modify this zoning in a way that the community could still support agriculture, but also benefit from other economically valuable uses.
- **Hydric Soils and Wetlands** - Small pockets of hydric soils and wetlands are scattered throughout the Township and the Borough. While some of these environmentally sensitive areas are protected by open space zones, most of them lie within R-1 or agriculture zones. Since these features are not concentrated in large clusters or in one contiguous area, they are difficult to protect through zoning district designations. Instead, they must be protected and dealt with on a case by case basis through SALDO regulations, which would require the developer to perform an evaluation or delineation and the PA DEP and US Army Corps to handle the permitting process.
- **Historic Resources** - The highest concentration of historic resources in the Borough were designated as part of a historic district. Additional historic resources are located outside of the district but are far too scattered to support the designation of a district. Similar to the hydric soils and wetlands, the preservation and conservation of these resources will need to be dealt with on a case by case basis through local efforts.

## Land Zoned or otherwise protected for Open Space and Conservation

There are several large tracts of land in the study area that are zoned for open space. Two of these are the riverfronts along the North and West Branch of the Susquehanna River. Another area zoned for open space is the Montour Ridge, which stretches along the northern border of Point Township. This entire area lies north of Ridge Road and includes the State Game Lands located in the northeast portion of Point Township.

## Conclusions

Based on these points, the current zoning pattern for the Borough and the Township provide a solid foundation for future land use planning. With trends suggesting slow to moderate growth in the region, this pattern could serve the communities for several years. However, the CSVT represents a significant change in the transportation system, one that will have substantial land use and economic development impacts. These impacts of increased residential, commercial and industrial development along with the expansion of public services for these uses can be viewed as opportunities for growth and revitalization, if directed in their location, intensity and character. See Chapter 4 Land Use Plan.

## Land Conservation Programs

In support of agricultural preservation, in 1992 Northumberland County created the Agricultural Land Preservation Board. The Preservation Board annually receives \$200,000 to \$300,000 from the Pennsylvania Department of Agriculture. Northumberland County annually contributes \$5,000 to the Preservation Board for administration. The State funds are used by the Preservation Board to administer a Farmland Purchase Program. The Farmland Purchase Program involves the purchase of the development rights to agricultural lands. Once accepted into the Farmland Purchase Program, the landowner continues to own the land, but the only permitted use of the land is agriculture. To be considered for acceptance in the Farmland Purchase Program the farm must be in a community that has adopted an Agricultural Security Areas ordinance.<sup>7</sup>

In agreement with State standards, the Preservation Board has established the minimum requirements that farms in Northumberland County must meet to be eligible for the easement purchase program as follows:

- Must be located in an agricultural security area consisting of 500 acres or more.
- Have a contiguous acreage of at least 50 acres in size unless the tract is at least ten acres in size and is either used for a crop unique to the area, or is contiguous to a property that has a perpetual conservation easement in place that is held by a qualified conservation organization.

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<sup>7</sup> Northumberland County Comprehensive Plan, 2001

- Contain at least 50 percent of soils that are available for agricultural production and are of capability classes I-IV, as defined by the USDA - Natural Resource Conservation Service.
- Contain the greater of 50 percent or ten acres of harvested cropland or pastureland.

Additionally, when considering applications, the Preservation Board evaluates the extent of development pressure, the potential of agricultural productivity, and the proximity of a farm to an important agricultural rural community.

While the Township contains extensive agricultural lands, there has been no preservation of farmland in the planning area. The county's contribution to the program demonstrates a minimal commitment to farmland preservation. The maximum easement payment of \$1000/acre does not effectively incentivize application to the program. As long as these conditions remain, the county's farmland preservation program is not likely to be a useful land use tool in the planning area.

## Municipal Finance Profile

A municipal budget can vary widely from year to year. Major factors include the strength of the economic market for local businesses, trends in the housing market, scheduling of major public projects, and changes in tax policies. A brief summary and historic analysis of major revenue and expenditure streams for Northumberland Borough is provided in Table 37 and for Point Township in Table 38.

Taxes are the Borough's largest revenue source, comprising 72.3 percent of its revenue. Intergovernmental revenue rank second in 2005 and 2006. Licenses, fines and forfeitures provide steady income as well. The Borough's overall revenue has steadily increased since 2000. This is due in part to the addition of several specific tax millages - a street tax, a fire tax, a recreation tax and a debt service tax - between 2000 and 2005 to repay the Pennvest loan for 2002 storm water improvements.

Public safety consumes the largest portion of the Borough's budget at 36 percent, followed by expenditures on highways and streets at 30 percent. General government administration and insurance/employee benefits cost the Borough 11 and 12 percent, respectively. The Borough's expenditures have varied more than its revenues. Public works funds for highways and streets have increased by more than 120 percent followed by increased investment in culture and recreation, public safety and general government administration.

Table 37 Northumberland Borough Finance Summary

Revenues	2000		2005		2006		2000-2006
	Value	% of total	Value	%	Value	%	% change in Value
Taxes	\$552,570	78.0%	\$910,201	76.6%	\$973,336	72.3%	76.1%
Licenses, Fines and Forfeitures	\$53,935	7.6%	\$78,469	6.6%	\$96,721	7.2%	79.3%
Interest and Rents	\$11,870	1.7%	\$19,194	1.6%	\$41,878	3.1%	252.8%
Intergovernmental Revenue	\$41,612	5.9%	\$135,118	11.4%	\$134,215	10.0%	222.5%
Charges for Services	\$35,973	5.1%	\$26,176	2.2%	\$16,153	1.2%	-55.1%
Miscellaneous Revenues	\$12,125	1.7%	\$18,764	1.6%	\$83,433	6.2%	588.1%
<b>Total</b>	<b>\$708,084</b>	<b>100.0%</b>	<b>\$1,187,922</b>	<b>100.0%</b>	<b>\$1,345,736</b>	<b>100.0%</b>	<b>90.1%</b>
Expenditures	2000		2005		2006		2000-2006
	Value	%	Value	%	Value	%	% change in Value
General Government, Administration, and Tax Collection	\$102,637	13.3%	\$118,089	9.6%	\$140,671	11.1%	37.1%
Legal	\$0	0.0%	\$7,500	0.6%	\$17,379	1.4%	
Engineering	\$0	0.0%	\$0	0.0%	\$0	0.0%	
Property	\$0	0.0%	\$7,562	0.6%	\$503	0.0%	
Public Safety	\$281,912	36.6%	\$417,707	34.1%	\$457,502	36.1%	62.3%
Health and Human Services	\$1,011	0.1%	\$850	0.1%	\$850	0.1%	-15.9%
Public Works - Sanitation	\$0	0.0%	\$5,003	0.4%	\$3,077	0.2%	
Public Works - Highway and Street	\$172,134	22.4%	\$352,983	28.8%	\$379,706	30.0%	120.6%
Culture and Recreation	\$24,237	3.2%	\$65,494	5.3%	\$46,042	3.6%	90.0%
Community development	\$46,321	6.0%	\$12,706	1.0%	\$3,587	0.3%	-92.3%
Insurance and Employees Benefits	\$141,019	18.3%	\$112,540	9.2%	\$147,509	11.6%	4.6%
Miscellaneous Expenditures	\$0	0.0%	\$6,050	0.5%	\$20	0.0%	
Debt Service	\$0	0.0%	\$119,860	9.8%	\$69,366	5.5%	
<b>Total</b>	<b>\$769,271</b>	<b>100.0%</b>	<b>\$1,226,344</b>	<b>100.0%</b>	<b>\$1,266,212</b>	<b>100.0%</b>	<b>65%</b>

Taxes are also the Township's largest revenue source, comprising 70.9 percent of the revenue in 2006. Intergovernmental revenue fell from 2005 to 2006, impacting the total value of revenues, but still remains the second largest revenue source.

Public safety is the Township's largest expenditure, consuming 51.7 percent. Highways and streets ranks second at 28.3 percent followed by general government administration at 17.1 percent.

Engineering has the largest increase from nearly \$8,500 in 2005 to more than \$34,000 in 2006. General government and legal services have also increased at double digit rates, while highways and street, culture and recreation and insurance/employee benefits declined.

Table 38 Point Township Finance Summary

Revenues	2005		2006		2005-2006
	Value	% of total	Value	% of total	% change in Value
Taxes	\$801,329	65.6%	\$818,616	70.9%	2.2%
Licenses, Fines and Forfeitures	\$51,572	4.2%	\$58,160	5.0%	12.8%
Interest and Rents	\$12,637	1.0%	\$18,121	1.6%	43.4%
Intergovernmental Revenue	\$291,002	23.8%	\$181,790	15.7%	-37.5%
Charges for Services	\$58,394	4.8%	\$76,713	6.6%	31.4%
Miscellaneous Revenues	\$2,281	0.2%	\$1,218	0.1%	-46.6%
Other	\$4,912	0.4%	\$0	0.0%	-100.0%
<b>Total</b>	<b>\$1,222,127</b>	<b>100.0%</b>	<b>\$1,154,618</b>	<b>100.0%</b>	<b>-5.5%</b>
Expenditures	Value	% of total	Value	% of total	% change in Value
General Government, Administration, and Tax Collection	\$160,105	13.9%	\$194,802	17.1%	21.7%
Legal	\$19,879	1.7%	\$22,716	2.0%	14.3%
Engineering	\$8,498	0.7%	\$34,392	3.0%	304.7%
Property	\$17,711	1.5%	\$19,413	1.7%	9.6%
Public Safety	\$559,951	48.7%	\$589,771	51.7%	5.3%
Health and Human Services		0.0%		0.0%	
Public Works - Sanitation		0.0%	\$14,000	1.2%	
Public Works - Highway and Street	\$378,994	33.0%	\$323,097	28.3%	-14.7%
Culture and Recreation	\$18,759	1.6%	\$15,348	1.3%	-18.2%
Community development		0.0%		0.0%	
Insurance and Employees Benefits	\$4,837	0.4%	\$3,435	0.3%	-29.0%
Miscellaneous Expenditures		0.0%		0.0%	
Debt Service	\$26,331	2.3%		0.0%	
<b>Total</b>	<b>\$1,148,977</b>	<b>100.0%</b>	<b>\$1,140,453</b>	<b>100.0%</b>	<b>-0.7%</b>

## Trends and Issues Summary

### Demographics

- The joint planning area is growing slowly but steadily. Population growth since 1970 has occurred primarily in the Township.
- While the joint planning area is growing, nearly 1 in 4 of its residents have simply relocated from elsewhere in the county since 1995. Between 1995 and 2000, the joint planning area attracted 570 residents from within Pennsylvania, 140 from elsewhere in the United States, and 9 from Puerto Rico or other countries.
- Between 1990 and 2000 the joint planning area lost 131 or 7 percent of its School Age population (5-19 years) and 312 or almost 12 percent of its Young Adult population (20-44 years). These changes in the composition of the community can impact the public school system, the workforce, and volunteerism. At the same time, the Mature Adult population grew by 340 or 21 percent and the Senior Adult population by 213 or 17 percent. These increases will affect the need for health care and senior services.
- Newer residents appear to have higher educational backgrounds since educational attainment levels shifted drastically between 1990 and 2000. More educated residents will likely bring interest in higher income demand and potential as well as more varied interests in their leisure activities.
- Household composition has changed significantly since 1990. Family households still dominate but non-family households increased by almost 2000 or nearly 5 percent.
- Population projections suggest that slow steady growth will continue, reaching 7458 by 2030 - a less than one percent increase from 2000.

### Housing

- Regional growth and a strong housing market are reflected in the increasing number of housing units. The number of housing units increased by almost twice that of the population increase.
- Home ownership rates increased in the Township, while rentals increased in the Borough. The Borough took action to reduce the conversion of single family dwelling to multiple units to manage this rapid increase in rental properties.
- The planning area as a whole offers a range of housing type choices for residents. The majority of homes in each municipality are single family detached units - 60 percent in the Borough and 80 percent in the Township. The Borough offers a wider range of alternatives to this housing unit type in the balance of its housing stock.
- The planning area has a healthy housing vacancy rate of 6 percent, much better than the county's 10 percent. Vacancies in the Borough are typically due to an unoccupied rental status while units are on the housing market. Vacancies in the Township are largely due to the presence of seasonal, recreational or occasional use units.
- The median value of owner-occupied housing units in the planning area is higher than that of Northumberland County and lower than that of Pennsylvania; the same is true for median rent. Township values are higher than Borough values, particularly for

owner-occupied units. Fourteen percent of the Borough's housing is valued at \$50,000 or less and may reflect blighted home conditions, particularly along Duke Street. Median housing values are suspected to have increased since 2000 with the construction of higher priced units in both municipalities.

- The age of housing stock in the planning area mirrors that of the county and the state, however individually the Borough and the Township are vastly different. More than 50% predate 1960, which raises concern for building materials that have become outdated.
- Housing unit projection were based on the population projections and suggest slow growth in the Township (+100 units) offsetting the need for housing in the Borough (-100 units). Households were projected slightly lower to account for typical housing vacancies.

## Economy

- The planning area has a very low unemployment rate.
- Education, Health and Social Services is the largest industry with 50.2 % of workers. Manufacturing follows with 39.2%. Retail services fell to third with 30.2%, followed by the fastest growing industry, entertainment and recreation services, with 14.1%.
- Roughly one quarter of resident employees work in each of the following occupations: Management, Professional, And Related Occupations, Sales and Office Occupations, and Production, Transportation, and Material Moving Occupations. The percentage of residents working in Production, Transportation, and Material Moving Occupations was higher than the state average and attributable to the presence of the Norfolk Southern rail yard and distribution centers in the region.
- The median household income in the Joint Planning Area increased in dollar value by almost \$10,000 but decreased 6.1% in buying power. Household incomes were higher in the Township, where there tend to be more two-income households.

## Natural Resources

- Geologic formations contain commercially viable minerals, such as composed of limestone, sandstone, and shale.
- With the exception of certain limestone formations, formations typically provide solid stability for building foundations.
- Although groundwater yields vary significantly throughout the study area, the median yield for most formations is around 30 gpm. The formation with the highest groundwater yield of 300 or more gpm is the Irish Valley Formation located in Northumberland Borough.
- Collectively, the joint planning area has roughly 10,000 acres of quality farmland soils, accounting for about 55 percent of the land area. A portion of these soils have already been built upon, rendering them ineffective for agriculture and most open space uses. More development is planned and will further consume these fertile and porous areas.

- There is little public or political support for farmland preservation in the county. Zoning is the joint planning area's best tool for conserving these open spaces for agriculture or other non-intensive uses.
- There are approximately 1315 acres of hydric soils and 206 acres of potential wetlands in the joint planning area. Hydric soils are found along perennial and intermittent streams, at the foot of the Montour Ridge, and in the floodplains bordering the North and West Branch of the Susquehanna River. Since hydric soils are one of the decisive factors of wetlands, these areas are indeed wetland locations. The National Wetland Inventory identified potential wetlands along perennial and intermittent creeks, namely Packers Run, and within the floodplains bordering the North and West Branch of the Susquehanna River as well as between Montour Ridge and Ridge Road. Onsite investigation should be conducted during the site analysis process to determine the actual field presence or absence of hydric soils, soils with inclusions, and/or wetlands.
- Johnson Creek in Point Township is the only stream shown to have 100-year floodplains. All other 100-year floodplain locations in the study area are located along the North and West Branch of the Susquehanna River. Approximately 16% (2,996 acres) of the joint planning area lie within the 100-year floodplain area. Floodplain areas are protected from additional development by Township ordinance.
- The planning area contains two impaired streams. The first is a small unnamed stream in the southwestern portion of Point Township near Kapp Heights. The stream is polluted by high levels of organic content and has a low dissolved oxygen rating that impair the stream's ability to support aquatic life. The second impaired stream is the North Branch of the Susquehanna River stretching from beyond the study area's borders to middle of the Northumberland Borough. The river is impaired by PCBs (polychlorinated biphenyls) and mercury from unknown sources.
- Most moderate and steep slopes in the study area are located in the Montour Ridge area along Point Township's northern border and along the southeastern border parallel to the North Branch of the Susquehanna River. These slopes offer scenic views over the rolling topography below as well as a verdant backdrop to valley life.

## Cultural Resources

- The Northumberland Historic District and the Joseph Priestley House are listed on the National Register of Historic Places. The District comprises 12 Federal style homes. The Priestley House is also a National Historic Landmark.
- There are 5 sites eligible for listing on the National Register of Historic Places; one in the Borough, one historic District and three farms in the Township
- 41 sites of undetermined status on the National Register of Historic Places; 11 in the Borough and 30 in the Township; predominantly Georgian style buildings though Colonial Revival, Greek Revival, Late Victorian, Gothic, and Federal are also represented.
- If the community is interested in preserving historic structures through the National Register, it should determine the eligibility of these undetermined sites and advance listing of eligible sites. If the community is interested in sustaining historic architectural

character without preservation, it should undertake a study of the architectural elements common to the joint planning area and prepare a pattern book or design guide as a reference for future development.

- The joint planning area is host to several cultural celebrations including the annual summer Pineknott Days.

### Community Facilities

- Enrollment in the Shikellamy School District is on a downward trend, but projections by the PA Department of Education indicate increasing enrollments beginning in 2011-2012. The increase is projected to occur in the elementary age group and would first affect the need for elementary facilities and later for middle school facilities. The impact of changing demographics in the student population affects not only the need for facilities but also the need for transportation to and from facilities. The municipalities should communicate regularly with the school district to assess the need and plans for expanded facilities and safe student travel routes.
- Police protection continues to be the largest expenditure for each municipality. While each has its own police force, communication and coordination occur in the interest of the entire community. The Borough and Township should continue to coordinate and seek opportunities to reduce costs while ensuring a reasonable level of public safety.
- There are four volunteer fire companies serving the joint planning area. Across Pennsylvania, volunteer companies are increasingly difficult to sustain in terms of the numbers of volunteers and the funds needed to operate and maintain equipment. The municipalities should be prepared to assist the fire companies in evaluating volunteerism trends and, if appropriate, consider administrative or facility and equipment consolidation.
- The Borough informally shares its recycling facilities with residents of the Township.

### Infrastructure

- Malfunctioning on-lot septic systems threaten groundwater quality, including groundwater drawn by on-lot wells for domestic waste use. Alternative disposal methods, namely the extension of sewerage collection lines, are being explored for identified problem areas, particularly along Johnson's Creek and Ridge Road.

### Transportation

- Primary highway corridors in the joint planning area are state highways US 11 and PA 147. Ridge Road is classified as a collector but functions more like an arterial bypass between PA 147 and US 11. King Street, Prince Street/Strawbridge Road, and Spruce Hollow Road are important local roadways.
- The state owns and maintains 19.63 miles of the road system in Point Township; the Township, 27.68 miles; ownership for highways and streets in the Borough was not available.

- Local road patterns in the study area consist of a grid system in the lower southwestern portion of the Northumberland Borough and Kapp Heights neighborhood in Point Township. Outside of this area, the local roadway system has little interconnectivity.
- US 11 and PA 147 have the highest traffic volumes in the joint planning area. Roadways such as Prince Street, 2nd Street, 7th Street, 8th Street, King Street, and Strawbridge Road receive most of the traffic flow from Routes 11 and 147. As a result, intersections connecting these roadways to Routes 11 and 147 have the highest incidents of traffic accidents.
- Lower traffic volumes along Strawbridge Road and Spruce Hollow Road suggest that they are utilized by local drivers who live in or around central Point Township and routinely travel to and from the downtown area.
- There is no fixed route transit service in the planning area. The Northumberland Department of Transportation operates a call-and-demand paratransit service. A Sunbury to Milton shared ride service corridor, passing through the joint planning area, has been explored but has not been funded.
- Both railways in the Northumberland Borough-Point Township Planning area are active and privately owned. There is one grade-separated crossing and several at-grade crossings. The railways are the primary barrier to additional riverfront access for recreation.
- There are no airports in the planning area. The airports closest to the planning area are the Sunbury Airport on Packers Island and the Sunbury Seaplane Base on the North Branch of the Susquehanna River. Both are privately owned.
- Twenty-one percent fewer working residents commute less than 30 minutes to their jobs and twice as many travel more than 30 minutes, since 1990. Since few employers are located in the walkable portions of the Borough and the majority of working residents drive alone to work, it is logical that traffic increases are related employment.
- The Central Susquehanna Valley Transportation (CSVT) Project is the largest highway project in the PennDOT District 3-0 region. The project would connect the northern end of the Selinsgrove Bypass (US11/15) to Interstate 80, reducing congestion, enabling future growth, and improving safety for users of the Routes 11/15 and 147 transportation network. The project will take many years to complete. The first phase will include the river bridge and the northern roadway, including an interchange in Point Township; phase two will connect the Selinsgrove Bypass to the southern end of the river bridge.
- Funding for CSVT has not been programmed. Until then, traffic volumes and congestion will continue to increase. Alternative strategies to improve safety and reduce congestion on US 11 and PA 147 should be explored.

## Land Use

- Across the joint planning area, one third of the land has been intensively developed for commercial, industrial, and residential uses and their supporting manmade infrastructure. The remaining two thirds of land remain to date in agriculture, woodland, or conservation uses.

- The Northumberland County Agricultural Land Preservation Board has preserved 11 farms totaling more than 1300 acres of farmland. None of this acreage is located in the planning area.
- Land development activity in Northumberland Borough since 2000 has included the construction, reconstruction and expansion of numerous structures, totaling \$1.2 billion in investment. Most building permits have been issues for home renovation and additions.
- Point Township estimates that 18 land development plans have approved the construction of 508 residential units since approximately 2000. Once all units are built and occupied, the population is expected to increase by another 1316 residents.
- With the completion of the CSVT, it is anticipated that residential as well as commercial and industrial development has the potential to increase at a faster rate than in the past. This type of growth cannot be forecasted with any specificity. However, the completion of the CSVT project, in conjunction with existing Interstate 80, will create a major transportation crossroads with potentially significant impacts around new and existing interchanges.

### **Municipal Finance**

- Both municipalities rely heavily but not exclusively on tax revenues. Licenses, fees, and other charges as well as intergovernmental revenues support the various expenditures of municipal government.
- Public safety consumes the largest portion of each municipality's expenditures. This is typical for municipalities in Pennsylvania. The Borough has higher costs for insurance/employee benefits attributable to its specialized facilities, i.e. Liberty Splashland, and its wastewater treatment plant.

## Defining a Vision for the Future

Residents and officials of the Northumberland Borough and Point Township planning region clearly value the natural resources and man-made assets available in the planning area. They also believe that more could be done to manage growth, protect resources, and meet residents' needs.

These beliefs begin to describe how residents would like the future to be different, and in fact better, than the present. They form the basis of a vision for an even better quality of life for residents in the future. It is important for residents to agree on what they ultimately want to accomplish for themselves and for future generations. A vision statement was developed by the Planning Advisory Committee and supported by the stakeholders of both communities. It characterizes the planning area the way stakeholders and officials would like to see it 25 years from now. This description helps decision-makers to visualize the ideal scenario toward which they strive. This Vision Statement complements the Future Land Use Map and Scenario in the Action Program.

The Northumberland-Point Planning Area will be...

...a thriving residential community that offers easy access to employment opportunities via major highway corridors as well as high quality, cost-effective services and recreational facilities to its residents.

...a community with an attractive, welcoming, and walkable downtown that offers a variety of services, attractions, and accommodations for travelers and local residents.

...a place where development occurs in planned locations and is coordinated with local, regional, and state investments in the economy, transportation network, and other infrastructure.

...a place where natural resource conservation supports outdoor recreation and tourism.

