

**The Comprehensive Plan
Background Studies
for Lycoming County, PA**

Technical Background Studies

No. 1 – Community Development Profile

Introduction

The development of an effective comprehensive plan requires an understanding of the issues and trends that impact a community's ability to sustain a “*good quality of life*” for its residents. During the early stages of plan development, coordination has been undertaken with many individuals and organizations in order to develop an understanding of what are perceived to be **important issues** that will impact the community and its development and growth in the future. This Community Development Profile summarizes where the community has been, where it is today, and where it may be going in the future based on known data sources. It includes past trend information (historic), current trend information (today), and projections (future), where appropriate and available from existing data sources.

Important Issues

Through consultation with the Planning Advisory Team (PAT) and interviews with key persons within the planning area and throughout the county, the important social and economic issues that could potentially impact those living in Lycoming County were identified (See adjacent Highlight Box). The following highlights issues that one might expect to be of particular importance in the rural areas of the County represented by this Lycoming County Planning Area.

- ☑ **Exodus of Younger Generation with Increasing Elderly Population** – This is a concern because as an area ages the social fabric of the community becomes less stable. Less and less younger workers, who generate a greater proportion of the tax base required to support necessary community services required by older individuals, can create the potential for budget deficits and adversely impact the provision of community services to all individuals.
- ☑ **Low Wages and Income** – can adversely impact on the stability of the younger worker population and generation of tax revenues to support community service needs.
- ☑ **Lack of Employment Opportunities and Lower Paying Jobs** – This is a concern because employment is generally the key factor that dictates where younger workers will make their home.
- ☑ **Decrease in the Traditional Family** – which is perceived as having an impact on human service needs.
- ☑ **Housing Stock and Diversity** – This is a concern due to the increasing elderly population needing affordable choices to go with a changing lifestyle. It is also important to younger families with limited budgets.
- ☑ **Low Migration Rates** – were viewed as an important indicator of close-knit stable communities.
- ☑ **Diverse Economy** – was viewed as a real need for the future of Lycoming County.

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- ☑ **Loss of Industries and Opportunities** – is a concern in terms of maintaining job opportunities for the younger workers.
- ☑ **Good Access to Capital** – is viewed as a positive aspect of Lycoming County in terms of new business start-ups and existing business expansions.
- ☑ **Good Labor Force** – was viewed as important to business development and expansion in Lycoming County.
- ☑ **Tax Rates** – were noted as being a particular burden for business development as well as for low income and elderly families.
- ☑ **Storefront vacancies** – can create a bad image for business development in boroughs and villages.
- ☑ **Lack of retail diversity** – is a concern because it reduces employment opportunities and retail and service opportunities and choices that play a role in maintaining a stable community.

Evaluation Approach

Existing data sources were accessed as fully as possible to identify trends as they relate to the important issues. Where available and appropriate, comparisons were made for the time periods from 1980 to the present (circa 2000) as well as for projections into the future (2020). Key data sources include but are not limited to:

- U.S. Census
- U.S. Department of Labor, Bureau of Labor Statistics
- The Pathfinders, The Williamsport / Lycoming County, Pennsylvania Area Workforce Report (July 2002)
- The Center for Rural Pennsylvania
- Industrial Properties Corporation
- Williamsport / Lycoming Chamber of Commerce
- Department of Community and Economic Development
- Department of Health
- Lycoming County Comprehensive Plan (1997)

Comparisons are drawn between national, state, regional and local trends where available and appropriate. During the evaluation process, the planning team attempted to address the following:

- Does the trend information support the local perceptions about key important issues?
- If it does not support the perception why not and what are the implications to planning?
- Is there data and information available to evaluate the key important issues?
- If the data is not available what are the implications to planning?
- Are there any important trends that do not relate to those issues perceived as being important by local stakeholders (i.e. PAT, key person interviews)?

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- If so, are there any indications of why they may not have been recognized as important?