There is certainly a multitude of ways that people could begin to work toward this vision. As individuals and organizations perform their daily work, the vision statement can be a reference or guide to their decisions and activities.

It is important to share the vision with those who can provide assistance and those who will benefit from the results. Promoting the vision communicates the importance of working together to achieve the common goal and the beneficial results. In addition, the vision should be shared with those who might not readily accept the plan's ideas, in order to identify the points of disagreement, resolve them, and begin working together.

## Goals and Objectives

With a clear understanding of the desired outcome, the strategy for achieving the vision can be outlined. The strategy begins with goals that identify broad topics for enhancement or improvement, and supports these goals with objectives that target action to specific areas of need.

### Future Land Use

*Goal:* Provide land uses throughout the region that are generally compatible with one another.

#### *Objectives*

- Preserve and enhance the character of the Northumberland’s downtown and preserve its role as a center of community activity for Northumberland and Point Township.
- Protect and improve the quality of residential living areas in the region.
- Provide for reasonable amounts of commercial space in attractive and well located settings.
- Maintain, improve and expand commercial and industrial areas to create job opportunities for local residents and to enhance the economic base of the region.
- Maintain and improve existing community facilities to meet the needs of current and future residents of the region.

### Economy

*Goal:* A diverse and sustainable local economy.

#### *Objectives*

- Ensure the availability of affordable adult education and workforce training for residents.
- Develop an improvement plan for downtown Northumberland.
- Build upon the tourism activities in the Region.
- Retain, attract and grow businesses and industries that add to the economic diversity and growth of the region.

## Housing

*Goal:* The goal for housing in the region is “A sound, affordable and diverse housing stock that is available for residents of the region”.

*Objectives*

- Encourage the development of a variety of housing types, sizes, and neighborhood densities.
- Improve housing maintenance and construction.

## Community Facilities and Services

*Goal:* Provide adequate community facilities and services to meet the needs of the residents of the region.

*Objectives*

- Ensure adequate public safety services are available.
- Provide and support first rate educational facilities for school age students.
- Improve library services to the community.
- Provide comprehensive solid waste services to the region.
- Maintain and improve water and wastewater services to the community.
- Maintain and improve parks and recreation facilities and programming.

## Transportation

*Goal:* Make travel safer for all modes of transportation.

*Objectives*

- Reduce congestion.
- Improve dangerous road conditions.
- Develop bike and pedestrian facilities in appropriate locations.
- Support the development of transit services to meet current and future needs.
- Improve parking capacity within the Borough.

## Natural Resource Protection

*Goal:* The region's natural resources are protected from inappropriate and unwanted development.

*Objectives*

- Enhance access to the Susquehanna River.
- Protect floodplains, wetlands, steep slopes, and habitats of rare, threatened, or endangered species.

## Cultural Resources

*Goal:* The region's historic and cultural resources are well known and used by residents and visitors.

*Objectives*

- Support the preservation and maintenance of historic buildings, artifacts and local memorabilia.
- Promote cultural resources as a basis for expanding tourism opportunities.
- Provide or support the provision of cultural facilities and events.

## Parks, Recreation and Open Space

Overall the analysis found strong citizen support for parks, recreation and open space in the Northumberland-Point community. Many citizens have fond memories of recreation facilities that were once here and no longer exist. The community wishes to have more parks and recreation programs for people of all ages. Trails, river-based recreation and year round opportunities garnered the highest level of interest. Community sports organizations relayed the pressing need for more athletic facilities especially soccer fields. Citizens enjoy the configuration of this region with parks, community center and activities based in the Borough with conservation areas in the outlying Township all linked by the Susquehanna River. The great sense of civic commitment and "can-do" attitude is evident in a host of success stories ranging from the establishment of the Seiple Foundation to conserve land under threat of development to the revitalization of Liberty Splashland as a model aquatics facility in Pennsylvania and on to its newest venture in the rehabilitation of a former school into a community center. This plan calls once again on that strong history of volunteerism, collaboration, donations and municipal investment to create a parks and recreation system that will contribute to the quality of life, economic vitality and conservation of this scenic riverfront community.

### **Vision for Parks, Recreation & Open Space**

By 2108, Northumberland Borough and Point Township will be recognized as a special place known far and wide for its scenic beauty, lovely riverfront, conserved natural resources, interesting cultural features, and vibrant town center. Diverse, year round recreation opportunities make our community a healthy, active, and economically vital locale in which to live, work, visit and play.

#### **Mission**

Northumberland Borough and Point Township are dedicated to enriching the lives of the people who live, work, or visit here by providing attractive parks and recreation facilities and diverse recreation opportunities. Through our working partnership, the Borough and the Township will make the best use of its financial and human resources through partnerships with community organizations and the private sector, the pursuit of outside funding sources and support, and excellent public service.

**Goal 1:** Provide parkland that is sufficient in acreage, location, suitability, and configuration to serve the citizens of Northumberland Borough and Point Township.

**Goal 2:** Insure that recreation facilities offer safety, accessibility, variety, appearance, availability, beauty, and function to meet the needs of the community.

**Goal 3:** Connect the community and to the region beyond through a system of greenways and trails, making the best use of the Susquehanna River possible.

**Goal 4:** Manage a joint parks and recreation system in a professional manner that conveys the greatest possible benefit to the public through a partnership of the borough and the township.

**Goal 5:** Provide recreation opportunities for people who live, work and visit here by focusing on providing facilities and working in partnership with others to offer organized programs and events.

**Goal 6:** Invest in parks and recreation to sustain and enhance the health, safety, and welfare of the community.

**Goal 7:** Increase public awareness and support about parks, recreation greenways, trails and natural resource conservation in Northumberland Borough and Point Township.

The goals and recommendations are further distilled into the strategy, a carefully devised plan of action to guide the Borough and the Township and its partners in working toward accomplishing the goals. This plan is presented in Chapter 6.

# 3

## Vision, Goals, and Objectives

Northumberland Borough-Point Township Joint Comprehensive Plan

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## Introduction

A major step in the comprehensive planning process is to develop a future land use plan and corresponding map. The plan and map provide direction for the revision of local zoning regulations. These two components need to specify locations for development and conservation at the planning area and site scales.

The assessment of zoning and environmental protection in Chapter 2 concluded that the current zoning pattern for the Borough and the Township provide a solid foundation for future land use planning. With trends suggesting slow to moderate growth in the region, this pattern could serve the communities for several years. However, the proposed Central Susquehanna Valley Thruway (CSVT) represents a significant change in the transportation system, one that will have substantial land use and economic development impacts. These impacts, including the potential for increased residential, commercial and industrial development pressure along with the expansion of public services for these uses, can be viewed as opportunities for growth and revitalization, if directed in their location, intensity and character. Without direction, they could exacerbate negative trends and degrade the small town character of the Borough and the rural character of the Township.



With a sound foundation in current zoning, evaluation and revision of land use regulations should be considered for the areas directly and indirectly impacted by CSVT as well as the planning area's vision for its future character. The interchange will directly consume land and indirectly improve access to adjacent parcels and the adjoining Ridge Road corridor. Regarding the CSVT interchange, land use revisions should consider the economic role that the interchange will play, uses associated with that role and the travel patterns required by those uses. Regarding the Ridge Road corridor from the interchange to US 11, land use revisions should be based on how the corridor will be used by travelers, what land uses will want access to such a corridor, and the potential for roadway improvements. Regarding the planning area's vision as a "bedroom" community, consideration should be given to the location, intensity and character of residential development in the next 10 years.

## Focus Area: Ridge Road Corridor

### Existing Conditions

#### Land Use Characterization

Existing land uses along Ridge Road are predominantly low density residential and agricultural/open space. Approximately 110 lots fronting the corridor have been developed as residential sites. Lands behind these lots remain in agricultural or other open space uses.

Commercial development is limited to the Route 147 intersection on the western end of the corridor and two small sites on the eastern end of the corridor.

Industrial land is limited to two properties - the Furmano Foods Company and the Viking property - located just south of Ridge Road on Cannery Road approximately one mile from the corridor's western terminus.

Exempt uses include the Township office, Township Park and two churches.



#### Zoning and Development Capacity

In short, the uses listed above are consistent with the uses and locations of the current Township zoning ordinance. The commercial properties on the eastern end and located in the R-1 district are the only exception.

There is additional capacity for residential development in the agricultural and R-1 districts. There is also additional capacity for commercial development, as a portion of the commercially zoned lands are currently used for residential purposes. There is capacity for industrial expansion as well.

Current conflicts are few due to the overall low density of development. Conflicts could increase if additional development were to occur. Potential conflicts include:

- Commercial-residential but are limited by the small size and end point locations of the commercially zoned lands.
- Residential-industrial; these too are limited to just one location.



- Residential-agricultural, such as noise, dust, and odor nuisances, though farms in Agricultural Security Areas are protected from nuisance complaints of this sort.

### Roadway Traffic Patterns

Based on PennDOT's 2005 functional classification of state roadways, Ridge Road is considered a rural major collector. Regarding traffic volumes, PennDOT reports that the total Average Annual Daily Traffic Volume for Ridge Road:

- was 1200 in 2005.
- from Route 147 to Cannery Road was 1968 of which 177 vehicles (9%) were trucks (2002).
- from Cannery Road to Route 11 was 1125 of which 101 vehicles (9%) were trucks (2007).

While this data reflects differing time periods and roadway segment, we can infer that most of the traffic is local passenger vehicle traffic. Trucks traveling on Ridge Road include those traveling to and from Furman's and Viking (estimated by Furman's at 150-225 total trucks per day) as well as thru traffic using Ridge Road as a connector between US 11 and PA 147.

### Evaluation of CSVT impacts to Land Use and Zoning Conditions

The improved access that CSVT will provide to the planning area will likely increase development pressure. Changes to the zoning ordinance, if needed to achieve community development goals, should be made in advance of construction and development speculation. Determining current zoning ordinances need revision, should consider the following:

- Do current zoning ordinances encourage land uses that will benefit the community for the next 10 years and after CSVT is built? Are conflicts likely to increase?
- How will current zoning policies affect traffic volume and patterns along the roadway?
- How will current zoning policies affect the overall view of the landscape from the roadway? In other words, what will travelers see as they pass through the corridor? Will the character of the landscape change?



More specifically, this evaluation should consider site design regulations, such as lot size and yard requirements to understand how they influence density of development, traffic volume, access and safety along the roadway.

- Do current regulations leave room for roadway expansions and capacity improvements?

- Do they support sensible site design elements, such as pedestrian walkways, landscaping, vegetative buffers between incompatible uses, on-site signage, and clear access points/driveways?

#### Lot Size and Yard Depth Requirements for Zoning Districts along the Corridor

- R-1 districts have a minimum lot size of 20,000 square feet (almost half an acre) and require a 30 ft. front yard, 15 ft. side yards, and 35 ft. rear yard.
- Agricultural districts require single family dwellings to have a minimum lot size of 1 acre (the number of residential units built on a tract of land are limited according to a sliding scale), a 40 ft. front yard, 20 ft. side yards, and a 45 ft. rear yard. All other permitted agricultural uses are required to have a minimum lot size of 5 acres with the same yard requirements.
- Industrial districts have a minimum lot size of 1 acre and require a 30 ft. front yard, 20 ft. side yards or 50 ft. side yards when abutting residential districts, and a 30 ft. rear yard.
- Highway commercial districts have a minimum lot size of 12,000 sq. ft. and require a 60 ft. front setback, 25 ft. side setbacks, and a 30 ft. rear setback.

### Projected Land Use Change from CSVT

Additional development in the planning area will include more homes in conventional subdivision patterns, including some portion of the 508 homes already approved by Point Township since 2000. When this development will occur is difficult to project, but will likely be related to the programming of public funds for CSVT construction. As long as the funding for construction is uncertain, development volumes will continue to mimic recent trends.

When development does begin to increase, it will be largely residential as this is where the capacity lies in the current zoning regulations. More homes will require more services for public utilities (water/sewer), public safety (police, fire, EMA), public health (trash collection, recycling), and public education, which may also require some land development on the part of the Township or other public service providers. Due to the rolling topography, many homes will be hidden from view, while others adjacent to Ridge Road and those on the hillsides will be prominently visible. Each home will generate additional vehicular trips for work, school, shopping, and recreation.



Some additional commercial development, redevelopment or expansion may take place, particularly on the west end of the corridor along PA 147. This could result in an increase in

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## Development and Conservation Strategy

Northumberland Borough-Point Township Joint Comprehensive Plan

commuter-type traffic. Limited additional industrial development could also occur, increasing both employee and truck traffic to and from the Furmano/Viking area.

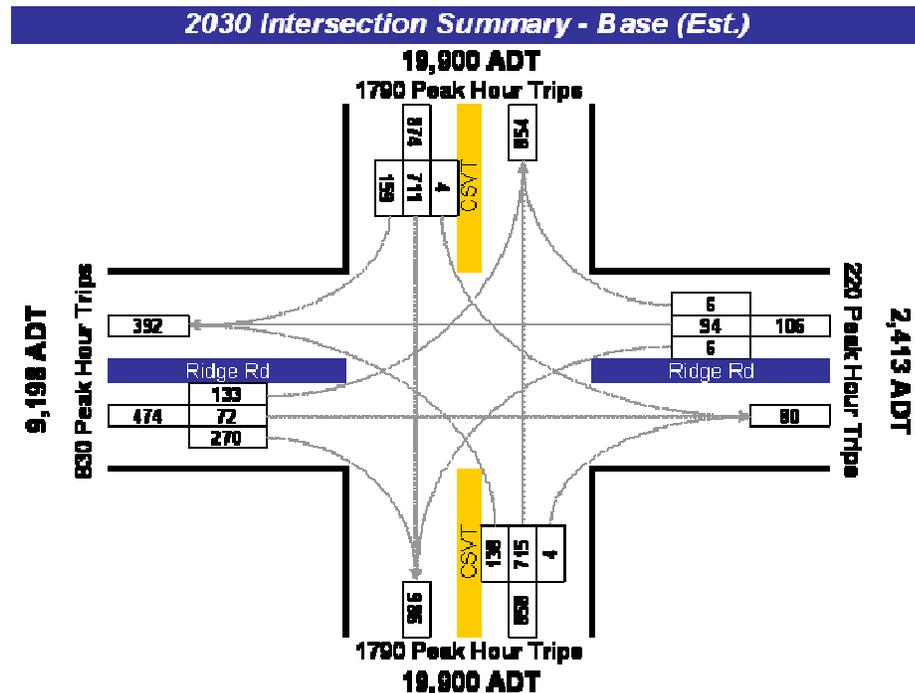
Growth of these types will benefit the community by growing the resident population toward numbers that could support some of the commercial services that current residents are looking for, e.g. grocery store, restaurants, etc., if land with adequate access and utilities is available. This growth will also bring increased daily community and household travel, some portions of which will likely occur on the roadways, including Ridge Road.

### Projected Change in Traffic Volume from CSVT

The increase in traffic volumes can be projected based on growth rates, land uses, and changes in the transportation system. The following projections are based on historical growth rates, existing land use conditions, and PennDOT’s traffic volume data.

Assuming completed construction of CSVT, traffic projections forecast the Average Daily Traffic (ADT) of Ridge Road east of the interchange to be 2,400 vehicles by the year 2030, which is double the current traffic volume. Projections also indicate the ADT of Ridge Road west of the interchange is forecasted to increase about 350% to 9,198 vehicles by 2030.

Figure 4-1 Projected 2030 Intersection Traffic Volumes



2030 CSVT ADT Source: PennDOT Statwide TDM  
 2030 Ridge Rd. ADT Source: PennDOT BPR Growth Factors

ADT – Average Daily Traffic  
 BPR – Bureau of Planning and Research  
 Source: Gannett Fleming, Inc.

CSVT – Central Susquehanna Valley Thruway  
 TDM – Travel Demand Model

Although traffic along Ridge Road is forecasted to increase significantly over the next two decades, the projected volumes for 2030 do not exceed the roadway's capacity and, therefore, are not expected to affect overall mobility along the roadway.

Residents and officials already see Ridge Road functioning as a bypass around Northumberland for traffic traveling between US 11 and PA 147. They expect this segment of traffic volume will increase once CSVT is built.

### Implications

If the community decides to change permitted land uses along Ridge Road, e.g. to more intense land uses as a result of increased access, traffic impacts of those uses (passenger and truck volumes, and number and placement of access points) should be carefully considered.

Regardless of land use changes, current traffic from Ridge Road already has difficulty safely turning onto PA 147. The community may want to request that PennDOT study the feasibility of a traffic signal at the Route 147/Ridge Road intersection - preferably in advance of CSVT construction.

### Preferences for Land Use and Design

The following general preferences for design were expressed for future land uses throughout the community.

#### Residential Uses

1. Include a variety of housing types, ranging from low to medium density single family detached housing to medium density attached housing units. Development of denser attached single family housing should be limited to specified areas in the Norry-Point study area, such as adjacent to commercial uses at the interchange area.
2. Require sidewalks (or walking trails), minimum space between units, and curbing.

#### Commercial Uses

1. Permit a variety of uses, including personal, professional, and travel uses.
2. Denote clear access points/driveways.
3. Include roadway setbacks for vegetative buffers and landscaping (trees and shrubs).
4. Incorporate underground utilities, where possible.



The PA 39 corridor in the Harrisburg, PA area may provide a model for the long term development of the Ridge Road corridor. PA 39 connects Interstate 81 east of Linglestown with US 22/322 to the west. This once rural highway is now home to significant residential and commercial development - a very different character.

5. Consolidate signage for multiple businesses on a single site.
6. Limit visual clutter, esp. temporary/promotional signage.

#### Industrial

1. Limit industrial development to the existing and interchange areas in the study area.
2. Include roadway setbacks for vegetative buffers and landscaping (trees and shrubs).
3. Incorporate underground utilities, where possible.
4. Consolidate signage for multiple businesses on a single site.
5. Carefully consider locations for light and heavy industrial development.

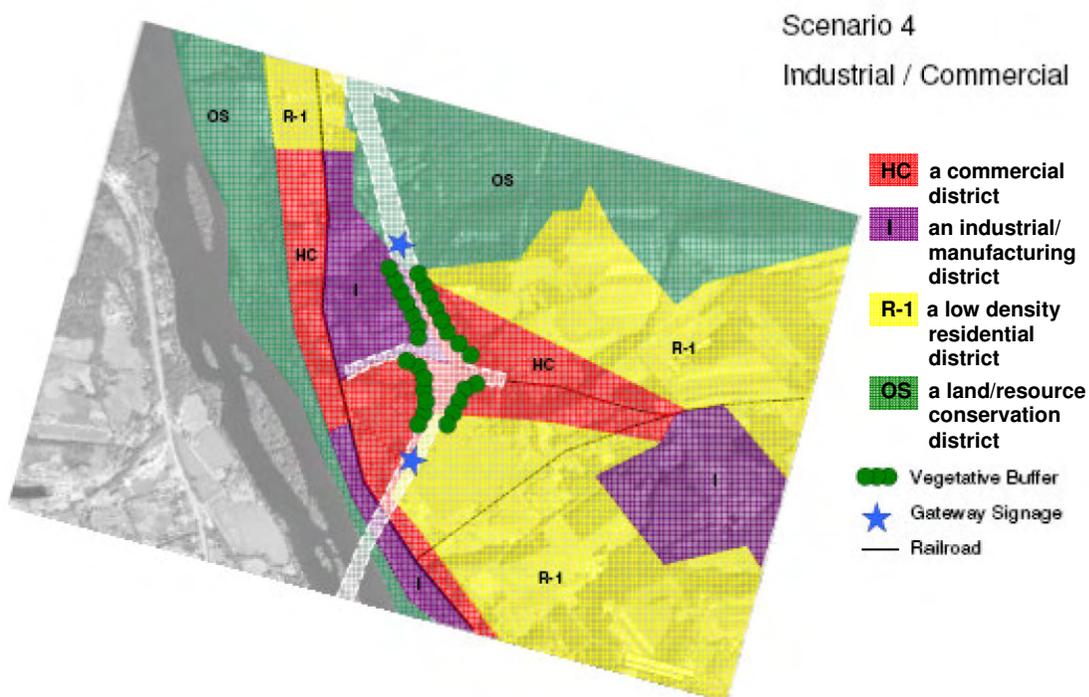
These design features should be inserted into the land development portion of regulations.

## Land Use Alternatives for Ridge Road

### Preferred Land Use Pattern for Interchange

Four land use scenarios for the proposed CSVT interchange were developed and evaluated. Local preference was expressed for a mixture of highway commercial and light industrial development. This pattern would provide additional land for commercial services and help balance the public services demand and tax revenue of increased residential development to the east. This land use scenario is shown in Figure 4-2.

**Figure 4-2 - Preferred Land Use Pattern for Interchange**



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## Development and Conservation Strategy

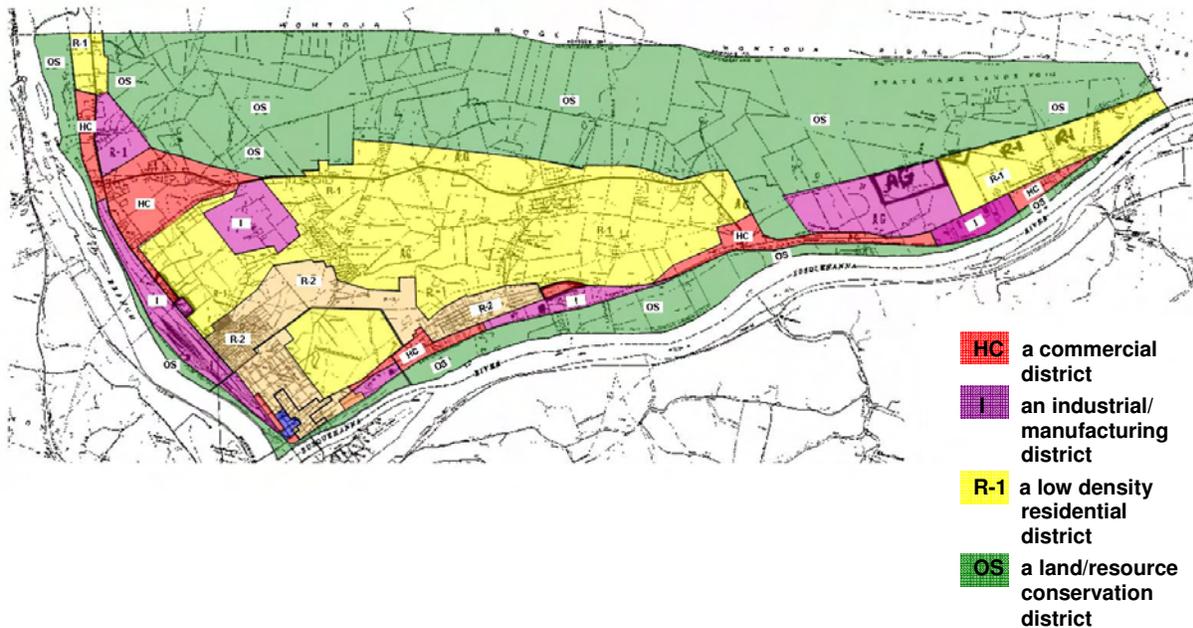
Northumberland Borough-Point Township Joint Comprehensive Plan

### Preferred Land Use Pattern for Ridge Road

Similarly, four land use scenarios for the Ridge Road Corridor east of the proposed interchange were developed and evaluated. Local preference was expressed for changing current agriculture and R-1 low density residential zoning around the new interchange area. This land use scenario is shown in

Figure 4-3.

Figure 4-3 Preferred Land Use Pattern for Ridge Road



### Future Land Use Map

Map 11 Future land use designates seven land use classes:

- Downtown
- Downtown Neighborhood
- Suburban Business
- Suburban Neighborhood
- Industrial
- Village
- Resource Conservation

These land use classes provide the basic parameters for zoning policy. Though they align closely with municipal zoning district boundaries, they do not constitute zoning districts, as the comprehensive plan is limited to policy recommendations and cannot itself change zoning policy. The description and location of these land use classes are the first step toward a revised land use policy and management approach that will result in desired land use patterns and densities.

Table 4-1 on the following pages describes the desired aspects of each of these land use designations, including:

- Purpose – the function of the land use pattern
- Primary and Secondary Land Uses – the composition of permitted uses; other uses may be permitted but should be carefully reviewed for compatibility
- Water and Sewer Service – public service or on-lot systems
- Transportation System – transportation features that should connect to and expand the overall transportation system
- Natural and Historic Resource Priorities – features that should be protected from development and its impacts
- Design Characteristics – the features of the development or open space that integrate individual properties into a neighborhood or district and the larger community
- Land Use Practices & Tools – the applicable tools and practices available to municipalities to guide and encourage the desired land use pattern
- Reference Pattern of Development – an existing place that illustrates the form and uses of this land use class
- Designations – the location of this class in the Northumberland Borough-Point Township joint planning area

These land use classes are not new to the central Susquehanna Valley region. For each class, at least one reference location is given to aid in visualizing the appearance and function based on familiar neighborhoods, districts or landscapes. Additional designations identify locations in the county where the class should be applied.

While these classes are familiar to the region, conventional development techniques of the past 30 years have not yielded such a wide range of patterns and densities. Therefore, recommended land use practices and tools are also provided.

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**Table 4-1 Land Use Classes**

	Downtown Business Brown	Downtown Neighborhood Peach
<b>Purpose:</b>	Accommodate a variety of moderately intensive, small to mid-sized developments	Sustain the existing urban neighborhoods; maximize compatible infill and redevelopment
<b>Primary Uses:</b>	Small to medium scale retail and office; institutional (educational, health care, social service and local government); medium and high density housing	Medium and high density residential (ranging from single to multi-family units); neighborhood/small-scale commercial; and institutional (educational, health care, social service and local government)
<b>Secondary Uses:</b>	Low density residential; recreation (mini parks and walking trails)	Low density residential; recreation (mini and neighborhood parks, trails)
<b>Water &amp; Sewer Service:</b>	Public Water and Public Sewer	Public Water and Public Sewer
<b>Transportation System:</b>	Grid street network; bus transit routes and stops; rail freight system; sidewalks/crosswalks; on-road bike lanes; off-road trails; wayfinding signage	Grid street network; bus transit routes and stops; rail freight system; sidewalks/crosswalks; on-road bike lanes; off-road trails
<b>Natural Resource Priorities:</b>	Greenways; urban forestry; riparian and wetland buffers; wellhead protection	Greenways; urban forestry; riparian and wetland buffers; wellhead protection
<b>Historic Resource Priorities:</b>	Adaptive reuse of historic structures and sites; conserved building facades; continued use of historic design features in new, infill, or re-development; historic district designations	Adaptive reuse of historic structures and sites; conserved building facades; continued use of historic design features in new, infill, or re-development; historic district designations
<b>Design Characteristics:</b>	Mixed-uses within sites and within structures; “build-to” lines; streetscapes and plazas; sidewalks; signage standards; street trees; benches; lighting; landscaped buffers; on-street and off-street parking (as side, rear, or structured parking)	Mixed-uses within sites and within structures; “build-to” lines; streetscapes; sidewalks; street trees; benches; lighting; on-street and off-street parking (as side, rear, or structured parking)
<b>Land Use Practices &amp; Tools:</b>	Infill/Redevelopment; Traditional Neighborhood Development (TND); Transit Oriented Development (TOD); Transfer of Development Rights (receiving zone); Business Improvement Districts (BIDs); Architectural Design Guidelines	Infill/Redevelopment; Traditional Neighborhood Development (TND); Transit Oriented Development (TOD); Transfer of Development Rights (receiving zone); Architectural Design Guidelines
<b>Reference Pattern of Development:</b>	Downtown Selinsgrove, Downtown Bloomsburg, Downtown Danville	Selinsgrove, Bloomsburg
<b>Additional Designations:</b>	Downtown Northumberland	Residential areas of Northumberland and adjacent higher density residential areas of Point Township

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# Development and Conservation Strategy

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**Table 4-1 Land Use Classes (continued)**

	Suburban Business Red	Suburban Neighborhood Yellow
<b>Purpose:</b>	Sustain existing businesses; enhance their physical connection to adjacent downtown and suburban neighborhoods	Sustain the vitality of existing suburban neighborhoods; and provide additional locations to accommodate new residences
<b>Primary Uses:</b>	Commercial retail; commercial office; light industrial; warehousing and storage facilities; institutional (educational, health care, social service and local government)	Low and medium density residential; including single and multi-family units
<b>Secondary Uses:</b>	Recreation (trails, river access); low and medium density residential	Recreation (neighborhood and community parks); neighborhood/ small-scale commercial; institutional (educational, health care, social service and local government)
<b>Water &amp; Sewer Service:</b>	Public Water and Public Sewer	Public Water and Public Sewer
<b>Transportation System:</b>	Collector roads and local streets; bus transit routes and stops; rail freight system; sidewalks/crosswalks or pedestrian/bicycle paths; on-road bike lanes; off-road trails	Collector roads and local streets; bus transit routes and stops; sidewalks/crosswalks or pedestrian/ bicycle paths; on-road bike lanes; off-road trails
<b>Natural Resource Priorities:</b>	Open space conservation/greenways; riparian and wetland buffers; minimal impervious cover and maximum infiltration; wellhead protection; natural area site buffers and management	Open space conservation/greenways; riparian and wetland buffers; minimal impervious cover and maximum infiltration; wellhead protection; natural area site buffers and management
<b>Historic Resource Priorities:</b>	Adaptive reuse of historic structures and sites; use of historic design features in new, infill, or re-development	Adaptive reuse of historic structures and sites; use of historic design features in new, infill, or re-development
<b>Design Characteristics:</b>	Mixed-uses within sites and within structures; streetscapes and plazas; walking path/sidewalks; signage standards; street trees; landscaped buffers	Mixed-uses within sites and within structures; streetscapes; walking path/sidewalk; signage standards; street trees; landscaped buffers
<b>Land Use Practices &amp; Tools:</b>	Infill/Redevelopment; Cluster Development; Conservation Design; Transit Oriented Development (TOD); Low Impact Development; Transfer of Development Rights (receiving zone); (Road/Highway) Access Management; Architectural Design Guidelines	Infill/Redevelopment; Planned Residential Development (PRD); Transit Oriented Development (TOD); Low Impact Development; Conservation Design; Transfer of Development Rights (receiving zone); Architectural Design Guidelines
<b>Reference Pattern of Development:</b>	Country Cupboard (Lewisburg), TecPort (Harrisburg)	Brookpark Farms
<b>Additional Designations:</b>	Highway commercial areas along major corridors; future CSVT interchange area	Upland portion of Borough and middle section of Point Township generally between Ridge Road, Route 147 and the minor ridge parallel to Route 11

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# Development and Conservation Strategy

Northumberland Borough-Point Township Joint Comprehensive Plan

**Table 4-1 Land Use Classes (continued)**

	Industrial Purple	Village Blue
<b>Purpose:</b>	Accommodate intensive commercial and industrial development.	Encourage new uses that are compatible with the existing development patterns; and provide locations to accommodate new residences and compatible neighborhood uses.
<b>Primary Uses:</b>	Low to high intensity industrial development.	Medium to low density residential; small-scale commercial; and institutional (educational, health care and local government)
<b>Secondary Uses:</b>	Commercial office; warehousing and storage facilities; commercial retail; recreation (walking and biking trails)	Recreation (mini and neighborhood parks, trails); light industrial; high density residential
<b>Water &amp; Sewer Service:</b>	Public Water and Public Sewer	Public Water and Public Sewer (preferred); community system or managed on-lot systems (alternatives)
<b>Transportation System:</b>	Collector roads and local streets; walking trails and sidewalks where appropriate; bus transit service dependent upon the size of operation(s)	Local roads; bus transit routes and stops; sidewalks/ crosswalks or pedestrian/bicycle paths; off-road trails
<b>Natural Resource Priorities:</b>	Open space conservation/greenways; riparian and wetland buffers; minimal impervious cover and maximum infiltration; wellhead protection; natural area site buffers and management	Greenways; urban forestry; riparian and wetland buffers; minimal impervious cover and maximum infiltration; wellhead protection; natural area site buffers and management
<b>Historic Resource Priorities:</b>	Adaptive reuse of historic structures and sites; use of historic design features in new, infill, or re-development	Adaptive reuse of historic structures and sites; use of historic design features in new, infill, or re-development
<b>Design Characteristics:</b>	Off-street parking; signage standards; increased screening; landscape buffering and/or setbacks toward adjacent non-industrial properties; streetscapes (street trees at minimum; possibly lighting)	Mixed-uses within sites and within structures; “build-to” lines; streetscapes and public greens; sidewalks; signage standards; street trees; benches; lighting; landscaped buffers; on-street and off-street parking
<b>Land Use Practices &amp; Tools:</b>	Performance Standards; Form based codes; Roadway setbacks and large yard depths to buffer from adjacent non-industrial uses; (Road/Highway) Access Management; Architectural Design Guidelines	Infill/Redevelopment; Transfer of Development Rights (receiving zone); Architectural Design Guidelines
<b>Reference Pattern of Development:</b>	Great Stream Commons, Reach Road Industrial Park	Hummels Wharf, Lynntown, Riverside
<b>Additional Designations:</b>	Lands west of Route 147 adjacent to rail and lands along Route 11	Lands along Route 11

Table 2-1 Land Use Classes (continued)

	Resource Conservation Green
<b>Purpose:</b>	Protect, and where feasible, restore, the study area's most sensitive natural resources from the direct and indirect impacts of development. Preserve the study area's rural character.
<b>Primary Uses:</b>	Resource management areas for land and water bodies
<b>Secondary Uses:</b>	Limited public recreation (hunting, fishing, hiking, camping, environmental education); limited residential development
<b>Water &amp; Sewer Service:</b>	On-lot systems; community systems where development is concentrated or public health is at risk
<b>Transportation System:</b>	Limited roads (public and emergency access); on-road and off-road pedestrian/bicycle trails; stream access
<b>Natural Resource Priorities:</b>	Riparian and wetland buffers; wellhead protection
<b>Historic Resource Priorities:</b>	Adaptive reuse of historic structures and sites; historic landscape designations
<b>Design Characteristics:</b>	Buffer intensive uses with less intensive uses to reduce conflicts with adjacent land use designations.
<b>Land Use Practices &amp; Tools:</b>	Conservation Easements; Floodplain ordinance; Riparian buffer ordinance; Purchase of Development Rights (PDRs); Transfer of Development Rights (TDRs); Conservation Design Subdivision/Development; and Timber Harvest Regulations; Architectural Design Guidelines
<b>Reference Pattern of Development:</b>	Ringfield in Chadds Ford, PA; the Ponds at Woodward in Kennett Township, Chester County, PA
<b>Additional Designations:</b>	Floodplains, wetlands, streams, wooded areas, steep slopes, Natural Areas Inventory sites; See Land Use Map

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# Development and Conservation Strategy

Northumberland Borough-Point Township Joint Comprehensive Plan

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## Introduction

This chapter presents an action plan or recommendations for advancing community and economic development toward the joint planning area's vision and goals for growth management/land use, economic development, housing, transportation, community facilities, and natural and cultural resources conservation.

## Action Plans

### Growth Management/Land Use Plan

The Land Use Action Plan and Future Land Use Map work together to expand community and economic development in three tiers:

1. In and around Northumberland Borough, where development has historically been most intensive;
2. Between the Borough and Ridge Road, where the land use pattern of public services and infrastructure are expanding; and
3. North of Ridge Road to the top of Montour Ridge, where large tracts and woodlands predominate.

In addition, the US 11 and PA 147 corridors are natural corridors for growth since infrastructure is most readily available here. The intent is to revitalize older neighborhoods, expand physical and travel connections between neighborhoods and business/service centers, conserve productive and beneficial open space.

This approach will guide development to be consistent and compatible with community character and neighboring land uses in adjacent Townships; reduce auto-dependency and provide greater opportunity for multi-modal circulation; maintain or improve the efficiency of public services; take advantage of the placement of the proposed CSVT interchange; and meet resident, business and traveler needs on lands surrounding the interchange.

<b>Action 1:</b>	<b>Revise Point Township zoning ordinance and zoning map to reflect preferred land use patterns particularly for the CSVT interchange area, Ridge Road corridor, and Route 11 corridor.</b>
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**Schedule:** 2009-2010

**Lead Partners:** Point Township

**Support Partners:** Northumberland Borough (for review of consistency with plan and map)

**Funding Sources:** PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds

<b>Action 2:</b>	<b>Prepare quarterly and annual reports of proposed development in the Township. Include plan name, developer, use, number of units, and estimated market value at minimum.</b>
<b>Schedule:</b>	2009-2010
<b>Lead Partners:</b>	Point Township
<b>Support Partners:</b>	Northumberland Borough (for sample tracking table)
<b>Funding Sources:</b>	Township funds
<b>Action 3:</b>	<b>Revise subdivision and land development regulations to require site amenities (sidewalks/walking paths/bike trails, landscaping and buffers including shade trees, and transit stops) in commercial, industrial, and residential districts; work with developers to establish appropriate standards or minimum requirements; and enforce these regulations.</b>
<b>Schedule:</b>	2011-2012
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Developers, Shikellamy School District (for sidewalk/trails standards near schools and bus/transit stop locations)
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds; Borough funds
<b>Action 4:</b>	<b>Restrict off-site signage, such as billboards, to industrial and business areas through municipal regulations; establish standards for sign size, design/format and materials for both on-site and offsite signage.</b>
<b>Schedule:</b>	2009-2010 in conjunction with zoning ordinance/map revision; 2011-2012 in conjunction with subdivision and land development ordinance updates
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Business community, non-profit agencies
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds; Borough funds
<b>Action 5:</b>	<b>Develop criteria for the requested installation of street lighting in new developments.</b>
<b>Schedule:</b>	2011-2012 in conjunction with subdivision and land development ordinance updates
<b>Lead Partners:</b>	Point Township
<b>Support Partners:</b>	PPL Energy Corporation
<b>Funding Sources:</b>	Township funds

## Economic Development Action Plan

The Economic Action Plan supports the expansion and diversification of the local economy through both zoning and actions in support of improving the workforce. In addition to designating and promoting available lands for commercial services and industry, the joint planning area should also market the natural, cultural, and community amenities of the region for tourism. These efforts should be strategic to support expansion of family supporting jobs. This Action Plan recommends that the planning area work with county and regional economic development organizations to draw corporate interest and employment opportunities to targeted areas of the region.

<b>Action 1:</b>	<b>Review and revise zoning in the Borough and the Township to permit commercial traveler services and tourism uses in appropriate districts.</b>
<b>Schedule:</b>	2009-2010 in conjunction with zoning revisions
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Tourism and service developers, Greater Susquehanna Valley Chamber of Commerce; SEDA-COG Community Assistance Center; <i>tourism agency</i>
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds; Borough funds
<b>Action 2:</b>	<b>Meet annually with business owners to discuss opportunities and obstacles to their growth and expansion; consider municipal solutions and/or assistance to address concerns; explore long term interest in a local business owner's forum.</b>
<b>Schedule:</b>	2009-2010 and ongoing
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Business owners and managers, Bloomsburg's business owner's forum - MEGAN
<b>Funding Sources:</b>	Borough and Township funds (for staff facilitation/participation and meeting space)
<b>Action 3:</b>	<b>Review and revise zoning to permit adult education and workforce training - use of existing facilities or new facilities - in appropriate zoning districts.</b>
<b>Schedule:</b>	2009-2010 in conjunction with zoning revisions
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Shikellamy School District and Vo-Tech, Priestley Library, 2 <sup>nd</sup> Street Community Center, Bucknell University, Susquehanna University, Bloomsburg University, <i>other workforce training service providers</i>
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds; Borough funds

<b>Action 4:</b>	<b>Participate actively in regional tourism studies, e.g. the SEDA-COG river towns study. Contribute current information about the Northumberland-Point community. Request and interpret the studies' findings for local action.</b>
<b>Schedule:</b>	2009-2010 for the river town study; ongoing for other regional planning initiatives
<b>Lead Partners:</b>	SEDA-COG, Susquehanna Greenway Partnership
<b>Support Partners:</b>	Northumberland Borough, Point Township
<b>Funding Sources:</b>	Borough and Township funds (for staff/volunteer participation and travel, data compilation, and study implementation)
<b>Action 5:</b>	<b>Meet with a representative(s) from Weis Markets or other grocery stores to determine minimum site requirements for such a store. If lands are available that meet such minimum requirements, make the grocer aware of the opportunity to acquire land for future development. Also explore Weis' long term interest in its site along Route 11, i.e. for permanent recreation or other community service.</b>
<b>Schedule:</b>	2015-2016
<b>Lead Partners:</b>	Point Township
<b>Support Partners:</b>	Northumberland Borough
<b>Funding Sources:</b>	Township funds for meeting coordination; PA DCNR Community Conservation Partnership grant (for recreational land acquisition)
<b>Action 6:</b>	<b>Support the efforts of regional partners to attract new jobs and workers to this region, as well as to implement workforce development programs. Request a presentation from economic regional development agencies on its business recruitment program(s) and early notification of business interests in local properties. Emphasize the desire for high quality employment opportunities. When approached by interested parties, provide accurate information on available lands and a consistent message of the zoning and subdivision/land development requirements, as well as the quality of life in the region.</b>
<b>Schedule:</b>	2009-2010 with annual follow-up
<b>Lead Partners:</b>	SEDA-COG, Central Susquehanna Valley Chamber of Commerce, regional industrial authorities
<b>Support Partners:</b>	Northumberland Borough, Point Township
<b>Funding Sources:</b>	Borough and Township funds (for staff participation)

## Housing Action Plan

The Housing Action Plan emphasizes safe, diversified housing options in the planning area for residents of all ages, income levels, and household types, including seniors and young professionals. The existing housing stock is primarily comprised of single-family homes. However, a significant number of homes have low market values for unspecified reasons. While single-family homes may continue to be the predominant housing type, new development should expand modern, affordable housing options--even by permitting and enabling more than one housing size, type, and cost in a given subdivision. Such integration of housing sizes, types, and costs is encouraged by the traditional neighborhood development (TND) practice and the planned residential developments (PRD) mentioned in the land use tables in Chapter 4.

<b>Action 1:</b>	<b>Adopt and enforce a minimum standard for property maintenance that addresses the building and the property.</b>
<b>Schedule:</b>	2009-2010
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Homeowners Associations, Municipal code enforcement staff
<b>Funding Sources:</b>	Borough and Township funds for staff time
<b>Action 2:</b>	<b>Revise zoning to permit and encourage a variety of housing types and densities within multi-unit development projects.</b> Housing density may be influenced by the availability of public utilities, such as water and sewer. Incentives may include density bonuses.
<b>Schedule:</b>	2009-2010 in conjunction with zoning revisions
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Multi-unit housing developers, <i>Northumberland County Housing Authority</i> , water provider, sewer authorities
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds; Borough funds
<b>Action 3:</b>	<b>Make information on home improvement assistance programs available to homeowners.</b>
<b>Schedule:</b>	2009-2010
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	<i>Northumberland County/non-profit (agency)</i>
<b>Funding Sources:</b>	Borough and Township funds for information access (webpage links, bulletin board, etc.)

## Community Facilities Action Plan

The Community Facilities Action Plan focuses on effective public health and safety services, as well as educational opportunities for residents. As the population of the planning region grows, service areas and quality will need to be monitored and evaluated.

<b>Action 1:</b>	<b>Request that emergency service providers periodically evaluate their response times and the quality of services provided and submit findings to the municipalities.</b>
<b>Schedule:</b>	2009-2010
<b>Lead Partners:</b>	Borough Police Department, Township Police Department, Fire Companies, Emergency/Ambulance Service Providers
<b>Support Partners:</b>	Northumberland Borough, Point Township
<b>Funding Sources:</b>	Service Provider funds
<b>Action 2:</b>	<b>Complete Act 537 Sewage Facilities Plan updates for the Borough and the Township. Implement the 537 plan recommendations to upgrade the wastewater treatment plant and extend sewer service to areas with high rates of malfunctioning septic systems.</b>
<b>Schedule:</b>	2009-2010
<b>Lead Partners:</b>	Sewer Authorities
<b>Support Partners:</b>	Northumberland Borough, Point Township
<b>Funding Sources:</b>	PennVEST, PA Infrastructure Bank, Sewer fees
<b>Action 3:</b>	<b>Share quarterly and annual reports of proposed development with the Shikellamy School District Administration.</b>
<b>Schedule:</b>	2011-2012
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Shikellamy School District, Northumberland County Planning Commission
<b>Funding Sources:</b>	Borough funds, Township funds for report preparation

**Action 4:** Develop, adopt and implement a joint parks, recreation and open space plan.

**Schedule:**

**Lead**

**Partners:**

Per the individual recommendations of the Parks, Recreation and Open Space Plan

**Support**

**Partners:**

**Funding**

**Sources:**

**Action 5:** Revise both municipal subdivision and land development ordinances with a provision for mandatory dedication of parkland.

**Schedule:** 2011-2012 in conjunction with subdivision and land development ordinance revisions

**Lead**

**Partners:**

Northumberland Borough, Point Township

**Support**

**Partners:**

Developers, municipal park and recreation committees

**Funding**

**Sources:**

PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds; Borough funds

**Action 6:** Review zoning to ensure that new educational facilities are permitted in residential districts and physically integrated with residential uses, e.g. connected by sidewalks/trails where feasible.

**Schedule:** 2009-2010

**Lead**

**Partners:**

Northumberland Borough, Point Township

**Support**

**Partners:**

Developers, Shikellamy School District, municipal park and recreation committees

**Funding**

**Sources:**

PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds; Borough funds

## Transportation Action Plan

The Transportation Action Plan includes short and long term recommendations for highway and bicycle/pedestrian safety and mobility.