The evaluation of background data for this Community Development Profile is divided into four sections:

- Demographic Characteristics
 - Population Change
 - Age issues
 - Family issues
 - Cultural issues
 - Income issues
- Housing Characteristics
 - Units
 - Values
 - Affordability
 - Diversity
- Economic Characteristics
 - Economic diversity
 - Work force issues
 - Financing issues
 - Wages
 - Employment
 - Important Economic Generators
 - Retail & Services diversity issues Taxes
 - Taxes
- Human Services Characteristics
 - Elderly
 - Students
 - Public Safety
 - Health and Human Services
 - Educational Attainment

Demographic Characteristics

Overview of Demographics

The population trends of the Lycoming County Planning Area municipalities over the 1970 to 2000 Census periods are indicative of county and statewide trends where population shifted outward from the cities and boroughs into the suburban and rural townships. As presented in Table 1-1, the population growth rates for many of the planning area townships exceeded the growth rate enumerated for the county over the 1970 to 2000 period. Spatially, much of the

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growth in the planning area is occurring in the townships located just beyond the suburban fringe of greater Williamsport, which is well within commuting distance.

**Table 1-1
Population Change 1970-2000**

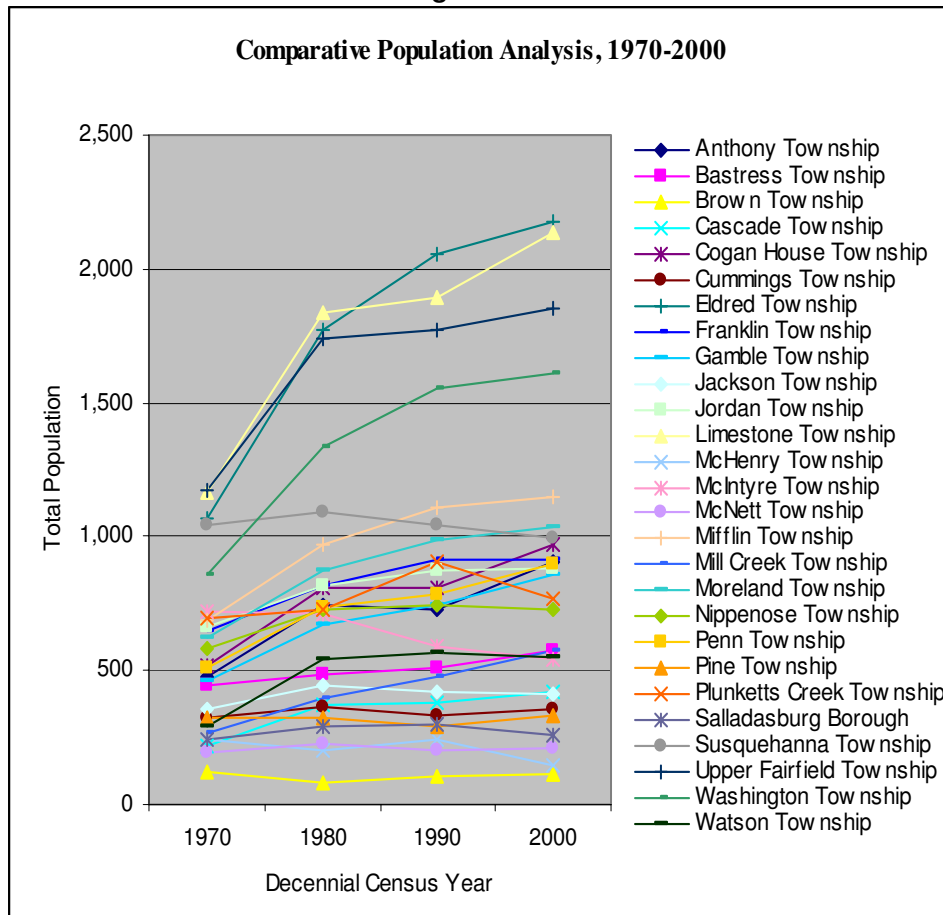
Municipality	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
					Number	Percent	Number	Percent
Pennsylvania	11,800,766	11,863,895	11,881,643	12,281,054	399,411	3.4%	480,288	4.1%
Lycoming County	113,296	118,416	118,710	120,044	1,334	1.1%	6,748	6.0%
Lycoming Co. Planning Area	14,902	20,109	21,331	22,359	1,028	4.8%	7,457	50.0%
Anthony Township	480	746	727	904	177	24.3%	424	88.3%
Bastress Township	441	483	513	574	61	11.9%	133	30.2%
Brown Township	119	78	102	111	9	8.8%	-8	-6.7%
Cascade Township	219	373	382	419	37	9.7%	200	91.3%
Cogan House Township	521	806	807	974	167	20.7%	453	86.9%
Cummings Township	321	365	334	355	21	6.3%	34	10.6%
Eldred Township	1,066	1,771	2,055	2,178	123	6.0%	1,112	104.3%
Franklin Township	645	819	914	915	1	0.1%	270	41.9%
Gamble Township	461	675	744	854	110	14.8%	393	85.2%
Jackson Township	352	447	421	414	-7	-1.7%	62	17.6%
Jordan Township	663	814	871	878	7	0.8%	215	32.4%
Limestone Township	1,168	1,839	1,893	2,136	243	12.8%	968	82.9%
McHenry Township	241	205	246	145	-101	-41.1%	-96	-39.8%
McIntyre Township	720	711	588	539	-49	-8.3%	-181	-25.1%
McNett Township	192	229	200	211	11	5.5%	19	9.9%
Mifflin Township	688	969	1,110	1,145	35	3.2%	457	66.4%
Mill Creek Township	265	400	477	572	95	19.9%	307	115.8%
Moreland Township	621	876	984	1,036	52	5.3%	415	66.8%
Nippenose Township	583	731	742	729	-13	-1.8%	146	25.0%
Penn Township	513	733	788	900	112	14.2%	387	75.4%
Pine Township	321	320	290	329	39	13.4%	8	2.5%
Plunketts Creek Township	692	727	905	771	-134	-14.8%	79	11.4%
Salladasburg Borough	239	294	301	260	-41	-13.6%	21	8.8%
Susquehanna Township	1,046	1,091	1,046	993	-53	-5.1%	-53	-5.1%
Upper Fairfield Township	1,174	1,736	1,774	1,854	80	4.5%	680	57.9%
Washington Township	860	1,332	1,552	1,613	61	3.9%	753	87.6%
Watson Township	291	539	565	550	-15	-2.7%	259	89.0%