<b>Action 1:</b>	<b>Request a meeting with PennDOT to discuss the causes of crash clusters along Duke Street. Address roadway design deficiencies with new design. Consider additional signage to address frequent driver error.</b>
<b>Schedule:</b>	2009-2010
<b>Lead Partners:</b>	Northumberland Borough
<b>Support Partners:</b>	Point Township, PennDOT, SEDA-COG, Businesses along Duke Street
<b>Funding Sources:</b>	SEDA-COG Unified Planning Work Program; SEDA-COG TIP for design and construction projects funded by Safety and Mobility Initiatives and/or Transportation Enhancements Programs; District 3-0 County Maintenance
<b>Action 2:</b>	<b>Develop access management standards in the Township subdivision/land development ordinance for the Ridge Road, Route 11 and Route 147 corridors.</b>
<b>Schedule:</b>	2011-2012 in conjunction with subdivision and land development ordinance revisions
<b>Lead Partners:</b>	Point Township
<b>Support Partners:</b>	Northumberland Borough, PennDOT, SEDA-COG
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Township funds
<b>Action 3:</b>	<b>Establish preferred locations for primary roads in the Township in advance of development, e.g. through use of an official map.</b>
<b>Schedule:</b>	2013-2014
<b>Lead Partners:</b>	Point Township
<b>Support Partners:</b>	Northumberland Township, sewer authorities for shared rights-of-way
<b>Funding Sources:</b>	<i>PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); PA Infrastructure Bank; PennVEST; Township funds</i>

<b>Action 4:</b>	<b>Advocate for PennDOT to improve safety of the Ridge Road corridor, including consideration of intersections with PA Route 147 and US Route 11.</b> These improvements should be considered in regard to current safety concerns and in anticipation of increased and heavier traffic use as a result of continued growth and the future construction of CSVT. The Township and Borough should participate in additional or related transportation-land use and traffic impact studies, if conducted.
<b>Schedule:</b>	2013-2014 or later in advance of CSVT construction
<b>Lead Partners:</b>	Point Township
<b>Support Partners:</b>	Northumberland Borough, PennDOT, SEDA-COG
<b>Funding Sources:</b>	Borough and Township Funds for advocacy; sources for corridor improvements: SEDA-COG Unified Planning Work Program; SEDA-COG TIP for design and construction projects funded by Safety and Mobility Initiatives; District 3-0 County Maintenance
<b>Action 5:</b>	<b>Provide/replace pedestrian networks in areas that are already developed. Begin by establishing criteria for the need and prioritize neighborhoods to be addressed.</b>
<b>Schedule:</b>	2015-2016
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	PennDOT, SEDA-COG, Shikellamy School District
<b>Funding Sources:</b>	SEDA-COG Unified Planning Work Program for assessment study; SEDA-COG TIP for design and construction projects funded by Safety and Mobility Initiatives, Transportation Enhancements, Safe Routes to Schools
<b>Action 6:</b>	<b>Explore alternatives to reduce congestion at the Route 11/147 intersection.</b>
<b>Schedule:</b>	2009-2010
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	SEDA-COG, PennDOT, Business community, adjacent property owners, Shikellamy School District, emergency service providers
<b>Funding Sources:</b>	SEDA-COG Unified Planning Work Program for study of alternatives; SEDA-COG TIP for design and construction projects funded by Safety and Mobility Initiatives
<b>Action 7:</b>	<b>Partner with the Shikellamy School District to apply for Safe Routes to School Audits for Priestley Elementary and CW Rice Middle School buildings.</b>
<b>Schedule:</b>	2009-2010
<b>Lead Partners:</b>	Northumberland Borough, Point Township, Shikellamy School District
<b>Support Partners:</b>	SEDA-COG, PennDOT, Pennsylvania Advocate for Nutrition and Activity (PANA)
<b>Funding Sources:</b>	PANA; Municipal funds

## Natural Resource Protection Action Plan

The Natural Resource Protection Action Plan focuses on the conservation of sensitive natural features from development. The features' sensitivities include those that may put human life and property at risk due to flooding, sinkholes, or poor water quality, as well as risk to ecological integrity.

<b>Action 1:</b>	<b>Revise floodplain protection regulations for consistency with current FEMA floodplain mapping.</b>
<b>Schedule:</b>	2009-2010 in conjunction with zoning revisions
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Northumberland County, adjacent municipalities
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); municipal funds
<b>Action 2:</b>	<b>Revise subdivision and land development regulations to require vegetated riparian buffers along streams and around wetlands.</b>
<b>Schedule:</b>	2011-2012 in conjunction with subdivision/land development revisions
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Northumberland County Conservation District, PA DEP, Chesapeake Bay Foundation
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); municipal funds
<b>Action 3:</b>	<b>Revise subdivision and land development regulations to buffer natural areas of state and local significance as recommended in the Northumberland County Natural Areas Inventory.</b>
<b>Schedule:</b>	2011-2012 in conjunction with subdivision/land development revisions
<b>Lead Partners:</b>	Northumberland Borough, Point Township
<b>Support Partners:</b>	Northumberland County Conservation District, PA DEP, Chesapeake Bay Foundation
<b>Funding Sources:</b>	PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); municipal funds

**Action 4:** Request that PA DEP investigate karst geologic formations at the base of the Montour Ridge.

**Schedule:** 2012-2013

**Lead Partners:** Point Township

**Support Partners:** PA DEP, PA DCED, SEDA-COG

**Funding Sources:** N/A

## Historic and Cultural Resources Action Plan

Efforts to promote and interpret the unique industrial, transportation, and cultural history of the joint planning area should be initiated and supported to enhance local identity. The historic and cultural resources action plan calls for encouraging property owners to conserve buildings, and landmarks; preserving such buildings and landmarks and other artifacts of history that are in the public's interest ; and encouraging new development to be compatible and respectful of historic and cultural resources.

**Action 1:** Provide owners of historic and potentially historic properties with access to information on the benefits of building and façade preservation and the technical and financial assistance available from state and federal agencies.

**Schedule:** 2010-2011

**Lead Partners:** Northumberland Borough, Point Township

**Support Partners:** Local historical societies, land conservancies/trusts, Pennsylvania Historical and Museum Commission (PHMC)

**Funding Sources:** Municipal funds (minimal for display of brochures and links to online information)

**Action 2:** Prepare a design guidance manual - an inventory of historical development patterns, building styles and materials used throughout existing development as a guide for the form and aesthetics of future development.

**Schedule:** 2010-2011

**Lead Partners:** Northumberland Borough, Point Township

**Support Partners:** SEDA-COG Community Assistance Center, local historical societies, land conservancies/trusts, Pennsylvania Historical and Museum Commission (PHMC)

**Funding Sources:** PA DCED Land Use Planning and Technical Assistance Program (LUPTAP); Municipal funds

**Action 3:** Acquire, preserve, and interpret artifacts, structures and properties that reflect the region's values and significant people, places and events.

**Schedule:** 2009 and ongoing

**Lead Partners:** Northumberland Borough, Point Township

**Support Partners:** Local and regional museum curators

**Funding Sources:** Land conservancies/trusts

**Action 4:** Explore the feasibility of establishing a local museum for the display and interpretation of local artifacts.

**Schedule:** 2013-2014, or as opportunities arise

**Lead Partners:** Northumberland Borough, Point Township

**Support Partners:** Local and regional museum curators, local historical societies, Pennsylvania Historical and Museum Commission (PHMC)

**Funding Sources:** PHMC, private foundations

## Intergovernmental Cooperation

In addition, Northumberland Borough and Point Township may want to look beyond their borders for cost-effective means of providing local government services. Many regional partnerships exist in Pennsylvania to provide recreation, public safety, and utilities services, as well as other local government services, e.g. code administration and enforcement, that exceed what each municipality could provide independently. These partnerships can take many forms, such as informal arrangements or formal intergovernmental agreements. These forms of cooperation maintain the municipalities' autonomy in working toward common goals.

## Overview

Parks, recreation facilities, trails, and recreation opportunities are essential to the quality of life in a community. These facilities offer more than just fun and games; they represent economic development, natural resource conservation, and health and wellness. Specifically, they help to increase property values, attract and retain businesses, extend life span, and build strong family bonds. Having lots of things to do in the community and region helps to attract and keep young people in the prized demographic group of 25 to 40 years of age. For every dollar that a municipality invests in parks and recreation, another \$1.14 to \$1.26 is spent in the local economy. For every one dollar that citizens spend on attending a community event, they spend another four dollars in the community.

This Parks, Recreation and Open Space Plan has four sections. A summary of the public participation activities used to develop this plan begins below. The profile of parks, trails, and recreation begins on page 110 with findings reported at the end of each section. The plan for parks, trails and recreation begins on page 140. Finally, a parks, recreation and open space summary is presented on pages 155. For reference, a detailed profile of natural and manmade resources (community facilities) can be found in Chapter 2 Profiles, Trends and Issues and recommendations for natural resources and open space protection are included in Chapter 4 Development and Conservation Strategy and Chapter 5 Action Plans.

## Public Participation

This planning project included a three-part public participation process: a Plan Advisory Committee, interviews, and public meetings.

### Plan Advisory Committee (PAC)

The PAC served as the advisory committee for both the Comprehensive Plan and its component of the Parks Recreation and Open Space Plan. PAC members represented a broad base of community interests including elected and appointed officials, parks and recreation enthusiasts, cultural resources experts, environmental interests, bicycling, agriculture, business, senior adults, and general community interest. The PAC met monthly during the planning process with meetings dedicated to parks, recreation and open space planning. This arrangement helped to build support for parks and recreation by making it part of overall community planning.

### Key Person Interviews

The planning process included interviews with key stakeholders in the community. Many field days were devoted to meeting with the stakeholders on their home turf to explore potential parks, recreation and open space ideas, challenges and opportunities. This process was productive in generating some creative prospects for improving the community through facilities, programs, and partnerships. In addition to on-site field interviews, interviews were also conducted via telephone. The purpose of the interviews was to obtain the ideas, concerns

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and suggestions from individuals and organizations that provide park, recreation and related services and facilities. The interviews included the following:

1. Township officials
2. Borough Officials
3. Borough and Township staff
4. Recreation Board members
5. Northumberland County Planning Commission and Director
6. Organized Sports Groups
7. Historic Facility operations
8. Liberty Splashland Manager and staff
9. Northumberland County Office on Aging
10. Shikellamy School District Superintendent and staff
11. SEDA-COG
12. PA DCNR
13. Business owners
14. Linn Conservancy
15. Central Pennsylvania Conservancy
16. Western Pennsylvania Conservancy
17. Wetlands Foundation
18. Northumberland Point Senior Action Center Director
19. Trail advocates
20. Central Susquehanna Valley United Way
21. Central Pennsylvania Rowing Association
22. Greater Susquehanna Valley YMCA
23. Union County Planning Commission Director
24. Susquehanna Greenway
25. Special interest groups and citizens with interests in specific areas

### Public Meetings

Public meetings were held to obtain citizen input for the parks and recreation plan. Two public meetings were held. The first was to get community input and was designed as an interactive meeting with small focus group discussions. The second public meeting was structured as a public open house in which citizens heard a presentation and had the opportunity to see plan materials displayed on boards for the purpose of conveying information, engaging the citizens and obtaining feedback through on-site discussions and a questionnaire.



### Findings of the Public Participation Process

1. **More parks and recreation opportunities are needed.** We need more recreational activities for adults and youth. We need more indoor recreation and fitness centers. The redevelopment of the 2nd Street community center for year round recreation is important.

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2. **Locate parks and recreation facilities near where people live.** Preserve the open space in Point Township and locate parks near where people live. Connect the parks in Northumberland to the residents in Point Township via trails.
3. **Securing the 80 acre property along the North Branch of the river that is currently in county ownership is crucial.** Development of this site as a sports complex is essential for community recreation.
4. **Pineknottter Park should be improved.** It is underused given its important riverfront location. Upgrade and expand the facilities, add more programs and events and advertise the park to generate additional visitors.
5. **Liberty Splashland serves as a statewide model for community support of public recreation facilities.** The swimming pool complex has been revitalized and operated through an important public private partnership with a key stakeholder who is a private citizen.



### State Award

In 2008, the Pennsylvania Recreation and Park Society awarded Greg Carl its highest honor in recognition of his years of volunteerism. Mr. Carl, with support from borough council, redeveloped the community pool as Liberty Splashland. He has managed the pool as a successful regional aquatics facility over the last ten years. It serves as a statewide model for how community involvement contributes to public recreation.

6. **Establishing the Susquehanna River as a key community recreation resources is important for both the residents and tourism.** We should improve and create additional river access points to promote fishing/boating activity as well as for increased tourism.
7. **Connecting the community through a trail network is important.** Update existing trails and create new trails. Include trails to get outlying residents to the parks and the riverfront and loop trails to connect both sides of the river for both residents and tourists.
8. **Natural resource protection and conservation is a community priority.** Natural areas should be protected through effective land use planning.
9. **The area is rich with cultural heritage resources that could be tapped for tourism and economic development purposes.**
10. **Potential exists for tapping additional community partners in recreation endeavors.** Other potential partners include the Shikellamy School District, the Greater Susquehanna Valley



YMCA, the Senior Action Center and community sports organizations.

11. **Citizens and officials have concerns about funding and the limited resources of these two small municipalities.** Although the communities have limited financial resources and very small staffs, they are facing major projects and commitments such as the 2<sup>nd</sup> Street Community Center, the acquisition and development of the 80 acre county-owned property for use as a community park, open space conservation in Point Township, the long-term operation of Liberty Splashland, and the planning and development of a trail system.
12. **The community has a “can-do, let’s pitch in and help attitude”.** This positive value has enabled the community to get as far as they have overcoming major hurdles to provide the system that is in place today. From establishing a foundation to save the 80-acre riverfront parcel from development to private citizens support for revitalizing the pool, this community has a productive civic involvement.

## Parks, Trails, and Recreation Profile

The Parks, Trails, and Recreation Profile contains the inventory and assessment of recreational facilities and services in Northumberland Borough and Point Township and the surrounding region. The profile explores existing park and recreation sites, trails, and greenways and how these recreation facilities are managed, programmed, operated, funded, and promoted. The profile considers trends and needs for recreational facilities and services and explores opportunities for expansion of parks and recreation for those who live work or visit here. It concludes with recommendations for creating the kind of system that would serve as a community asset in the Northumberland Borough-Point Township joint planning area.



## Park and Recreation Facilities Assessment

### Regional Parks and Recreation Facilities

1. The citizens of Northumberland Borough and Point Township have access to significant parks and recreation facilities in the region. Opportunities for recreation in the great outdoors are plentiful. Places to hunt, fish, trap, boat and enjoy nature abound in the nearby state parks, game lands, the Susquehanna River, and creeks. Regional outdoor recreation facilities serve citizens who travel up to an hour or more depending on the facilities available. Visitors generally spend many hours or the better part of a day enjoying these facilities. If accommodations are available, visitors can stay overnight for extended stays. Regional parks and recreation facilities include:
2. Shikellamy State Park spans Northumberland and Union counties. The 78-acre Shikellamy Overlook is on the western shore of the Susquehanna River above the

confluence of the North and West Branches of the Susquehanna River. The 54-acre Shikellamy Marina is on the southern tip of Packer's Island in Northumberland County, between the Borough of Northumberland and the City of Sunbury, at the confluence of the river branches. Recreation opportunities include enjoyment of scenic views, picnicking, hiking along two miles of trails, limited bicycling, a 23-slip marina, unlimited horsepower boating, boat access, and courtesy docks.

3. State Gamelands #115 is in Point Township along the Montour Ridge. Opportunities include hunting, trapping, falconry, environmental education, public information about conservation, and wildlife watching.
4. Lake Augusta in Sunbury is the world's largest inflatable fabric dam, eight feet high and 2,100 feet long. This huge placid basin has become the hub for a multitude of diverse recreational activities. It encompasses some 3,000 acres, has more than 40 miles of useable shore line along the Susquehanna River and extends upstream more than 5 miles on both branches. This water body provides swimming, boating and waterskiing opportunities in summer, when the water level would normally be too low.
5. The Susquehanna River offers opportunities for fishing and boating. The Pennsylvania Fish & Boat Commission has a boat access in Northumberland Borough. The Susquehanna Greenway Partnership is working to expand recreation opportunities along the entire 500 miles of river from New York to Maryland that would feature river towns, such as Northumberland Borough, as destinations.
6. Northumberland County owns 80 acres of land in Point Township. The land was purchased with Project 70 state grant funds. It is undeveloped and is an important property in terms of community recreation for the Borough and the Township.



### Municipal Parks and Recreation Facilities

Northumberland Borough and Point Township have 9 parks with about 55 acres of parkland. Despite the relatively small acreage, the municipalities have diverse parks and recreation facilities including small urban parks, a community park, an outdoor swimming pool, riverfront recreation, and an emerging community center, a former elementary school building that is being recycled for year round indoor recreation.

These parks and recreation facilities were assessed to determine how they meet community recreation needs and how they could be improved for the citizens of today and in the future. The planning team analyzed the parks and recreation facilities by:

1. Conducting an on-site investigation of park and recreation features and conditions.

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2. Evaluating observed and documented park and facility conditions.
3. Assessing parks and recreation throughout the Borough and the Township.
4. Exploring trends and community needs through public participation.

Seven factors guided the park and recreation facility assessment including the following:

- |                             |  |
|-----------------------------|--|
| 1. Configuration of parks   | 5. Recreation facilities               |
| 2. Amount of parkland       | 6. Conditions of parks                 |
| 3. Location of parks        | 7. Park and recreation facility trends |
| 4. Connection between parks |  |

### Configuration of Parkland

The configuration of parkland refers to the parks in a community according to their size and facilities. The NRPA (National Recreation & Park Association) has developed a classification system for parks that is used nationwide as a guide for community recreation planning. Map 12 Parks and Recreation Sites shows the location and service area of the parks in the Northumberland Borough-Point Township joint planning area.



The variety of parks serves as the foundation for community recreation. Local recreation facilities provide citizens with the opportunity to enjoy their free time within minutes of home. Table 1 shows the range of park types, their benefits, appropriate facilities, and the maintenance levels required for parks in the joint planning area.

**Table 1 Park Types in the joint planning area**

Park	Type	Acreage
<b>Northumberland Borough</b>		
Pineknottter Park	Community Park	19.22
The Point	Special Use - River Access	2.80
Second Street Community Center & Playground	Special Use - Indoor/outdoor	0.50
Liberty Splashland	Special Use - Pool	2.92
King Street Park	Public Green Space	0.80
Acorn League Field	Special Use - Ballfield	3.00
Jolly Hollow - open space	Neighborhood Park	0.21
<b>Point Township</b>		
Point Township Recreation Facility	Community Park	17.00
Oak Park	Neighborhood Park	7.00

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The following conclusions can be made about the configuration of parks in the joint planning area:

1. The parks in Northumberland Borough and Point Township depart from the strict classification of parks set forth by NRPS because of their size and use. For example, a community park usually has 25 acres or more. Although Pineknotted Park and the Point Township Recreation Area have fewer than 25 acres, they do in fact serve as community parks because of their facilities and use. Therefore, they are classified as community parks in this plan.
2. Northumberland Borough and Point Township have an effective joint configuration of parks. The smaller and more special use facilities are in the Borough while the more traditional community park and future community park opportunities lay in Point Township.
3. The Township does not have any neighborhood parks. Their preference is to focus on community parks which are larger, more functional in terms of organized recreation and relatively less expensive to maintain than numerous small neighborhood parks.
4. Acorn Little League Park serves as the only municipally owned sports facility. Weis Markets, a grocer based in Sunbury, privately owns the land on Route 11 used for community soccer. There is no formal agreement for use of the fields by community soccer groups.
5. Two special use facilities are in the Borough: Liberty Splashland and the Community Center. These are both major public recreation facilities. They serve or will serve the Northumberland Borough and Point Township community and beyond.
6. The Jolly Hollow open space was once a public park. This site presents an opportunity for recreational use.
7. There are no parks in the northern tier of Point Township. This mountainous wooded area does house a private camp of 75-100 acres.



### Amount of Parkland

Northumberland Borough has 31.43 acres of parkland in 7 parks and recreation sites. Point Township has 24 acres of parkland in 2 parks. Table 2 presents an analysis of parkland needs according to a population based NRPA's national standard of 10.5 acres per thousand population. The 10.5 acres includes eight (8) acres of community parks and two and one-half (2.5) acres of neighborhood and mini parks. A population-based analysis is used to evaluate active public parkland only. Passive parks, greenways and trails, and nature preserves are not

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included in the analysis of park acreage as the standard for such public parks should be based upon the quality of the resource and not on active use.

*Over the past 30 years, it has been the accepted practice in Pennsylvania to adopt a uniform national land standard such as 10.5 acres per thousand population.*

NRPA Park, Recreation, and Open Space Guidelines 1995

Table 2 shows that 55.43 acres of parkland are currently owned and developed for recreation in the joint planning area. Based on the NRPA standards, there is a total deficit of 26.57 acres of combined community and neighborhood parkland. By 2020, Northumberland Borough and Point Township should have approximately 80 acres of active public parkland available for residents. The variation in deficiency over the next twelve years is due to a projected population decrease of 421 for the Borough and an increase of 418 for the Township.

**Table 2 Northumberland Borough and Point Township Parkland Acreage According to NRPA Standards**

Parkland Acreage According to NRPA Standards Northumberland Borough and Point Township Community							
Year *	Population	Parkland (Acres)					
		Required by Standard NRPA		Presently Owned/ Developed		Deficit(-)/ Excess(+)	
		Community*	Neighborhood**	Community*	Neighborhood**	Community*	Neighborhood**
<b>Northumberland Borough</b>							
2000	3,714	30	10	31.18	.25	+1.18	-9.75
2010	3,488	28	9			+3.18	-8.75
2020	3,293	27	9			+4.18	-8.75
<b>Point Township</b>							
2000	3,722	32	10	17	7	-15	-3
2010	3,919	32	10			-15	-3
2020	4,140	33	11			-16	-4
<b>Total</b>							
2000	7,436	62	20	48.18	7.25	-13.82	-12.75
2010	7,407	60	19			-11.82	-11.75
2020	7,433	60	20			-11.82	-12.75

\* Includes Special Use, Sports, and Undeveloped Open Space \*\*Includes Miniparks

### Use of Private Land for Recreation

Sports organizations in Northumberland Borough and Point Township use private land for league play and practice. This includes the AYSO soccer fields in Route 11 in Point Township and the ballfield across from Acorn Little League Field in Northumberland Borough.

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AYSO uses property owned by Weis Markets for the community soccer program. This site of about nine acres, located on Route 11, is the home to AYSO (American Youth Soccer Organization) League. The league has 275 participants in the fall and 310 players in the spring. In addition to local residents, the site attracts regional soccer play from places such as Mifflinburg, Middleburg, Lewisburg, Selinsgrove, Warrior Run and Lion Mountain. Tournaments attract participants from Harrisburg and Altoona. Since there is no formal lease for this facility, this property is not secure in perpetuity for recreational use. The lack of a lease or ownership prevents the community or the league from obtaining grants for field improvements. The location of the AYSO fields on a major commercial highway makes it vulnerable to potential development, although the property has wetlands. There is no other municipal park facility that could accommodate soccer. Therefore additional park acreage is needed for soccer and other flat field sports, if a formal long-term lease agreement cannot be secured.



The property across from Acorn Little League Fields once had a forty-year lease. However the owner passed away and the status of the lease is in question. The site houses a t-ball field complete with dugouts.

Northumberland Borough and Point Township's parks primarily serve communitywide uses. While the community appears not to be in need of additional parkland, securing land adjacent to existing parks such as Pineknott would be important with respect to expanded river access, recreation and scenic beauty.

### ***Shikellamy School District Facilities***

School district facilities are often used for public recreational purposes. While educational and related use of facilities is always the first priority, recreation is a compatible use. The Shikellamy School District is trying to find ways to increase public use of school facilities such as exploring how to get additional funding to open the libraries with computers to the public. Community basketball and wrestling programs use school district gyms and related rooms. Sports trends reported by the school district include requests for field use for lacrosse from Lewisburg teams. The future of C.W. Rice Middle School should be monitored to determine if fields and the gym can be made available to the public should the use of the school change.

### **Location of Parks**

The proximity of parks to where the citizens live is important. Safe, convenient access by citizens bicycling or walking is preferred. Larger community parks are often destinations that require access by car. The service area radius for the parks as depicted in Map 12 shows that the Borough residents have convenient access to the parks. The parks in Northumberland are well distributed in the Borough and to some locations nearby in the Township. Township residents

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mainly drive to the parks in the Township and the Borough. Future parks should also be located within the close proximity to where citizens live.

Combined, the town center facilities and the larger open spaces in the Township provide the size, location and type of facilities the community at large need without duplication of services, maintenance and other associated costs. The Borough serves as the home to special use facilities including Liberty Splashland and the Community Center. The pool is a regional destination; the community center could potentially have a similar draw in the area. The larger existing and potential community parks for sports and other activities in the Township complement the Borough's more specialized town facilities.



Park locations provide riverfront access. Pineknotter Park provides a major access to the Susquehanna River. The Fish & Boat Commission provided recent grant funding for boat access to West Branch at the point on Borough property. An important opportunity for riverfront access lies in the 80 acres along the North Branch located in Point Township off Route 11 and owned by Northumberland County. The Norfolk Southern and North Shore rail lines are obstacles to further river access in Northumberland Borough and Point Township.

The Kapp Heights neighborhood does not have a neighborhood recreation area. This area lines up with Borough streets so access to a recreation area would be desirable. Trago's Gultch, now known as Jolly Hollow, at Orange and King Streets once had tennis courts and skate facilities.

### Connection between Parks

Although bicycle use is a popular activity in the community, there are no official bicycle trails at present in the Borough or the Township. One of the most exciting aspects of this park, open space and rural recreation plan is the potential to create connections to municipal parks, recreation facilities, schools, historic sites, neighborhoods, the Susquehanna River, and other community destinations. The desire to create connectivity for through pathways for recreation and non-motorized transportation emerged as a high priority in the planning process. Rail and canal corridors and trolley lines offer potential to create the main trail corridors. Scenic views of the river, woodlands and natural areas underscore the potential of trails here.



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### Recreation Facilities

Recreation facilities offer individuals, families, community groups, and organized adult and youth leagues the opportunity to engage in fun and healthy activities vital for lifelong wellness. The appropriate number of park facilities in a community should be based on need, as defined by current facility usage, and should consider local and regional trends in recreation. Table 3 provides the municipal facility inventory for the joint community.

**Table 3 Northumberland Borough and Point Township Municipal Park and Recreation Facility Inventory**

Northumberland Borough and Point Township Municipal Park and Recreation Facility Inventory																		
Park	Acreeage	Baseball Fields	Softball Fields	Soccer Fields	Basketball Courts	Tennis Courts	Picnic Facilities	Playground	Trails	Restroom	River Access	Boat Ramp	Pavilion	Concession Stand	Swimming Pool	Open Space	Indoor Facilities	Parking
<b>Northumberland Borough</b>																		
Pineknotted Park	19.22	1* 90'				X	1	X		X		X	1					X
The Point	2.80											1						X
Second Street Community Center & Playground	0.50				1		X										X	
Liberty Splashland	2.92							1					X	X				X
King Street Park	0.80												X			X		X
Acorn Little League Field	3.00	2											X					
Jolly Hollow	0.21															X		
<b>Point Township</b>																		
Point Township Recreation Facility	17.00	X		X									X	X				X
Oak Park	7.00															X		

\*lighted

### ***Pineknotted Park***

Pineknotted Park is the flagship park of Northumberland Borough. It serves as a community park with ballfields, playground, concessions, picnic facilities and riverfront access. Adjacent to the park lies a 20-acre parcel that should be considered for acquisition to add to this community treasure. Pineknotted Park is the location for major state and regional sports tournaments.

### ***The Point***

The Point is the location of a new boat access ramp. This site of nearly three acres has the potential to be a gem with its riverfront views. A master site plan and capital improvement plan would help to guide the creation of a scenic public park.

### ***Second Street Community Center & Playground***

The Borough secured the former elementary school on Second Street for use as a community recreation center. The building required extensive renovation that is underway. The Borough has been pursuing grants for both the capital improvement as well as funding for a center coordinator. The Borough was fortunate in obtaining private funding for the development of the new playground and basketball court at this site. This facility is the number one challenge of the Borough in terms of public recreation. As a major undertaking, it is crucial to plan for long-term management, maintenance programming and financing required to operate the center.



### ***Liberty Splashland***

The Borough's community outdoor swimming complex was built in 1976 thrived for many years. As the pool aged, community demographics changed and trends in household swimming pools emerged, Splashland went into decline. A citizen spearheaded the effort to revitalize the facility that sparked the interest and support of Borough council. This support included a major study on how to rejuvenate Splashland to recapture public use. Through a great deal of creativity, research, hard work, time, and commitment, the pool is once again a vibrant modern facility. The pool operates on a minimal budget with essentially no cost to the Borough for operations. Pool management falls under the auspices of the volunteer manager. This is certainly a shining example of volunteerism, professionalism and municipal support. The challenge is to plan for the long-term security and management of the pool should the volunteer circumstances and support change.



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### ***King Street Park***

King Street Park evokes the nostalgia of days gone-by with its picture postcard image. As the town green complete with a gazebo and beautiful landscaping, the site anchors the Borough and offers the potential to be a hub along a community bicycle network. This park adds charm and value that underlies the desirability of this neighborhood as a great place to live.



### ***Jolly Hollow***

In the past, Jolly Hollow served as a community park with facilities for skating, tennis and play areas. Today, the site is a vacant open space. The public planning process found community interest in the restoration of this site as a public park.



### ***Point Township Recreation Area***

Development of this major recreation area began in about 1980. A building with restrooms, picnic area, pavilions, and ballfields make this a community destination. The site was built with state grants, volunteer labor and donated materials, including trees from the Seiple Foundation. NorCenPen Soccer anticipates using this site for games and training. Completion of a multi-purpose field and other site improvements are needed to harness the full potential of this recreational asset..



### ***Oak Park***

Oak Park serves as a neighborhood park for the people of this section of the Township. It has limited access. An Memorandum of Understanding with the Greater Susquehanna Valley YMCA is in place for programming. The YMCA provides maintenance and pays for utilities. Volunteers mow the grass.



### ***Private and Quasi-Public Recreation Facilities***

#### ***Athletic Fields***

In addition to the municipal facilities shown in Table 3, community sports groups use private land for athletic fields. The community soccer fields are on land owned by Weis Markets. A baseball field complete with dugouts is located across from Acorn Park little league fields on privately owned land. The public use of these private properties is informal without leases.

#### ***Northumberland Point Township Senior Action Center***

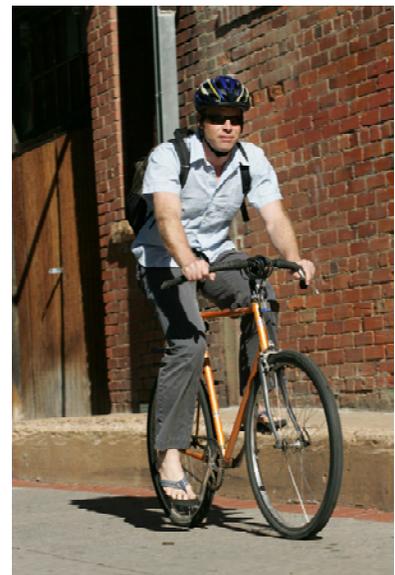
The Northumberland Point Township Senior Action Center serves a membership of 140 senior citizens. The center has a daily participation of about 30 to 40, Monday through Friday from 8:00 A.M. to 4:00 P.M. The Area Agency on Aging funds the center that is also supported through fund raising activities by the membership. Participation has been decreasing due to demographic changes including people working longer; grandparents as day care givers; grandparents raising their grandchildren; and people leading active lifestyles beyond the realm of tradition senior center activities. New programs that are focused on adult enrichment and health in order to attract more seniors are under consideration. One of the challenges of this center is the facility that is a two-story building and lacks ADA accessibility.

A major trend is on the horizon with respect to senior citizen centers. With decreasing participation in single purpose centers, multi-generational recreation centers are becoming the preferred alternative. Citizens use multi-purpose recreation centers throughout their lifetime and on an expanded basin once they retire.

### **Park, Recreation, and Community Trends**

Changes in lifestyle, health and interests affect the kinds of recreation facilities that communities need. Consider the broad national trends:

1. Walking is the number one recreational activity and chief form of exercise.
2. Trails are the most preferred recreation facility.
3. The availability of parks and recreation opportunities is a major factor in business decisions about where to locate or expand operations and their consequent jobs.
4. The top public health issue in the United States is the lack of physical activity as cited in the U.S. Surgeon General's report entitled "Physical Activity and Health." The lack of physical activity among Americans has led to heart disease, diabetes, and high blood pressure. The consequences are escalating health care costs and decreasing life span. The current generation of children is the first that may not live as long as their parents.



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5. People are living longer and remaining active longer.
6. Persons with disabilities are to have full access to public programs, including recreation.
7. Female participation in sports is increasing. In 1976, only one out of 27 girls played high school sports. Today it is more than one out of three.
8. Sports participation is increasing and moving towards year round play instead of in one traditional season. Fall baseball and year round soccer are common. Basketball plays year round indoors and outdoors.
9. Indoor recreation facility planning has evolved from single purpose senior centers to multi-generational indoor centers that people use throughout their lifetime and on an expanded basis when they are not working.
10. Soccer, lacrosse and field hockey are gaining in participation.
11. The decline of the rail industry and increase in recreation birthed the rail-to-trail movement. Many opportunities are available for rail trails in the Northumberland Borough and Point Township community.
12. Interest in outdoor, nature based non-consumptive recreation has increased as consumptive sports such as hunting and fishing are on the decline. Pennsylvania has begun to address attracting responsible use and interest in the state's parks, forests and game lands through outreach, advertising, and major planning initiatives. Despite increasing participation in recreation, new sports and activities, and a broadening of the participation base, obesity and the lack of physical activity in the United States is at an all-time high.



Trends in the Northumberland Borough and Point Township community include the following:

1. The Borough population is declining. The area is losing the prized demographic age group of 25 to 40.
2. Both municipalities have strong volunteerism and public support. The level of involvement of the residents and community organizations in parks and recreation is notable.
3. Volunteers have contributed much toward public recreation ranging from volunteer time in league sports to major donations such as the playground at Second Street. Liberty Splashland is a thriving operation due to collaborative effort driven by a dedicated citizen with support from Borough council.

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4. Major community needs are jobs and economic development.
5. The community is supportive of recreation initiatives such as undertaking the development of the community recreation center on Second Street.
6. The past is present, from the history and heritage of the area in facilities that have been preserved such as the Priestley House to the rich transportation heritage of rails and the canal that has not yet been fully conserved and in some cases lost.
7. The private sector has played a crucial role in delivering recreation services such as special events and programs under the auspices of community groups and the Greater Susquehanna Valley YMCA.
8. Due to the lack of sufficient parkland, community sports groups use private lands for fields.
9. Northumberland Borough and Point Township have a positive collaborative working relationship.
10. Both municipalities are financially distressed.
11. The Susquehanna Greenway Partnership efforts are working towards more recreation in the area and in the revitalization of the river towns including Northumberland Borough.
12. Regional initiatives are underway that should help Northumberland Borough and Point Township including the Susquehanna Greenway partnership, SEDA-COG's River Towns program and PADCNR's goal of having a greenway plan for every county which will spur Northumberland County to move ahead on a county plan here.



### Parks and Recreation Facilities Conclusions

The parks in Northumberland Borough and Point Township have evolved over time mainly in response to community needs and emerging opportunities. Grants, donations, and volunteerism fostered park development where public funding was limited. General recommendations to improve all of the parks and recreation facilities address the park system, parkland and recreation facilities.

#### *Park System*

Northumberland Borough and Point Township have the opportunity to create a true multi-municipal parks and recreation system. The existing parks and recreation facilities here are complementary without duplication. The residents use the facilities in both municipalities seamlessly and without regard to geographic boundaries. By considering all of parks combined as a system rather than discrete sites, Northumberland Borough and Point Township can create a community treasure, a major source of community pride and a potential economic development engine. Ways to harness the parks and future sites into a true system include:

1. A common signage system for naming, directions, rules & regulations, and information should be developed and installed. The signage system should cultivate the image that the parks are special places and a source of community pride.
2. A logo should be developed with a professional graphics designer to convey the image of Northumberland Borough and Point Township as a unified system. This should be used on every surface possible from newsletters and signs to uniforms and maintenance vehicles and equipment.
3. Additional river access for these riverfront communities – wherever it can be created or enhanced would be important.
4. Insuring the long-term security of land used for recreation facilities is essential. If long-term leases cannot be negotiated, then alternative parkland needs to be pursued.
5. Incorporating the rich cultural heritage into park planning and recreation facilities would be an asset. Integrating playgrounds with a railroad theme would portray historical aspects of the Northumberland Borough and Point Township community.
6. Public financing for capital improvements and for park operations needs to be planned and dedicated over multiple years, preferably five to seven years.
7. Quality needs to become the hallmark of all parks and recreation facilities. It is better to make a few improvements extremely well rather than to do many things as in a manner of “getting by”. Liberty Splashland conveys the importance of image and generating public excitement.



### ***Parkland***

Additional parkland is needed for sports and community recreation for both active and passive recreation for people of all ages and interests. Even if parkland has to be land “banked” or held undeveloped for decades, securing the land before opportunities for acquisition are lost is a vital strategy. Land banking has the added benefits of securing land when it is the least expensive, allowing future generations the ability to decide how parks will be developed, and to provide space for facilities that will emerge as important in the future. Few people imagined the popularity of soccer and lacrosse thirty years ago. Consideration for additional parkland should include:

1. Acquisition of the 80-acre county land along the river on Route 11.
2. Acquisition of adjoining land to secure safe access to the 80-acre site.
3. Acquisition of the 20 acres of land adjoining Pineknotted Park.
4. Securing land for two additional community parks of at least 25 acres each between Route 11 and Ridge Road where future population growth is projected.
5. Securing land for a recreation facility in Kapp Heights.
6. Land in the northwestern portion of Point Township near the river for access on this branch of the Susquehanna.
7. Securing a long-term lease for land across from Acorn Little League fields.
8. Preservation of the Northumberland Gun Club lands in the northern area of Point Township.

### ***Recreation Facilities***

1. Each park and recreation facility should have a park master plan. The public should be involved in the master planning process. The master plan should guide all decisions and the allocation of resources.
2. All parks should have ADA (Americans with Disabilities) access.
3. All playground equipment should meet (CPSC) Consumer Product Safety Commission guidelines and undergo regular inspection.
4. Parks should be “park like” in having trees for shade and facilities for use by all ages and abilities. This is especially true at Liberty Splashland.



5. Facilities for a broad range of interests should be planned and developed. Having many varied uses in a park will serve a broad range of interest among citizens over their lifetime. Provide facilities and lifetime recreation activity areas for the broad population including youth, tots, teens, young adults, adults, seniors, and persons with disabilities.
6. The Borough has two major recreation facilities that are remarkable for a municipality of this size: Liberty Splashland and the Second Street Community Center. Both of these facilities should be the Borough's priority over the next ten years as their needs are immediate, costly and require much support from non-Borough financial sources.
7. Additional sports fields for soccer, baseball and softball are needed. Lacrosse is beginning to emerge as a community sport here. Additional fields will be needed for this sport. Field lighting would help especially for those seasons when league play operates with limited daylight hours.

## Trail Assessment

Close-to-home trails can serve a variety of recreational and transportation uses. Cyclists, boaters, walkers, joggers, equestrians, cross-country skiers, in-line skaters, people with strollers or wheelchairs, hikers, birdwatchers, and fishermen. Trails connect neighborhoods, parks, recreation facilities, schools, business and commercial centers, community destinations, and the great outdoors with safe and attractive corridors for non-motorized transportation.

### Regional Trails

#### Susquehanna River Water Trail



The U.S. Department of the Interior has designated a 103-mile section of the Susquehanna River Water Trail, from Sunbury to the Maryland border, as a National Recreational Trail. The designation recognizes exceptional existing trails that connect people to resources and improve the quality of life. National Recreation Trails benefit from increased visibility by being part of the National Trail System. Northumberland Borough and Point Township's 12-mile section of the Susquehanna River is part of this prestigious national designation.

#### Northumberland Borough and Point Township Public Interest in Trails

Although cyclists, walkers and runners are common sights in the Northumberland Borough and Point Township Community, there are no official trails for bicycling or walking.

The public participation process for this plan revealed that multi-purpose trails are important to people who live here. The concepts put forth by the public, key stakeholders, and community organizations included the desire for:

- Trails along the river both at grade and along the scenic overlooks.
- Looping trails along both sides of the Susquehanna River.

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- Pathways for non-motorized transportation from locations in Point Township to the parks and recreation facilities in Northumberland Borough.
- Linkages between parks and recreation sites in the Borough and to the Susquehanna River.
- Promotion and use of the Susquehanna River Water Trail. Develop programs and opportunities to enable school age children to experience activities at and on the river.
- Pathways in the parks to create safe walking and scenic walking areas. Install mile markers for fitness walking.
- Consideration of installation of a “Life Trail” system as depicted in the photo such as those in the Lewisburg Area Recreation Park and Selinsgrove’s Anthony Selin Park.



- Safe Routes to School.
- Corridors that would resurrect the heritage of historic canal for public use.
- Conversion of former trolley lines and abandoned rail trails for bicycling and walking.
- Using trails as a tourism attraction for economic development.
- Creating connections to the region beyond.

### Regional Connections

Opportunities to connect to the regional trail system include the following:

- Danville, Lewisburg, and Bloomsburg
- A seven acre property in West Chillisquaque Township adjoining Point Township along the Susquehanna could provide an important access to the river for canoeists. The site is landlocked and could be considered for water access only. The site is currently farmed. Northumberland County acquired this site with Project 70 state grant 70 funds over 30 years ago. This site could be a hub for the future Northumberland Borough and Point Township Trail system. Coordination with Northumberland County and West Chillisquaque Township would be important.

## Trail Conclusions

Map 13 Parks, Recreation and Open Space Recommendations presents the potential trail network in Northumberland Borough and Point Township. In order to advance this network, the joint planning area could consider the following approach:

1. Appoint a trails committee to oversee the planning, management and implementation of the trail system. The committee could work in partnership with other groups such as bicycle clubs, Northumberland County greenway planning, Susquehanna Greenways Partnership, the Susquehanna Valley Visitors Bureau and others.
2. Select a pilot project to undertake. The pilot project should have a high likelihood of success and include milestones in design, funding, timeline and responsible roles to get the trail underway.
3. Identify a trail project to submit for grant funding through PennDOT under the Transportation Efficiency Act. Undertake the planning and design work necessary to use as the match to secure 100 percent funding for construction. Inform and work with the state representatives regarding municipalities' intent to pursue trail funding.
4. Explore relatively easy, inexpensive actions that could advance trails in Northumberland Borough and Point Township. This could include bike rack installation, signage, promotion of trail use in the media, coordination of road maintenance and improvements with PennDOT and other items that may emerge, as well as programs and events to foster bicycle use such as bicycle safety workshops, bike registration days, family bicycle outings, youth bicycle trips, bicycle club activities, and bicycle races for a variety of skill levels.
5. Create a communication method for the review of proposed land developments to insure that opportunities to create trail connections are made or opportunities for future trails are preserved.
6. Consider establishing an ordinance for trail construction in conjunction with land development projects.
7. Work with Northumberland County when the county undertakes its countywide greenway plan. Strive to get a local official appointed as part of the county's greenway planning advisory committee.
8. Increase public awareness about the trail initiatives through articles in the municipal newsletters and websites.
9. When possible, consider working with the school district or a partner such as the Sunbury Area YMCA to plan and implement water based recreation programs for children and youth for lifetime sports such as canoeing, kayaking, rowing, and fishing.

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### Recreation Programs and Services Assessment

Having lots of things to do improves the quality of people's lives, enhances the community, and attracts businesses and tourism. Recreation opportunities include both facilities that people can use at their own discretion as well as planned, organized activities and events.

#### Recreation in the Great Outdoors

Hunters, anglers, fur takers, and wildlife watchers are drawn to Pennsylvania's rural areas for the wildlife resources available in state parks, forests, gamelands, and the state's waterways. These activities are popular and important to the people of Northumberland Borough and Point Township. State gamelands are nearby for hunting; residents use private property when they can gain access to hunt as well. While the Borough and Township are not offering hunting and trapping on municipal land, fishing and boating are two activities supported by Northumberland Borough and Point Township through the riverfront parks and boating access.

#### The Economic Value of Fishing and Boating to Local Economies<sup>1</sup>

In 1994, the Southwestern Pennsylvania Heritage Preservation Commission published the results of a nine-county study consisting of more than 14,000 interviews. The counties included in the study were: Bedford, Blair, Cambria, Fayette, Fulton, Huntingdon, Indiana, Somerset, and Westmoreland. Study results indicated: Fishing and boating in the counties added \$10.2 million in direct sales benefiting the local economies and \$17.7 million in secondary sales. Fishing and boating activity generated \$9.5 million in employee income and supported 669 jobs.

#### Municipal Recreation

Traditionally, municipal recreation is focused on youth, summer, and sports programs and services. In rural communities, recreation usually is rooted in services provided by volunteer and faith based organizations. This is the case in Northumberland Borough and Point Township. The volunteer presence in community recreation is essential to just about all of the services that are available from youth sports to the management of the major recreation facility in the community, Liberty Splashland.



<sup>1</sup> Pennsylvania Fish & Boat Commission. Fishing & Boating Fact Sheet. Retrieved from: [http://www.fish.state.pa.us/promo/funding/fact\\_economic\\_impact.htm](http://www.fish.state.pa.us/promo/funding/fact_economic_impact.htm). July 20, 2008.

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### Programs and Services

#### *Youth Sports*

Northumberland Borough and Point Township have several youth sports leagues that provide leagues for soccer, baseball, softball and t-ball. They include the following:

- **AYSO Soccer** operates leagues in the spring and fall with 275 to 310 players in each season. Participants include boys and girls ages four to 16. AYSO offers both league play and tournaments. AYSO has five fields of various sizes along with practice areas on property owned by Weis Markets on Route 11.
- **NorCenPenn** is a Youth Soccer League operating in North Central Pennsylvania throughout the upper Susquehanna Valley. It includes the counties of Northumberland, Lycoming, Tioga, Bradford, Sullivan, Juniata, Mifflin, Snyder, Union, Columbia, and Montour. While largely rural, the towns of Williamsport, Selinsgrove, Jersey Shore, Shamokin and Lewisburg are included in its boundaries. It services youth ages 9 -18 in a travel league format and is affiliated with FIFA (Fédération Internationale de Football Association - French for International Federation of Association Football, which is soccer in America) through USYS (United States Youth Soccer) and EPYSA (Eastern Pennsylvania Youth Soccer Association). The league has 56 travel teams. The league uses the AYSO fields and the Point Township Recreation Area.
- **Shikellamy Acorn Little League** has 300 boys and girls ages 5 to 14 in baseball and softball. The League uses the Acorn Little League fields and the t-ball field across the street on private land as well and Pineknotter Park.
- **Central Pennsylvania Rowing Association** provides rowing facilities, lessons, competitions, regattas, and masters rowing. The association is based nearby in Shamokin Dam. CPRA has reported that the Susquehanna River is the finest rowing river east of the Mississippi due to its length, width, depth and turning radius for the sculls. Limitations for rowing in the area are parking, limited support facilities, and the boathouse that gets periodically flooded.



#### *Senior Citizens Programs*

Programs for senior citizens are available in the Northumberland Point Township Senior Action Center Monday through Friday from 8:00 A.M. to 4:00 P.M. Recreation opportunities include socializing, bingo, card games, quilting, educational programs and special events. The center serves a hot lunch every day.

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### ***Special Events***

Community service organizations such as Kiwanis plan and hold community special events such as Pineknottter Days, Lemonade Day, and History Day. Such special events serve the community well and have the added benefit of providing a tourism attraction.

### ***Summer Camp***

Joseph Priestley House and the Northumberland County Historical Society co-sponsor summer youth camps. The history camps offer activities and trips designed to foster appreciation of the community's heritage through fun and education.