Source: U.S. Census Bureau

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Figure 1 - 1



Source: U.S. Census Bureau

What follows is a presentation of data defining demographic trends as related to key issues identified by the Planning Advisory Teams.

Issue- Exodus of Younger Generation with Increasing Elderly Population

An analysis of the population by its various age groups provides insight to the perceptions that the planning area municipalities are experiencing a decrease in the number of young adults and that their populations are aging. Table 1-2 presents the age group enumerations of the planning area municipalities, Lycoming County and Pennsylvania for the 1990 and 2000 Censuses.

The distribution of the population according to the age of its residents is a primary factor that may affect population growth and determine the type of services required in the region. Different age groups have diverse needs that must be specifically addressed in the comprehensive plan. For example, population shifts within the school age group (i.e., 0-19 years) will produce a direct impact on the services and facilities provided by the local school

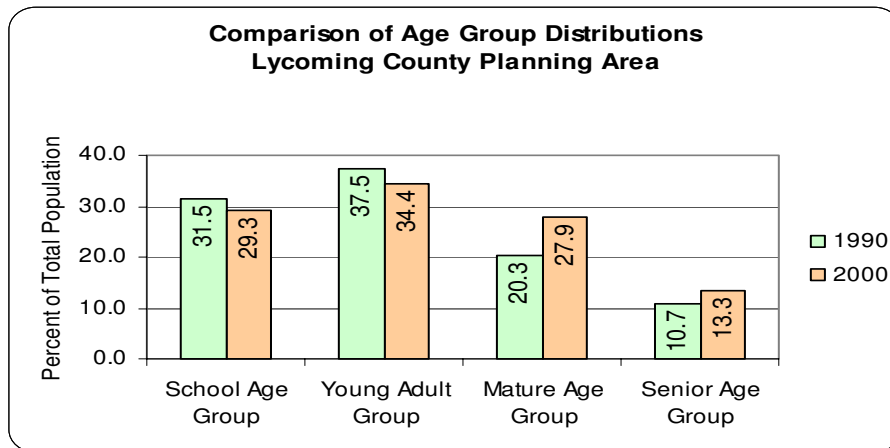
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system, as well as any public or private pre-school/ daycare facilities and programs. Likewise, population shifts in the senior age group (i.e., 65 years and over) will directly impact the service needs of the elderly such as adult daycare, medical, and social, just to name a few.