### ***Greater Susquehanna YMCA***

Located in Sunbury, the YMCA has a contractual relationship with Point Township to provide the maintenance, utility payments and summer recreation programming at Oak Park. This is a valuable partnership that enables the Township to provide local children's programs and maintain the park at no cost. The YMCA could potentially play a larger role in community recreation in Northumberland Borough and Point Township.

### ***Shikellamy School District***

The School District got a 21st Century School grant which will provide funds for after school programs and a six week summer program for area youth.

### ***Sports Zone***

Sports Zone was established in 2001 as a year round sports complex for sports such as soccer, lacrosse, field hockey and flag football. It is a commercial recreation enterprise located in Northumberland.



### **Recreation Programs and Services Conclusions**

Recreation programs and services are consistent with those provided by an older borough and a rural township. Organized and scheduled programs are offered primarily through volunteers, community organizations and non-profit institutions. Base upon a projected population of 7,458 in 2020, it is expected that community organizations and non-profits will continue to be the major providers of organized recreation. The role of the Borough and the Township will be to provide the facilities that serve as the venue for programs, facilitate the services provided by others, and advertise the services on the websites and newsletters.

Potential opportunities could be explored through expanded partnerships with:

- The Shikellamy School District on programs for youth, lifetime fitness and wellness and river based recreation and environmental education.

- Greater Susquehanna Valley YMCA programs for children, youth and families.
- Susquehanna Valley Visitors Bureau regarding tourism through bicycle paths, riverfront access and special events.
- Youth sports for facility improvements and operations.
- Area Agency on Aging and the Northumberland Point Senior Activity Center in planning for services for a changing and aging population that is becoming healthier, more active, and more involved with different leisure interests than the current generation of people over the age of 60 – 65.

The major challenge for the Borough will be the programming of the Second Street Community Center. Programming requires dedicated staff time, expertise, planning, management and outreach. The Borough could consider leveraging other partners such as the YMCA, Area Agency on Aging, Bloomsburg and Susquehanna Universities and others for programming. The oversight by Borough staff will be necessary including increased hours dedicated to this purpose.

One of the easier, less expensive approaches to increasing recreation opportunities is to increase public awareness of the facilities that people can use at their own discretion such as the river access and ultimately the future bicycle trails with connections to the region and beyond. Websites and newsletters are effective tools in public outreach.

## Administration and Management

In both municipalities, elected officials are charged with ensuring the health, safety, and welfare of the citizens. To that end, the officials make all decisions regarding park planning, acquisition, development, maintenance, use and programming. Volunteerism and partnerships are the lifeblood of parks and recreation in Northumberland Borough and Point Township.

### Northumberland Borough

In Northumberland Borough, Borough staff has responsibility for implementing Borough policy regarding the parks through the daily operation and oversight of parks and recreation functions. The Borough Secretary and the part-time secretaries pursue grant funding. The Borough Secretary manages all capital improvement projects and park planning, facilitates community recreation services, pursues partnerships and coordinates the myriad daily facets of a public parks and recreation system.

The street crew provides park maintenance. This includes grass mowing, litter pick-up, trash removal, landscaping, and construction projects. They also provide support for special events in the parks.

Liberty Splashland has a volunteer park director who oversees all pool planning, design, improvement, maintenance, programming, and funding. The Park Director spearheaded the

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pool revitalization feasibility study and subsequent improvements to modernize the pool into a 21st century aquatics center. The Borough council supported these efforts by appropriating funds for the pool projects.

Northumberland Borough has a parks and recreation board. The board serves as a citizen advisory committee appointed by Borough council.

### Point Township

The Point Township Board of Supervisors carries out parks and recreation responsibilities. The board obtained the land for the two parks through donations. Improvements were made largely through volunteer efforts with support from the Township supervisors and labor and equipment from the municipal road crew. The board pursued an agreement with the Greater Susquehanna Valley YMCA to program and maintain Oak Park. Point Township does not have a parks and recreation board.



### Administration and Management Conclusions

The Borough and Township operate with an informal and effective collaborative approach to parks and recreation. This is a major community asset. Continuing to work in a true partnership will be vital to improving public recreation services and facilities over the next ten years and beyond. Important considerations for management include the following:

- The formation of a joint Northumberland Borough and Point Township Parks and Recreation Board should be considered. This multi-municipal citizen advisory board will enable the municipalities to make the best use of limited financial and human resources and avoid costly duplication of efforts.
- Planning for the long-term operation and management of Liberty Splashland needs to be considered. The current operational framework is most unusual and relies on the generosity, dedication, and can-do attitude of community volunteers, principally the Park Director.
- The Second Street Community Center will require a major management commitment. Ensuring that sufficient management and staff time is dedicated to planning, directing and controlling operations there is crucial. This is a monumental undertaking.

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## Financing Assessment

Table 4 presents Northumberland Borough’s parks and recreation budget for 2004 through 2008. The Borough appropriates one mill in local taxes for parks and recreation.

**Table 4 Northumberland Borough Parks and Recreation Budget 2004 - 2008**

Northumberland Borough Parks and Recreation Budget 2004 - 2008					
	2004	2005	2006	2007	2008
<b>Revenues</b>					
Borough Tax - 1 mill	\$25,758	\$15,652	\$15,758	\$25,874	\$26,188
<b>Expenditures</b>					
Special Events					
Festivals	-	-	-	7,000	6,000
Liberty Splashland					
Wages	-	-	-	-	-
Swimming Pool	8,900	10,152	7,700	14,000	12,166
Park Utilities	14,678	-	-	-	-
Pineknotted Park					
Recreation outside Pineknotted	-	-	13,152	-	-
Equipment	4,000	5,500	6,733	7,000	8,000
Second Street Community Center	600	-	-	-	-
<b>TOTAL</b>	<b>\$27,578</b>	<b>\$15,652</b>	<b>\$15,758</b>	<b>\$28,000</b>	<b>\$26,166</b>

The Borough spends about two percent of its operating budget annually on parks and recreation. This equates to about \$7.04 per capita.

In addition to the municipal parks and recreation budget, Liberty Splashland operates as an enterprise fund with a budget of about \$60,000 annually. This budget covers all operating expenses such as wages, materials, supplies and advertising. This is generated through fees and charges for pool membership, passes, programs, and concession stand revenues. The Park Director manages all of the Splashland operations and receives no compensation. The Borough contributes funds for capital improvements. The capital funds are typically for materials and equipment that volunteers use to make the improvements. Many of the capital improvements such as the splash pad and the water bucket were designed and fabricated by the Park Director with materials he secured through donations. A potential source of additional revenue would be to program the facility for morning lessons and wellness programs. This is beyond the capacity of the Park Director and consideration should be given to seeking an additional programmer or partner to plan the morning schedule with a goal of generating funds that would offset staff salaries for this effort.

The Borough also provided the funds for the swimming pool feasibility study that launched the revitalization of Liberty Splashland as an enterprise rather than a typical Borough operation.

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Point Township, as a small rural community of about 3,900 people and limited recreation facilities, provides park financing on a more informal basis mainly in response to a particular need or opportunity. For example, the Township will plan to allocate a certain millage to pay for a park and recreation project. The Township has been most creative in finding ways to provide programs and care for sites. For example, the Township has a contract with the Greater Susquehanna Valley YMCA to operate and program Oak Park. Volunteers at Oak Park mow the grass. The YMCA rehabilitated the park building that would have likely been demolished by the Township. Although there is no official parks and recreation budget in Point Township, the road crews provide maintenance of the Point Township Recreation Area. The Borough’s elected officials supervise and/or coordinate park planning, maintenance, and recreation programs.



### Financing Conclusions

The average municipal investment in operating parks and recreation nationwide is 3.14 percent of the total municipal operating budget which is higher than the Borough’s two percent in the 2008 budget. The per capita of \$7.04 in the Borough is lower than it was in 2004 with \$7.41 per capita. Table 5 shows that the Borough’s expenditures were higher than urban municipalities with a similar population in Pennsylvania in 2004, the most current comparative figures available. Point Township does not have a dedicated parks and recreation budget.

**Table 5 Parks and Recreation Expenditures for Rural and Urban Municipalities, 2004**

Parks and Recreation Expenditures for Rural and Urban Municipalities 2004				
Municipalities with Population of 2,500 - 4,999	Average Municipal Expenditures	Average Parks & Recreation Expenditure Per Municipality	Average Municipal Expenditure Per Capita	Average Parks & Recreation Expenditure Per Capita
Urban Municipalities	\$944,485	\$22,203	\$271.00	\$6.36
Northumberland Borough	\$1,188,902	\$27,578	\$320.11	\$7.41
Rural Municipalities	\$2,411,302	\$65,422	\$660.00	\$17.91
Point Township	TBD	TBD	0	0

Source: Center for Rural Pennsylvania. (2004) *Rural Recreation in Pennsylvania*, Harrisburg PA.

Both Northumberland Borough and Point Township have been frugal and creative in supporting parks and recreation improvements, operations and programs. The Borough provides a major recreation facility, Liberty Splashland, as an enterprise fund that covers its operating costs through non-tax sources and volunteer management. The Township has

acquired its parkland through donations from developers. The operation of Oak Park is the responsibility of the Greater Susquehanna Valley YMCA and volunteers through contractual agreement. The municipality provided funding for materials and supplies which volunteers used to make the improvements. In addition, both municipalities use their road crews to perform park maintenance. The municipalities work collaboratively on many projects including the development of this parks, recreation and open space plan. For many years both municipalities have leveraged whatever they could to provide parks, recreation facilities and services at the least cost to the taxpayers.

Both the Borough and the Township are looking ahead towards the expansion of parks and recreation facilities and services. These include the development of the Second Street Community Center, cyclic capital improvements that will be needed at Liberty Splashland, the creation of a Northumberland Borough and Point Township bicycle network, the potential addition of the 80 acre site on Route 11 near the river as a community park with a sports complex and other parkland, and the regular operation of existing facilities. These items will require adequate support from a combination of tax and non-tax revenues, grants, gifts, donations, sales, sponsorships, bequests and other means. Two local trusts are in place but undergoing planning to determine mission, goals and operating parameters.

#### **Mandatory Dedication of Parkland**

Point Township will require additional parkland. In addition to the 80-acre county-owned site, the community will need an additional one to two community parks. One mechanism that many municipalities use to ensure that future residents have adequate park and recreation opportunities is to require developers to dedicate public parkland. The Mandatory Dedication of Parkland provision in the Pennsylvania Municipalities Planning Code (MPC)(Article V, Section 503(11)) allows a municipality to enact language in the subdivision/land development ordinance requiring the dedication of land for recreational purposes.

#### **Municipalities Planning Code Article V Section 503 (11)**

(11) Provisions requiring the public dedication of land suitable for the use intended; and, upon agreement with the applicant or developer, the construction of recreational facilities, the payment of fees in lieu thereof, the private reservation of the land, or a combination, for park or recreation purposes as a condition precedent to final plan approval, provided that:

- (i) The provisions of this paragraph shall not apply to any plan application, whether preliminary or final, pending at the time of enactment of such provisions.
- (ii) The ordinance includes definite standards for determining the proportion of a development to be dedicated and the amount of any fee to be paid in lieu thereof.
- (iii) The land or fees, or combination thereof, are to be used only for the purpose of providing park or recreational facilities accessible to the development.
- (iv) The governing body has a formally adopted recreation plan, and the park and recreational facilities are in accordance with definite principles and standards contained in the subdivision and land development ordinance.

(v) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants of the development or subdivision.

(vi) A fee authorized under this subsection shall, upon its receipt by a municipality, be deposited in an interest-bearing account, clearly identifying the specific recreation facilities for which the fee was received. Interest earned on such accounts shall become funds of that account. Funds from such accounts shall be expended only in properly allocable portions of the cost incurred to construct the specific recreation facilities for which the funds were collected.

(vii) Upon request of any person who paid any fee under this subsection, the municipality shall refund such fee, plus interest accumulated thereon from the date of payment, if the municipality had failed to utilize the fee paid for the purposes set forth in this section within three years from the date such fee was paid.

(viii) No municipality shall have the power to require the construction of recreational facilities or the dedication of land, or fees in lieu thereof or private reservation except as may be provided by statute.

As an alternative, and if the municipality and the developer agree, the development may accomplish one or more of the following in place of public land dedication:

1. Construct recreational facilities,
2. Pay fees in place of land dedication, or
3. Reserve land in private ownership.

In order to impose this requirement, the municipality must meet the following standards:

1. The ordinance must include “definitive standards” for amounts of land or fees to be dedicated. The generally accepted standards are those set forth through the recreation planning process identified by the National Recreation and Park Association. For over 30 years, these standards equated to a minimum of 10.5 acres per 1,000 population. Since then, many trends in parks and recreation have occurred that merit consideration of raising this standard including new sports emerging such as soccer, lacrosse and field hockey; sports moving from one traditional season to year round play; more girls playing; people playing at younger and older ages, and a healthy aging population who are more involved in active lifestyles. In 1996, the NRPA updated the recreation planning process to encourage municipalities to plan for a standard that meets the true community need. In other words, recreation planning should respond to the local needs for specific types of recreation facilities based on the interest and well-being of residents, not just the land required for “all-purpose” play. Therefore fees and other alternatives to land dedication should respond to these local needs.
2. The land or fees shall only be used to provide facilities “accessible” to the development.
3. There must be an adopted recreation plan.

4. The amount and location of land or fees must bear a “reasonable relationship” to the use of facilities by future inhabitants.
5. Fees from each development shall be designated for specific recreation facilities and shall only be spent for those facilities.
6. If the municipality does not use the fees within three years after they are paid, the person who paid the fees may, upon request, receive a refund including interest earned.
7. The municipality cannot require the dedication of land, fees, or facilities except in accordance with these standards.

### **Mandatory Dedication of Parkland for Commercial Development**

The PA MPC does not distinguish between residential development and other types of development with regard to mandatory dedication. While most municipalities enforce their mandatory dedication requirement only on residential land development submissions, many municipalities in Pennsylvania have been enacting mandatory dedication of parkland ordinances for commercial development as well. This has resulted in the generation of significant revenues for parkland and recreation facilities in these communities.

## **Parks and Recreation: Putting the Pieces Together**

The following section provides a summary of key findings from the information generated from field investigation, research and public opinion gathered in interviews, work sessions and public meetings.

1. Northumberland Borough and Point Township have worked together informally for many years, including the development of their 1985 joint comprehensive plan. This partnership will serve the residents of the community well as the parks and recreation system undergoes expansion and revitalization over the next ten years.
2. The joint planning area is in a small rural part of the state that is not yet experiencing growth pressure thus providing a window of opportunity to acquire land, create a bicycle path system and preserve important natural resources and open space that would not be possible or affordable in areas experiencing growth pressure.
3. With small governmental units, limited staff, tight budgets and a flat tax base, the parks and recreation plan needs to be realistic, creative, and rooted in approaches that have a mix of tax and non-tax resources.
4. Making the most of the joint planning area as a river front community will be an effective strategy to improve the quality of life here; expand recreation opportunities; establish an economic development engine; and position the municipalities as a



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tourism destination along the Susquehanna Greenway. The municipalities should participate in Susquehanna Greenway's projects and initiatives to insure that they have a voice in planning and position themselves for project funding.

5. Northumberland's biggest challenge over the next ten years will be to get the Second Street Community Center up and running. A plan that focuses on the operation and management of the facility is needed. The goal should be to generate 70 percent of the operating costs through non-tax sources.
6. Point Township's major challenge is to secure the 80-acre county-owned land along Route 11 near the Susquehanna River and develop it as a community park. A master plan for this park should be developed that is based upon creating a facility that is regional in significance with respect to the parcel's size and location. The park master plan should focus on operations and management as much as on physical planning. This park has the potential to be a grand facility with revenue generating potential that is beyond the current approach to basic recreation facilities in Northumberland Borough and Point Township. Partnerships, sponsorships, and revenue generating opportunities could help to create a flagship park for the entire region.
7. Developing master plans and implementing segments of the Northumberland Borough and Point Township Bicycle System is a major initiative over the next ten years. The community wide bicycle system will provide a major recreation opportunity that will serve the residents well, help to generate tourism, and attract new businesses by creating additional recreational opportunities. The system will enable people of all ages to safely navigate the community through non-motorized transportation. Getting people from the Township to the Borough and the river as well as circulating within the Borough and to regional connections beyond would respond to citizen needs determined in the planning process. Getting at least one trail segment planned for the next round of Transportation Enhancement Act funding expected in 2009-2010 is a target.
8. Establishing a capital improvement and operating budget of tax and non-tax sources will enable the community to plan and implement the recommendations in a strategic fashion. In the past, parks and recreation has mainly been provided in response to immediate needs and opportunities. By adopting a ten-year plan with a five to seven year capital improvement program, the municipalities will be able to secure non-tax support as well as municipal funding to the fullest extent possible.
9. Long term, the Borough needs to consider the operation, management and capital cyclic improvements that may be needed for Liberty Splashland by 2017. The remarkable operating and improvement structure for the facility is a gift to the public right now. Having an alternative plan in place for facility operation will be crucial should the present operating structure change.



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10. Recreation programming should continue to be the responsibility of other partners including the community sports groups, community associations, the Senior Action Center and the greater Susquehanna YMCA.
11. The formation of a joint Parks and Recreation Board will strengthen and streamline parks and recreation. The formation of the multi-municipal advisory committee should include an elected official liaison from each municipality, one from the school district and four to six other members who are truly representative of community wide interests and demographics.
12. Ensuring that all parks and recreation facilities are safe, attractive and a point of community pride is a major goal of the plan. Facilities should have a professional master plan created by designers with expertise in parks, public spaces, operations and programming.
13. Securing parkland for two community parks north of the Borough and south of the mountainous wooded area in Point Township near future population centers (in addition to the 80 acre site) should be done over the next ten years. This can be done through mandatory dedication of parkland, grants, and municipal funding. Getting a state grant for acquisition would be highly likely especially if the two communities applied as a joint planning area for what would be essentially a regional park(s). This land could be land banked for future generations. Getting the land is the most important thing before it is lost to development.



### BENEFITS OF PARTNERSHIPS

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Save Money</li> <li>• Reduce duplication of services</li> <li>• Inspire spirit of collaboration and eliminate competition</li> <li>• Stretch limited resources including money, staff, equipment, facilities</li> <li>• Gain public support</li> <li>• Do more with less</li> </ul> | <ul style="list-style-type: none"> <li>• Increase credibility</li> <li>• Gain visibility and public awareness</li> <li>• Increase networking prospects and further assistance</li> <li>• Build sense of community through friendships of those involved</li> <li>• Increase the skill and knowledge of volunteers and staff involved with parks and recreation</li> </ul> |
|--|---|

## Parks, Trails, and Recreation Plan

The goals and the recommendations suggest a course of action for Northumberland Borough and Point Township to be phased in over the next ten years. By having a slate of actions identified and adopted, elected and appointed officials, community organizations and residents have a common reference for the plans and goals of Northumberland Borough and Point Township. **The plan serves as a guide, not a requirement of law.**

Furthermore, **not everything can or should be done at once.** The recommendations serve as a road map for the Township and its partners to follow on the path to its goals. They can follow the map at their own pace determining where to follow the path exactly and where to take detours to seize opportunities or meet emerging needs. The plan is intended to be flexible to enable elected and appointed officials to make effective decisions in implementation.

Based upon public opinion, community resources, challenges and opportunities, the following vision and mission statements were created to guide Northumberland Borough and Point Township in the implementation of the plan. All decisions should be made based upon working towards achieving this vision. The vision incorporates the concepts generated by the citizens, the plan Study Committee and key stakeholders produced and honed throughout the planning process. The mission statement describes how the communities will work to achieve the vision.



## Vision Statement for Parks, Recreation & Open Space

By 2108, Northumberland Borough and Point Township will be recognized as a special place known far and wide for its scenic beauty, lovely riverfront, conserved natural resources, interesting cultural features, and vibrant town center. Diverse, year round recreation opportunities make our community a healthy, active, and economically vital locale in which to live, work, visit and play.

## Mission Statement

Northumberland Borough and Point Township are dedicated to enriching the lives of the people who live, work, or visit here by providing attractive parks and recreation facilities and diverse recreation opportunities. Through our working partnership, the Borough and the Township will make the best use of its financial and human resources through partnerships with community organizations and the private sector, the pursuit of outside funding sources and support, and excellent public service.

## Goals for Northumberland Borough and Point Township Parks, Recreation, & Open Space

Strategies to address the key findings that emerged from the planning process are organized around seven goals. The goals represent the long-term condition for which the Borough and the Township will strive. They include the following:

- Goal 1: Provide parkland that is sufficient in acreage, location, suitability, and configuration to serve the citizens of Northumberland Borough and Point Township.
- Goal 2: Ensure that recreation facilities offer safety, accessibility, variety, appearance, availability, beauty, and function to meet the needs of the community.
- Goal 3: Connect the community to the region beyond through a system of greenways and trails, making the best use of the Susquehanna River
- Goal 4: Manage a joint parks and recreation system in a professional manner that conveys the greatest possible benefit to the public through a partnership of the Borough and the Township.
- Goal 5: Provide recreational opportunities for people who live, work and visit here by focusing on providing facilities and working in partnership with others to offer organized programs and events.
- Goal 6: Invest in parks and recreation to sustain and enhance the health, safety, and welfare of the community.
- Goal 7: Increase public awareness and support about parks, recreation greenways, trails and natural resource conservation in Northumberland Borough and Point Township.

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# Parks, Recreation, and Open Space Plan

Northumberland Borough-Point Township Joint Comprehensive Plan

## Action Plan

**Goal 1: Provide parkland that is sufficient in acreage, location, suitability and configuration to serve the citizens of Northumberland Borough and Point Township.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
<b>1.1. Make the formal decision to plan for a unified park and recreation system for Northumberland Borough and Point Township.</b>	Configure the system as three regions: <ul style="list-style-type: none"> <li>▪ <i>The Point</i>, which is the Borough where smaller neighborhood parks, special use facilities, and most riverfront access are located and portions of the spines for the trail network are planned.</li> <li>▪ <i>The Midway</i>, which is the valley area of Point Township that houses Point Township Recreational Area and Oak Park, the future 80 acre community park, two other community parks, and segments of the future Northumberland Borough and Point Township Trail network.</li> <li>▪ <i>The Conservation Area</i>, which is devoted to natural resource conservation, the state gamelands and the private camp. Future park efforts in this area would include the protection of threats to the gamelands through planning, municipal regulations, and partnership with the state; conservation of the private camp through acquisition or methods to ensure long term camp operation; and trails.</li> </ul>	No cost. This is a planning method and philosophy for the park system that would guide decision-making.	√	⇒	⇒
<b>1.2. Acquire the 80 acre parcel owned by Northumberland County on Route 11 near the Susquehanna River; acquire an adjoining parcel in order to create safe access to the future park.</b>	Master plan the site as a community park featuring a sports complex. Explore the idea of creating a premiere sports facility here as a means of generating revenue. Involve the public in the planning process. Pursue potential partners in developing, and later managing, the facility.	Cost: To be determined. Source: State and private grants, municipal funds	√		

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**Goal 1: Provide parkland that is sufficient in acreage, location, suitability and configuration to serve the citizens of Northumberland Borough and Point Township.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
1.3.	<b>Acquire the 20-acre site adjoining Pineknottter Park to expand the park and establish trails and trail connections.</b>	To be determined. Source: State and private grants, municipal funds		√	
1.4.	<b>Secure the 11-acre parcel owned by Northumberland County and located in West Chillisquaque for use as a trailhead and river access.</b>	To be determined. Work with the County and West Chillisquaque Township.		√	
1.5.	<b>Obtain a 25-year or longer lease for the Acorn Little League Fields for continued use as a community ball field.</b>	To be determined	√		
1.6.	<b>Acquire two parcels of land of 25 acres or more for use as future community park.</b> These parcels should be located in Point Township north of Northumberland Borough and south of the forested steeply sloped northern section of the Township and near future population centers. Landbank these parcels for future generations or until funding becomes available for their development.	To be determined. Methods could be acquisition, mandatory dedication of parkland, donations, or bargain sales. Grants and municipal funds.		√	√
1.7.	<b>Secure land for a neighborhood park to serve the Kapp Heights neighborhood.</b>	To be determined. Grants, donations.			√

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**Goal 2: Ensure that recreation facilities offer safety, accessibility, variety, appearance, availability, beauty, and function to meet the needs of the community.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
<b>2.1. Complete safety upgrades within the parks to meet Consumer Product Safety Commission Standards.</b>	Remove equipment that poses a hazard. Replace equipment as funds become available.	Reference CIP. Source: Grants and municipal funds.	√		
<b>2.2. Renovate parks with accommodations to meet the requirements of the ADA.</b>	<ul style="list-style-type: none"> <li>▪ Provide accessible routes to facilities.</li> <li>▪ Install handicap parking spaces</li> <li>▪ Install accessible viewing areas when renovating parks.</li> <li>▪ Provide accessible picnic tables and water fountains when renovating parks.</li> </ul>	Reference CIP Source: Grants, municipal funds	⇒	⇒	⇒
<b>2.3. Master plan parks with the assistance of design professionals with expertise in park planning and management.</b>	<ul style="list-style-type: none"> <li>▪ Jolly Hollow</li> <li>▪ The Point</li> <li>▪ The planned community park on the 80 acre site near the river</li> <li>▪ Liberty Splashland</li> </ul>	\$20,000 - \$80,000  Source: Grants, municipal funds, county support, and contributions from community organizations.	√	√	√
<b>2.4. Add shade to Liberty Splashland. Pursue funding through the American Academy of Dermatology for a grant to install shade structures.</b>		\$5,000 - 10,000 grant from Dermatology Association	√	√	√
<b>2.5. Develop Jolly Hollow for use as a public park.</b>	Involve the public in the master planning of the site.	To be determined based upon master plan. Source: In-house construction by public works and grants for projects beyond municipal capacity.			√

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## Parks, Recreation, and Open Space Plan

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**Goal 2: Ensure that recreation facilities offer safety, accessibility, variety, appearance, availability, beauty, and function to meet the needs of the community.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
<b>2.6. Plan for the evolution of the single purpose Senior Action Center to a multi-generational recreation center that people use throughout their lifetime.</b> This may be in another location, potentially the Second Street Community Center.		Consider in planning for 2 <sup>nd</sup> Street Community Center	√	⇒	⇒
<b>2.7. Complete the renovation of the 2nd Street Community Center for use as a year round recreation enter.</b>		Additional \$250,000 needed.	√		

**Goal 3: Interconnect the neighborhoods of the community and the region.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
<b>3.1. Establish the Northumberland Borough and Point Township Trail Committee (NPTC).</b> Appoint citizens interested in trails to work on furthering the recommendations of this plan for a community-wide trail network.		Staff and volunteer time	√		
<b>3.2. Prioritize trail planning and development to focus on three to five trails that could be designed and built over the next five to seven years.</b> Use Map 13 Parks, Recreation and Open Space Recommendations t as the basis for trail planning. Identify projects that have a high likelihood of success in order to demonstrate a successful track record of great trails that the public uses and values. Include trail signage with each trail project.		To be determined. Local work forces, volunteers and outside contractors for trail development. Sources: grants, donations, volunteers	√	⇒	
<b>3.3. Select one trail project to advance for Transportation Enhancement funding in the next funding round (2009-10).</b> Work with state representatives to make them aware of the intent to develop a premiere trail network that will connect state land with the National Recreation Trail of the Susquehanna River.		Trail plan and design: \$35,000 – 80,000 to be used as match for capital construction. Local funds. Source: Transportation funds with 100% grant funding.	√		√

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## Parks, Recreation, and Open Space Plan

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### Goal 3: Interconnect the neighborhoods of the community and the region.

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
3.4.	<b>Design a public awareness campaign to raise citizen awareness about the benefits of greenways and trails.</b>	Staff and volunteer time	√	⇒	⇒
3.5.	<b>Undertake a project to add improvements that can be done to make safer and convenient such as installation of bicycle racks in public and commercial areas.</b> This may also include adding loop trails in existing parks; and coordinating with PennDOT on its road improvement program in order to get roads striped for bicyclists as part of PennDOT's resurfacing projects.	Staff and volunteer time	√		
3.6.	<b>Develop a plan for the on-road bicycle routes.</b> <ul style="list-style-type: none"> <li>▪ Evaluate roadways for on-road bicycle routes.</li> <li>▪ Engage a traffic engineer to design on-road bicycle enhancements.</li> <li>▪ Apply for transportation enhancement funding for implementation of on-road enhancements.</li> </ul>	Staff and volunteer time, trail committee To be determined.	√		
3.7.	<b>Participate in the Northumberland County Greenway Study. Nominate a representative for the Study Committee.</b>	Volunteer time	√		
3.8.	<b>Coordinate with regional organization such as the Susquehanna Greenway and the Susquehanna Visitors Bureau to focus on trails and river access as part of regional tourism efforts. Strive to get assistance in developing a signage system.</b>	Staff and volunteer time.	⇒	⇒	⇒

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**Goal 4: Manage a joint parks and recreation system in a professional manner that conveys the greatest possible benefit to the public through a borough and township partnership.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
<b>4.1. Form the Northumberland Borough and Point Township Park and Recreation Advisory Board.</b> Include seven to nine members composed of an elected official from each municipality serving as a liaison, a school district representative and the remaining members representing a cross section of residents by interest, age, geographic location and expertise to help advance goals.  In order to strengthen the board functions, consider sending the board members to the annual PRPS conference, which has a weekend afternoon devoted to citizen boards. The board should also belong to PRPS in order to get RecTAP grants and to get publications and website access that will help to inform the members about trends, ideas, and what is going on in the field of parks and recreation. The more informed the board members, the more effective they will be. Invite a representative(s) from the Lewisburg Area Recreation Authority to a meeting to learn about LARA and their experiences and lessons that would apply to Northumberland Borough and Point Township.		Volunteer time and municipal support	√	⇒	⇒
<b>4.2. Apply for a RecTAP grant to help launch the new board with the establishment of mission, roles, responsibilities, goals and an action plan.</b>		\$1500 from the Pennsylvania Recreation and Park Society. No match required.	√		
<b>4.3. Focus municipal recreation on providing facilities and supporting program efforts by other providers.</b>		Municipal operating philosophy.	⇒	⇒	⇒
<b>4.4. Develop a management plan for the future 80-acre park site as part of the master park plan.</b>		Cost of management portion: \$10,000-\$15,000. Source: PADCNR Planning Grant for a Park Master Plan.	√	⇒	⇒

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**Goal 4: Manage a joint parks and recreation system in a professional manner that conveys the greatest possible benefit to the public through a borough and township partnership.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
<b>4.5. Ensure that park and recreation facility maintenance is a priority.</b>	Consider formalizing the maintenance management system in order to track costs and workload. Use this information to make informed decisions about operations, set fees and charges, and allocate resources.	Cost: Staff time to assist in plan development. Sources: PADCNR Peer grant of \$11,000 requiring a \$1,000 match. Alternative: secure assistance from a local business, area golf course, or as a college student project.	√	⇒	⇒
<b>4.6. Develop an operations and management plan for the 2nd Street Community Center. Seek Americorps Assistance for center staffing.</b>		In-house preparation with assistance from area colleges, businesses or hospitals. Visit other community centers to seek examples of management plans and methods. Consider revenue-generating uses such as day care, social services, and rental/lease of space.	√	⇒	⇒
<b>4.7. Undertake a Peer Study to explore formalizing the parks and recreation system between Northumberland Borough, Point Township and potentially other municipalities and the School District.</b>		\$10,000 grant for PADCNR and a \$1,000 total match.	√		
<b>4.8. If the result of the Peer Study indicates support for a regional parks and recreation director, seek a four-year Circuit Rider grant.</b>		Over four years: \$100,000 grant from PADCNR, and \$100,000 local match by the municipalities. \$15,000-20,000 year seed money for materials, supplies. In-kind services for office space.		√	⇒

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**Goal 4: Manage a joint parks and recreation system in a professional manner that conveys the greatest possible benefit to the public through a borough and township partnership.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
4.9.	Obtain memberships for staff and committee where appropriate. Include NRPA, PRPS, and KAFMO (Keystone Athletic Field Maintenance Organization)	To be determined based on subscription. Part of training budget.	√	⇒	⇒
4.10.	Update this plan every five years.	\$30,000 - \$40,000. Grant funding for 50%.		√	⇒

**Goal 5: Build upon the existing programs and services to create recreation opportunities that enrich the quality of life for people who live, work, and visit here.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
5.1.	Adopt the guiding principle of providing outdoor facilities and support for community outdoor recreation providers rather than on directly providing programs.	Staff, committee and elected officials' commitment	⇒	⇒	⇒
5.2.	Promote self-directed recreation opportunities principally walking and bicycling. Include this in every newsletter. Add links on website to trails in region.	Staff time. Advertising budget.			
5.3.	Collaborate with partners to advance programs and services at municipal facilities for residents and tourists: <ul style="list-style-type: none"> <li>▪ Shikellamy School District on joint programming efforts such as summer recreation, environmental education and lifetime fitness and wellness to the extent that Northumberland Borough and Point Township can participate</li> <li>▪ Susquehanna Greenway Partnership and Greater Susquehanna Valley Tourism Center to promote Northumberland Borough and Point Township as a destination, particularly as more facilities are developed or improved, such as the 80-acre community park and the</li> </ul>	Staff/Volunteer time.	√	⇒	⇒

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**Goal 5: Build upon the existing programs and services to create recreation opportunities that enrich the quality of life for people who live, work, and visit here.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
	bicycle path network. <ul style="list-style-type: none"> <li>▪ Area Agency on Aging to explore the potential use of the Second Street Community Center as a multi-generational center</li> <li>▪ Central Pennsylvania Rowing Club to establish river based recreational opportunities especially for youth and young adults</li> <li>▪ Pennsylvania Game Commission on parks, recreation, and conservation to benefit from these locally available state resources</li> </ul>		√	⇒	⇒
	<b>5.4. Hold an annual sports forum with community sports organizations, parks and recreation, and the school district.</b>	Staff time	√	⇒	⇒
	<b>5.5. Develop a program plan for the 2nd Street Community Center.</b>	Staff time. Apply for a RecTAP grant for a program consultation for the center \$1500 with no match required.	√		
	<b>5.6. Incorporate fitness and wellness programs and activities for people of all ages, especially youth, families and empty nesters.</b>	Staff time. Potential additional staff. Support through fees and charges and municipal budget.		√	⇒
	<b>5.7. Explore ways of adding revenue-generating programs in lessons and fitness classes for the mornings at Liberty Splashland.</b> This is a challenge because of time limitations of pool management already operating at maximum capacity. Explore a partnership with a private provider such as the YMCA. Most revenue would be generated by doing this in-house.	Staff time. Revenue generator.	⇒	⇒	⇒

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**Goal 6: Invest in parks and recreation to sustain and enhance the health, safety and welfare of the community.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
<b>6.1. Strive to appropriate 3.14 percent of the operating budget for parks and recreation.</b>		\$33 per capita or \$644,559. 2008 budget is about \$330,000 plus park maintenance.	⇒	⇒	⇒
<b>6.2. Operate with a revenue strategy that includes both township taxes and non-tax revenues.</b>		Sources: fees and charges, grants gifts, donations and sponsorships.	⇒	⇒	⇒
<b>6.3. Continue to operate Liberty Splashland as an Enterprise Fund.</b>		Staff time.	⇒	⇒	
<b>6.4. Plan for the long-term capital refurbishment and operation of Liberty Splashland.</b>		Borough and township support through regional recreation and fees, charges, sponsorships, partnerships.			√
<b>6.5. Create a unified fees and charges policy for the joint borough and municipal parks and recreation services to make management easier and unify operations.</b>		Staff and board members' time.		√	⇒
<b>6.6. Use the Management Impact Statement tool to ensure that adequate financial and human resources are available to carry out, operate or maintain any major capital project or program.</b>		Staff and board members' time	√	⇒	⇒
<b>6.7. Explore a long-term financial strategy for parkland acquisition and capital improvements for parks and recreation facilities and trails.</b> With the adoption of this plan, the municipalities can legally consider the adoption and administration of a mandatory dedication of parkland ordinance. In addition, the municipalities may consider a bond issue or low interest loans for funding capital projects and land acquisition.		Time of municipal managers and their advisors. Amount of financing to be determined.		√	⇒

# 6

## Parks, Recreation, and Open Space Plan

Northumberland Borough-Point Township Joint Comprehensive Plan

**Goal 6: Invest in parks and recreation to sustain and enhance the health, safety and welfare of the community.**

Key    √ Start Project ⇒ Continue Implementation	Cost/Source	2009- 2011	2012- 2014	2015- 2018
<p><b>6.8. Develop a five-year capital improvement program based on the recommendations of this plan and future park studies.</b></p>	<p>Staff time. Create an annual budget for capital improvements that would be forecast over the next five years for effective planning and resource allocation. Amount to be determined.</p>	√	⇒	⇒
<p><b>6.9. Create strategic alliances for parks, recreation and trail initiatives with area organizations,</b> which might include community sports groups, Northumberland County, Shikellamy School District, Kiwanis Club, Susquehanna Greenway Partnership, Greater Susquehanna YMCA, Susquehanna Valley Visitors Bureau, Central Pennsylvania Rowing Club, and Sports Zone. Strive to make the best use of limited financial resources. Investigate other potential ways to share the costs of field maintenance, developing a joint newsletter with a program guide and park information for both communities, sharing expenses, and sharing staff time.</p>	<p>Staff time and board member time</p>	⇒	⇒	⇒

**Management Impact Statement (MIS)****Purpose**

1. To assess the impact of a proposed project or a program, considering the long term capital and operating costs, including human resources, and the potential effect on other parks and recreation facilities and services.
2. To use the assessment to make an informed decision about the feasibility and viability of the proposed project.

**Method - Determine:**

1. Capital cost of the proposed project.
2. Operating costs of the proposed project, including:
  - Number of staff hours required
  - Cost of the staff hours
  - Cost of materials and supplies
  - Miscellaneous costs
  - Volunteer support over the long term
3. Impact on other facilities and programs with the implementation of the proposed project.
  - Will the project/service require funds needed for other facilities/ programs?
  - Will the project/service require staff time needed for other services/ programs?
  - How will the project impact the quality of service in the community?
  - Will the project require resources from the community, and are they available?
4. Revenue Sources
  - Grants
  - Donations
  - Municipal funds - additional appropriation
  - Municipal funds - within current budget
  - Non-tax funds to be generated from the project/program

**Decision-Making**

Based upon the above information, does the joint planning area have the resources to move ahead with this project?

# 6

## Parks, Recreation, and Open Space Plan

Northumberland Borough-Point Township Joint Comprehensive Plan

### Goal 7: Increase public awareness and support about parks, recreation greenways, trails and natural resource conservation in Northumberland Borough and Point Township.

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
7.1.	<b>Adapt the current municipal newsletters as one document and include parks and recreation in every issue.</b> Continue to do a direct mailing to every household. A joint venture would be cost effective if based upon equitable financial and staff support.	Determine the actual cost of this task. Include it in the line item for advertising and outreach.	⇒	⇒	⇒e
7.2.	<b>Create an identity (e.g. a logo) for Northumberland Borough and Point Township's "NorryPoint Parks and Recreation System" to foster public recognition.</b>	Strive to obtain assistance from a college, university or organization such as SEDA COG that has graphics' expertise.	√		
7.3.	<b>Commit to using this identity system (e.g. logo, signage system) on all municipal equipment, materials, website and uniforms used in support of the system's operation and maintenance.</b> Consider a design contest for logo ideas. Seek professional graphics assistance in development and refinement of the logo idea.	Municipal administrative support.		⇒	⇒
7.4.	<b>Develop an annual publicity program.</b>	NorryPoint Parks & Recreation Board volunteer & staff support.	√	⇒	⇒
7.5.	<b>Establish an on going needs assessment.</b> Use program evaluations to assess public opinion about needs and interests. Keep it simple with three questions maximum to gauge level of satisfaction and what people would like to have in terms of parks and recreation.	NorryPoint Board function to be done annually, in partnership with the Senior Center, Community Sports Organizations, Liberty Splashland and others in order to budget for the following fiscal year.		√	⇒e
7.6.	<b>Strive to have an annual summit on parks and recreation</b> by widely publicizing and recruiting community members to attend one of the NorryPoint Parks & Recreation Board meetings for the purpose of obtaining feedback and input. Make it a fun event with refreshments.	Board time and donations of refreshments. Staff support.		√	⇒

# 6

# Parks, Recreation, and Open Space Plan

Northumberland Borough-Point Township Joint Comprehensive Plan

**Goal 7: Increase public awareness and support about parks, recreation greenways, trails and natural resource conservation in Northumberland Borough and Point Township.**

Key	√ Start Project ⇒ Continue Implementation	Cost/Source	2009-2011	2012-2014	2015-2018
7.7.	<b>Dedicate three NorryPoint Parks &amp; Recreation Board meetings annually towards specific community groups as a way to get community feedback, build support for parks and recreation and enhance board functions.</b> Invite specific community groups such as youth, senior adults, families, neighborhoods, interests such as environment, Trail Committee, Liberty Splashland members, etc., to these meetings to share their needs and desires.	Staff time and/or volunteer time.	√	⇒	⇒

## The Strategy Summary

The proposed Strategy is a plan of action to guide Northumberland Borough and Point Township and its partners in working towards accomplishing the goals. Not everything can be accomplished at once or by the municipalities alone. The Strategy would to be undertaken over the next ten years in collaboration with other public and private partners.

## Immediate Priorities

- Pursue the acquisition of the county-owned land along the Susquehanna River for the purpose of a community park.** Undertake a master plan to develop this land as a community park for Northumberland Borough and Point Township. The community park would include sports fields, game courts, picnic facilities, playground, river access, natural features, and pathways. Focus on trails and river access that would serve both local use and spur a tourism destination.
- Focus on getting the Community Center up and running.** Pursue Americorps for getting a Community Center Director to manage the center. Develop an operating plan for the center that would include a mix of community and recreation services as well as potential income from rentals or functions such as day care.



3. **Establish a joint NorryPoint Parks and Recreation Board.** Include representatives of the municipalities, sports, business, the school district, a mix of ages, environmentalists and individuals who may be able to contribute expertise.
4. **Create a Trails Committee.** Charge the Committee with advancing the trail recommendations of this plan. Trail recommendations focus on establishing trails along the river along with a series of loop trails and connections of Northumberland and Union County designed for local use as well as a tourism attraction. The immediate priority is to create a plan for a trail segment to position NorryPoint to apply for a Transportation Enhancements grant in 2009. Create the trail system to enable residents of NorryPoint to get safely to the parks, schools, the Borough and the river.
5. **Establish a Mandatory Dedication of Parkland Ordinance in each municipality.** Create and adopt the ordinance with a provision for fees-in-lieu of parkland dedication.
6. **Begin exploration of a long-term financing strategy for parks and recreation.** The addition of a developed 70-80 acre community park will require human and financial resources to maintain it. The financing strategy should include a mix of municipal and non-municipal funding. Partnerships, fees and charges, rentals, grants, gifts, bequests, donations and fundraising will all be necessary.

## Medium to Long Range Priorities

7. **Configure the parks and recreation system as three service areas:**
  - **The Point: the Susquehanna River front and the Borough:** The Point would be the hub of recreation in NorryPoint. Trails from Point Township would connect to trails in the Borough to get residents to parks, the river, the Community Center, and other destinations. This would include the proposed 70 acre community park.
  - **The Midway between the Point and Ridge Road:** Additional parks could be located in near population centers. It is suggested that two to three community parks of about 25 to 40 acres in size could be considered and planned in anticipation of more development to insure that the land is available. Obtaining the land would be the most important action. The land could be reserved until funds are available for development.
  - **The Conservation Area above Ridge Road in Point Township:** Parkland in this area would be oriented to conservation and nature based recreation opportunities such as hiking, wildlife watching, trails and similar activities. Consideration should be given to the conservation of large tracts of land such as the hunting club as well as property adjoining the state lands.



# 6

## Parks, Recreation, and Open Space Plan

Northumberland Borough-Point Township Joint Comprehensive Plan

8. **Explore the potential for the conservation of the Susquehanna River Scenic Vista.** The approximate 5 mile stretch of uninterrupted breathtaking scenic beauty is a statewide treasure. Because of its significance, efforts to conserve this area should be a regional bi-county, public/private collaboration.
9. **Work with Northumberland County in the development of a county greenway plan.** PADCNR has set a goal of having a greenway plan in every county. When Northumberland County undertakes its greenway planning process, strive to gain representation from NorryPoint on the study committee.



10. **Insure the long term viability of Liberty Splashland.** Create a plan to insure that the pool complex will be a thriving facility if the current management changes. Continue to support capital improvements. Add shade structures to attract longer visitation.
11. **Revisit the plan for Pineknotted Park.** Capitalize on its location, scenic beauty and potential connections. Create a design and improvement plan to make this a premiere park that would attract visitation as a tourism destination. Keep in mind that tourism destinations usually receive far greater local use. Great public parks benefit people who live, work and visit here.
12. **Revisit the plan for Point Township Recreation Park.** Create a ten-year plan to enhance the park with the addition of trees for shade, landscaping, pathways, sitting areas and other amenities to make this a great public space.
13. **Increase public awareness about the parks and recreation opportunities in the township and the region as well as the benefits of parks and recreation.** Create and provide an on-going program of public outreach to inform citizens about parks, recreation facilities, and the benefits of engaging in recreational pursuits. The single most important way would be a direct mail newsletter. The website would be effective as an information source, especially over the long term as GenX and GenY age. Delegate responsibility for this task to the proposed NorryPoint Parks and Recreation Board.

# 6

## Parks, Recreation, and Open Space Plan

Northumberland Borough-Point Township Joint Comprehensive Plan

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## Introduction

This section demonstrates how the action plans in this joint comprehensive plan for Northumberland Borough and Point Township relate to one another, and shows that they are consistent with planning in Northumberland County. Furthermore, it acknowledges that certain development within the joint planning area will continue to impact community development patterns and community needs across the region in the future.

## Precedents for Consistency in Land Use Planning

Planning for future land use requires some consideration of regional development patterns, present and future. The Northumberland County Comprehensive Plan and the Central Susquehanna Valley Thruway Interchange Study are two regional planning documents that provide contextual information for local planning in Northumberland Borough and Point Township. Both documents, and their respective maps, were reviewed in conjunction with the development of this plan.

## Northumberland County Comprehensive Plan

Northumberland County's Comprehensive Plan was last updated in 2005. It shares many of the same principles for guiding community development and investment. Of the county's 15 community development objectives, 14 are found consistent with the Northumberland Borough-Point Township Joint Comprehensive Plan, as demonstrated in Table 7-1. Only the objective for preserving agricultural land is noted as inconsistent due to the planning area's amount of existing development and its desire to support the expansion of such areas in a planned fashion.

**Table 7-1 Demonstrated Consistency with Northumberland County's Goals and Objectives**

Northumberland County Goals and Objectives	Examples found in the Joint Comprehensive Plan
<b>General Land Use Goal:</b> Develop and adhere to a systematic, coordinated land use pattern that provides a variety of uses, recognizes land capacities, and respects natural features, and environmental and physical factors.	
<b>Objectives:</b>	
• Direct new development to areas adjacent to existing development, with adequate sewer, water and transportation capacities.	✓ Such as Point Township
• Maintain and rehabilitate existing urban areas.	✓ Such as Northumberland Borough
• Integrate non-residential uses with the residential community ensuring the uses do not negatively impact the residential uses.	✓ Especially schools and recreation facilities
• Discourage development of areas lacking infrastructure that supports the use.	✓ Such as Montour Ridge

# 7

## Consistency and Interrelationships

Northumberland Borough-Point Township Joint Comprehensive Plan

Northumberland County Goals and Objectives	Examples found in the Joint Comprehensive Plan
<ul style="list-style-type: none"> <li>• Preserve agricultural land in order to maintain the agricultural economy and agricultural community.</li> </ul>	<ul style="list-style-type: none"> <li>✗ Not appropriate for this joint planning area's inclusion of and proximity to existing development.</li> </ul>
<ul style="list-style-type: none"> <li>• Provide sufficient, well located growth centers to provide employment, homes, and goods and services to County residents with emphasis on design, convenience and safety.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Especially schools and recreation facilities</li> </ul>
<p><b>Environment and Open Space Goal:</b> Preserve natural features and conserve environmental resources throughout Northumberland County, to protect and improve environmental quality, and to preserve open space in suitable locations and quantities.</p>	
<p><b>Objectives:</b></p>	
<ul style="list-style-type: none"> <li>• Preserve and protect wetlands and flood plains.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Along the Susquehanna River and its tributaries</li> </ul>
<ul style="list-style-type: none"> <li>• Conserve forested lands and steep slopes.</li> </ul>	<ul style="list-style-type: none"> <li>✓ On Montour Ridge</li> </ul>
<ul style="list-style-type: none"> <li>• Use natural features and environmental and physical factors as development boundaries.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Such as slopes of Montour Ridge as the boundary between suburban neighborhood and resource conservation areas</li> </ul>
<ul style="list-style-type: none"> <li>• Establish a continuous, interconnected network of stream valleys, slopes, and wooded areas in an open space system.</li> </ul>	<ul style="list-style-type: none"> <li>✓ As suggested to begin in the parks, recreation and open space plan</li> </ul>
<ul style="list-style-type: none"> <li>• Provide adequate open space in residential areas, particularly in the densely settled communities in Northumberland County.</li> </ul>	<ul style="list-style-type: none"> <li>✓ As recommended to acquire additional parkland for the joint planning area</li> </ul>
<p><b>Community Identity Goal:</b> Preserve and promote all community, cultural and aesthetic elements that identify Northumberland County as a special and unique place to live and work.</p>	
<p><b>Objectives:</b></p>	
<ul style="list-style-type: none"> <li>• Implement development designs that foster connections within each development and with the larger community.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Such as trails and greenways</li> </ul>
<ul style="list-style-type: none"> <li>• Promote and enhance community volunteer groups that both identify the community and provide service to the community.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Such as a joint recreation board or committee</li> </ul>
<ul style="list-style-type: none"> <li>• Develop plans and controls that are sensitive to the landscape and visual character of each community.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Such as design guidelines</li> </ul>
<ul style="list-style-type: none"> <li>• Advance programs to preserve County and community archives, records, memorabilia and other artifacts that illustrate the community's culture and history.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Such as the collection and display of local artifacts</li> </ul>

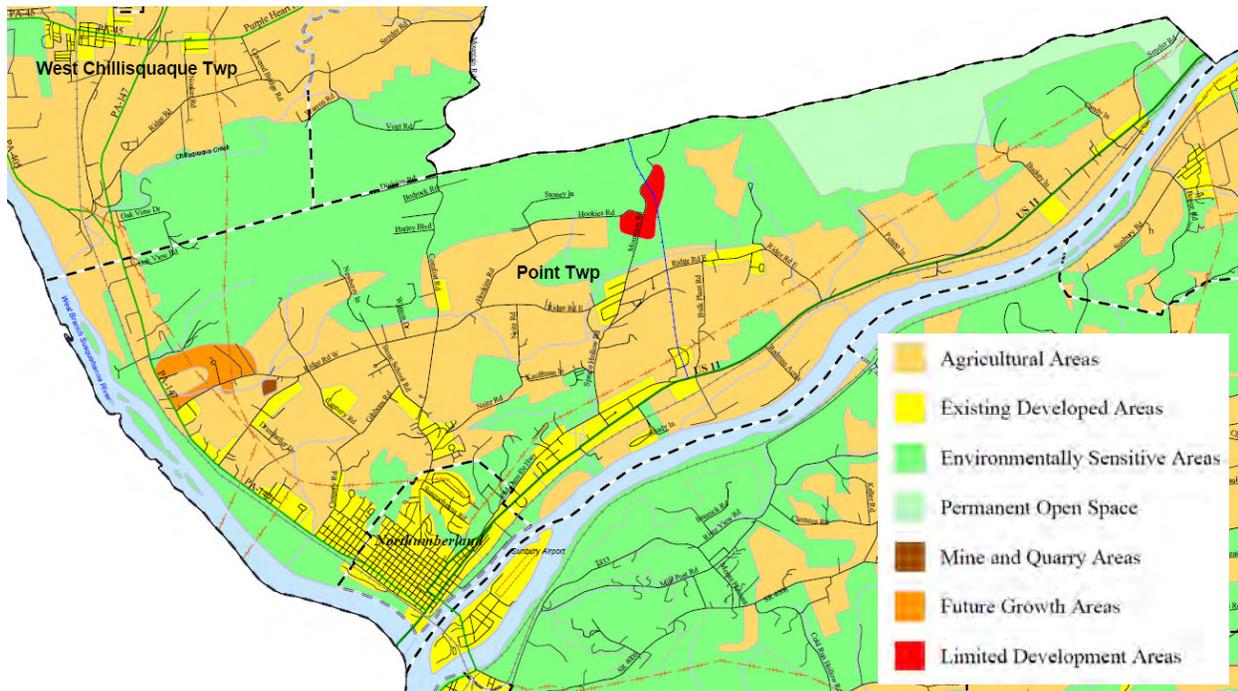
# 7

## Consistency and Interrelationships

Northumberland Borough-Point Township Joint Comprehensive Plan

Specifically regarding land use, the county comprehensive plan “promotes a policy to encourage a more consolidated development pattern instead of a scattered pattern. Such a policy seeks to guide the majority of Northumberland County’s development to locations in or adjacent to existing development centers that have or will have adequate infrastructure.” Both the categories and boundaries of the Land Use Plan map are intended to be general in nature, defining “areas appropriate for development and areas appropriate for conservation,” and allowing boroughs and township the flexibility to make more specific decisions about land use designations.

**Figure 7-1 Excerpt from Northumberland County Land Use Plan Map, 2005**



All seven general land use categories are found in the Northumberland-Point Joint Planning Area.

### *Areas Appropriate for Conservation*

- Permanent Open Space - Gamelands and publicly-owned land plus areas targeted for public ownership for the purposes of open space, park and recreation uses as well as health, educational, cultural, governmental and public safety uses.
- Environmentally Sensitive Areas - steep slopes and prime forested land where development should be discouraged. This category also includes wetland and floodplain areas inappropriate for development.
- Agricultural Preservation Areas - Unique soils or large contiguous concentrations of productive farmland to be reserved primarily for agricultural purposes.

### *Areas Appropriate for Development*

- Existing Developed Areas - areas appropriate for in-fill growth, rehabilitation, and revitalization efforts.
- Future Growth Areas - areas suitable for future growth based on proximity to existing development, sewer availability, and transportation capacity.
- Limited Development Areas - rural areas containing some development, but only limited or non-existent infrastructure.

## **Regional Land Use Planning for Nearby CSVT Interchanges**

The Central Susquehanna Valley Thruway Interchange Study<sup>1</sup> was initiated in April 2004 as a response to local government interest in the opportunities and threats posed by construction of the Central Susquehanna Valley Transportation Project. Seven municipalities along the 12-mile linear PA 147/I-180 corridor between PA Route 45 in Montandon and PA Route 54 at the Turbotville exit participated in the study. The purpose of the study was to analyze existing zoning, land use, traffic and infrastructure conditions for each of six interchanges, and work with area partners to consider potential development opportunities and threats. This would then lead to the development of sound policies that Northumberland County and municipal officials could use to guide growth and facilitate implementation of a “corridor vision” representing what study area residents regard as the preferred future scenario.

The planned Central Susquehanna Valley Transportation (CSVT) Project is proposed as a new four-lane, limited access highway that extends from the existing Selinsgrove Bypass (US Routes 11/15) in Monroe Township, Snyder County to PA Route 147 in West Chillisquaque Township, Northumberland County, just south of the interchange between PA Route 147 and PA Route 45. As a result of the anticipated CSVT Project, six interchanges from PA Route 45 north to PA Route 54 were being upgraded to be able to accommodate the increased traffic expected from the project. The CSVT Project is intent on reducing traffic congestion in the Central Susquehanna Valley, improving safety and accessibility, and accommodating anticipated population and economic growth in Snyder, Union, and Northumberland Counties. CSVT highway and bridge development will also produce impacts on the “environmental” character and economic prospects of river towns and rural communities within the region, particularly those along the PA 147 and I-180 corridor in Northumberland County.

The 12-mile PA 147/I-180 interchange study corridor is located in Upper Northumberland County, Pennsylvania, just east of the West Branch of the Susquehanna River. The study area, with areas of influence drawn around each of the six interchanges, includes all or parts of eight municipalities that consist of 20% of Northumberland County’s land area. The regional characteristic is predominantly rural. Interspersed with the rolling farmland and open space are charming small towns, industrial parks, and manufacturing centers. Starting in the south and going north, these six (6) interchanges along the PA 147/I-180 interchange corridor were studied: PA 45 (Montandon), Industrial Park Road, PA 642 (Mahoning Street), PA 254 (Broadway), SR-1007 (Susquehanna Trail), and PA 54 (Turbotville).

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<sup>1</sup> The Central Susquehanna Valley Thruway Interchange Study

## Interrelationships among Plan Elements

The intent of a comprehensive plan is to provide strategies for meeting needs, resolving issues, and seizing opportunities. The Municipalities Planning Code requires this joint comprehensive plan to understand the existing and proposed conditions of the following elements: land use, housing, economic development, transportation, community facilities, utilities, natural and cultural resources, and environmental resources. The planning process took an integrated approach to understanding each component. Below are examples of how this joint comprehensive plan assessed the inter-relationships among the various plan elements.

- Understanding the location of the proposed CSVT and its interchange and proposed water and sewer infrastructure affected how future land use patterns were planned for in both Northumberland Borough and Point Township.
- The housing and land use plans are closely integrated. A variety of housing types, styles, and densities were proposed to encourage greater diversity; this variety in housing is emphasized in the future land use descriptions proposed in Chapter 4.
- Economic development is fostered by designating additional land for commercial and industrial zoning, and allowing agriculture to continue in outlying areas.
- Higher density/intensity residential, industrial and retail development are encouraged to locate in or near areas already serviced, or proposed to be serviced, by water and sewer infrastructure, resulting in greater efficiency and effectiveness of public services.
- Conservation of sensitive environmental resources, i.e. floodplains, steep slopes, wetlands, and river and stream corridors, will continue to provide scenic landscapes and preserve sensitive environmental features that contribute to high quality watersheds.

## Developments of Regional Impact

It is important to note where significant future developments are proposed that may impact the land, environment, and quality of life of local citizens. By anticipating future developments and their impacts, Northumberland Borough and Point Township are able to plan future infrastructure and public services accordingly. Anticipated significant future developments may also impact the natural, environmental, and agricultural character of rural landscapes that exist in many areas of the joint planning area.

The Central Susquehanna Valley Thruway is noted as a development of regional impact in the joint planning area. Its location and anticipated impacts are characterized in Chapter 2 and Chapter 4, as well as in the CSVT Environmental Impact Statement that was prepared.

The Susquehanna Greenway is also noted as a development of regional impact, though its “development” will involve the conservation of natural resources, the interpretation of natural

and cultural and historic resources, and the development of recreational land and water trails, among other initiatives.

The Revitalizing Rivertowns project being conducted by SEDA-COG may result in cooperative marketing efforts among the eight study communities, but will not likely yield any sizeable physical development in the next 10 years.

Similarly, the feasibility study for the Middle Susquehanna Heritage Region may identify and advance tourism projects that could be located in the joint planning area or in nearby communities and would create more “things to do” for both residents and visitors. The recommendation to explore the establishment of a local museum for joint planning area artifacts could be incorporated into the future master plan for the heritage park, or might be developed independently.

At this point, all other anticipated development in the joint planning area is expected to have localized benefits and impacts.

## Introduction

This section provides an overview of how to use the joint comprehensive plan as a land use and capital improvements programming tool for Northumberland Borough and Point Township.

## Using the Future Land Use Plan

The future land use plan, comprised of the future land use map and tables, is a conceptual guide for establishing growth management policies. It should be used by Northumberland Borough and Point Township, as well as Northumberland County agencies, when making decisions or offering review comments regarding growth, redevelopment, and conservation. The plan identifies land use tools appropriate to each community pattern that will help to achieve the vision, goals, and objectives set forth in this comprehensive plan. The future land use plan should serve as a guide for zoning and subdivision and land development updates and revisions to be implemented at the municipal level.

Until such changes are made to current land use policy, municipal officials should use the future land use plan to evaluate proposed development:

- Is the proposed development consistent with the future land use plan?
- Does the proposed development fit the scale and intended character of a district?
- How will adjacent sidewalks and streets fit together?
- Do the setbacks of buildings line up?
- Where and what type of landscaping is provided?
- How much traffic will be generated?
- How will the proposed development impact an adjacent site?
- How will storm-water runoff be handled?
- How will this development impact the community or adjacent communities?

Through open communication, dialogue, and use of the comprehensive plan's future land use plan and map as a guide, the joint planning area's vision should be more easily reached.

## Revising Land Use Regulations

The Pennsylvania Municipalities Planning code (MPC) provides the legal framework for local governments to enact, administer, and enforce zoning, subdivision, and land development regulations. Zoning regulations dictate where certain land uses are permitted within the municipalities to protect the health, safety and welfare of residents. Subdivision and land development ordinances determine the layout and design of development on the land, e.g. landscaping standards, and right-of-way widths for roadways and utilities, etc.

These regulations are the municipalities' primary tool for managing the amount, character and intensity of future development. Infrastructure maintenance and planned expansion, collaborative relationships with developers and design guides are valuable supplementary tools for achieving the desired physical development of a community. Land use regulations, water, sewer, and transportation infrastructure plans should be updated on a consistent basis to proactively steer new development to the appropriate locations outlined in the future land use plan. Through proactive planning, the municipalities will set themselves up for greater opportunities to thrive economically, encourage more tourism, and enhance the overall quality of life for local citizens.

## Implementation Schedule

**Table 8-1 Priority Comprehensive Plan Recommendations**

Rank	Comprehensive Plan Recommendations	Page	2009/2010	2011/2012	2013/2014	2015/2016	2017/18
1	Revise Point Township zoning ordinance and zoning map	5-1	√				
	• to reflect preferred land use patterns.						
	• to permit adult education and workforce training in appropriate zoning districts.	5-3	√				
	• to permit commercial traveler services and tourism.	5-3	√				
	• to permit and encourage a variety of housing types and densities within multi-unit development projects.	5-5	√				
• to ensure that new educational facilities are permitted in residential districts.	5-7	√					
2	Revise subdivision and land development regulations	5-2		√			
	• to require site amenities in commercial, industrial, and residential districts;						
	• to establish appropriate standards or minimum requirements.						
	• to require the mandatory dedication of parkland.	5-7					
• to require vegetated riparian buffers along streams and around wetlands.	5-10			√			
• to buffer natural areas of state and local significance as	5-10			√			

Rank	Comprehensive Plan Recommendations	Page	2009/2010	2011/2012	2013/2014	2015/2016	2017/18
	recommended in the Northumberland County Natural Areas Inventory.						
3	Codify Township ordinances to improve administration and enforcement		√				
4	Complete Act 537 Sewage Facilities Plan updates for the Borough and the Township. Implement the 537 plan recommendations to upgrade the wastewater treatment plant and extend sewer service to areas with high rates of malfunctioning septic systems.	5-6	√	⇒	⇒	⇒	⇒
5	Partner with the Shikellamy School District to apply for Safe Routes to School Audits for Priestley Elementary and CW Rice Middle School buildings.	5-9	√				
6	Explore alternatives to reduce congestion at the Route 11/147 intersection.	5-9	√				

## Parks, Recreation and Open Space Implementation

The Northumberland Borough/Point Township Parks, Recreation, and Open Space Plan is part of the municipalities' Joint Comprehensive Plan. The purpose of the plan is to provide a framework for decision-making that will help to improve the quality of life in the Northumberland-Point community over the next ten years and beyond.

The plan is not law or a regulatory document. It is a recommended approach to achieve a parks and recreation system that serves our citizens throughout their lifetime, close to home, with diverse recreation opportunities year-round. It suggests management strategies and policies to protect our natural resources and provide quality recreation opportunities. The plan will be used as a reference by municipal officials, management and advisory boards; community organizations; and other interested parties.

The plan proposes a series of prioritized actions to guide NorryPoint and its partners in working towards accomplishing the goals. Not everything can be accomplished at once or by the municipalities alone. The Strategy would to be undertaken over the next ten years in collaboration with other public and private partners.

### Near Term Priorities (2009-2012)

- 1. Pursue the acquisition of the 70 acres of county-owned land along the Susquehanna River for the purpose of a community park.** Undertake a master plan to develop this land as a

community park for Northumberland Borough and Point Township. The community park would include sports fields, game courts, picnic facilities, playground, river access, natural features, and pathways. Focus on trails and river access that would serve both local use and spur a tourism destination.

2. **Focus on getting the Community Center up and running.** Pursue the Americorps avenue for getting a Community Center Director to manage the center. Develop an operating plan for the center that would include a mix of community and recreation services as well as potential income from rentals or functions such as day care.
3. **Establish a joint NorryPoint Parks and Recreation Board.** Include representatives of municipalities, sports, business, the school district, a mix of ages, environmentalists and individuals who may be able to contribute expertise.
4. **Create a Trails Committee.** Charge the Committee with advancing the trail recommendations of this plan. Trail recommendations focus on establishing trails along the river along with a series of loop trails and connections of Northumberland and Union County designed for local use as well as a tourism attraction. The immediate priority is to create a plan for a trail segment to position NorryPoint to apply for a Transportation Enhancements grant in 2009. Create the trail system to enable residents of NorryPoint to get safely to the parks, schools, the Borough and the river.
5. **Establish a Mandatory Dedication of Parkland Ordinance in each municipality.** Create and adopt the ordinance with a provision for fees-in-lieu of parkland dedication.
6. **Begin exploration of a long-term financing strategy for parks and recreation.** The addition of a developed 70-acre community park will require human and financial resources to maintain it. The financing strategy should include a mix of municipal and non-municipal funding. Partnerships, fees and charges, rentals, grants, gifts, bequests, donations and fundraising will be necessary.

### **Medium to Long Term Priorities (2013-2018 or longer)**

7. **Configure the parks and recreation system as three service areas:**
  - **The Point: the Susquehanna River front and the Borough - The Point would be the hub of recreation in the area.** Trails from Point Township would connect to trails in the Borough to get residents to parks, the river, the Community Center, and other destinations. This would include the proposed 70 acre community park.
  - **NorryPoint Center: Between the Borough and Ridge Road -** Additional parks could be located in the NorryPoint Center near population centers. It is suggested that two to three community parks of about 25 to 40 acres in size could be considered and planned in anticipation of more development to insure that the land is available. Obtaining the land would be the most important action. The land could be reserved until funds are available for development.

- **The Conservation Area: Above Ridge Road in Point Township** - Parkland in this area would be oriented to conservation and nature based recreation opportunities such as hiking, wildlife watching, trails and similar activities. Consideration should be given to the conservation of major tracts of land such as the hunting club as well as property adjoining the state lands.
8. **Explore the potential for the conservation of the Susquehanna River Scenic Vista.** The approximate five mile stretch of uninterrupted breathtaking scenic beauty is a statewide treasure. Because of its significance, efforts to conserve this area should be a regional bi-county, public/private collaboration.
  9. **Work with Northumberland County in the development of a county greenway plan.** PADCNR has set a goal of having a greenway plan in every county. When Northumberland County undertakes its greenway planning process, strive to gain representation from NorryPoint on the study committee.
  10. **Insure the long-term viability of Liberty Splashland.** Create a plan to insure that the pool complex will be a thriving facility if the current management changes. Continue to support capital improvements. Add shade structures to attract longer visitation.
  11. **Revisit the plan for Pineknottter Park.** Capitalize on its location, scenic beauty and potential connections. Create a design and improvement plan to make this a premiere park that would attract visitation as a tourism destination. Keep in mind that tourism destinations usually receive far greater local use. Great public parks benefit both citizens and visitors.
  12. **Revisit the plan for Point Township Recreation Park.** Create a ten-year plan to enhance the park with the addition of trees for shade, landscaping, pathways, sitting areas and other amenities to make this a great public space.
  13. **Increase public awareness about the parks and recreation opportunities in the community as well as the benefits of parks and recreation.** Create and provide an on-going program of public outreach to inform citizens about parks, recreation facilities, and the benefits of engaging in recreational pursuits. The single most important way would be a direct mail newsletter. The website would be effective as an information source, especially over the long term as GenX and GenY age. Delegate responsibility for this task to the proposed NorryPoint Parks and Recreation Board.

## Intergovernmental Implementation

The tasks listed in the Action Plans need further prioritization for timely and effective programming. The Implementation Schedules (Tables 8-1 and 8-2) suggest a schedule for initiation and completion of the most significant action items.

First and foremost, the Townships should prepare and adopt an intergovernmental agreement to implement the comprehensive plan. An intergovernmental agreement is an ordinance that outlines how the municipalities will work together to implement and update the plan. It states the responsibilities of the municipalities to the planning partnership, namely what activities should be reviewed by the partner municipality and which activities should be collaborative in nature. The intergovernmental agreement also states the limits to authority and liability of the partnership.

The responsibility for initiating these items lies with the Borough Council and the Board of Supervisors as they delegate tasks, compile annual initiatives and approve annual budgets.

## Annual Plan Review and Plan Updates

Amendments to the MPC (Section 302(d)) require municipal comprehensive plans to be reviewed every 10 years [Section 301(c)]. In rapidly growing planning areas, more frequent updates may be needed to maintain timely polices and priorities.

Indeed, the Northumberland Borough-Point Township Joint Comprehensive Plan will only be useful if it is regularly used, evaluated and updated. For this to occur, it is recommended that the Northumberland Borough and Point Township Planning Commissions jointly perform the following actions:

- Annually evaluate the Joint Comprehensive Plan and, if necessary, make modifications to the plan to ensure it remains useful in terms of guiding the decisions made regarding the future growth and preservation of the planning area. Specific recommendations within the actions plans outline topics and trends to observe over time.
- Prepare an annual written report summarizing this evaluation of the Joint Comprehensive Plan, the past year's implementation activities, the upcoming year's projected implementation activities, and crucial issues that will, or may, impact the joint planning area.