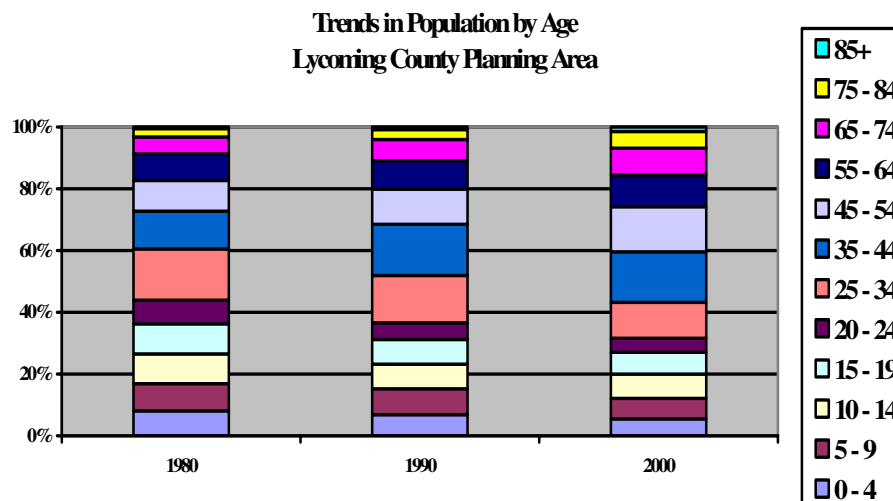
A review of Table 1-2, Table 1-3 and Figure 1-2 reveals that the Lycoming County Planning Area municipalities are indeed experiencing a decrease in their young adult populations and that their populations are aging. These trends are supported by the following statements:

Figure 2 - 2



Source: U.S. Census Bureau

Figure 2-2a



Source: U.S. Census Bureau

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“Exodus of Young Adults”

- According to the 1990 and 2000 Censuses, the young adult age group comprised the largest share of the planning area’s total population. During this period, however, the total population share of 37.5 percent in 1990 decreased to 34.4 percent in 2000.
- Likewise, the school age group’s share of the total population decreased from 31.5 percent in 1990 to 29.3 percent in 2000.

“Aging Population”

- From 1990 to 2000, the mature and senior age groups have increased their shares of the planning area’s total population; from 20.3 percent to 27.9 percent and from 10.7 percent to 13.3 percent, respectively.
- The median ages of the Lycoming Planning Area municipalities, except Brown Township, increased over the 1990 to 2000 Census periods.

Table 1-2 Age Group Distribution 1990-2000						
Age Groups	1990	Percent of Total	2000	Percent of Total	Change (1990-2000)	
					# Increase	% Increase
School Age Group (0-19)						
Anthony Township	230	31.6%	270	29.9%	40	17.4%
Bastress Township	178	34.7%	199	34.7%	21	11.8%
Brown Township	12	11.8%	12	10.8%	0	0.0%
Cascade Township	109	28.5%	96	22.9%	-13	-11.9%
Cogan House Township	258	32.0%	272	27.9%	14	5.4%
Cummings Township	76	22.8%	83	23.4%	7	9.2%
Eldred Township	694	33.8%	644	29.6%	-50	-7.2%
Franklin Township	294	32.2%	237	25.9%	-57	-19.4%
Gamble Township	209	28.1%	219	25.6%	10	4.8%
Jackson Township	140	33.3%	125	30.2%	-15	-10.7%
Jordan Township	275	31.6%	233	26.5%	-42	-15.3%
Limestone Township	690	36.5%	746	34.9%	56	8.1%
Mchenry Township	54	22.0%	15	10.3%	-39	-72.2%
Mcintyre Township	177	30.1%	137	25.4%	-40	-22.6%
Mcnett Township	59	29.5%	40	19.0%	-19	-32.2%
Mifflin Township	357	32.2%	308	26.9%	-49	-13.7%
Mill Creek Township	159	33.3%	153	26.7%	-6	-3.8%
Moreland Township	308	31.3%	305	29.4%	-3	-1.0%
Nippenose Township	228	30.7%	195	26.7%	-33	-14.5%
Penn Township	234	29.7%	251	27.9%	17	7.3%
Pine Township	51	17.6%	60	18.2%	9	17.6%
Plunketts Creek Township	234	25.9%	180	23.3%	-54	-23.1%
Salladasburg Borough	100	33.2%	75	28.8%	-25	-25.0%
Susquehanna Township	288	27.5%	227	22.9%	-61	-21.2%
Upper Fairfield Township	558	31.5%	531	28.6%	-27	-4.8%
Washington Township	561	36.1%	505	31.3%	-56	-10.0%
Watson Township	172	30.4%	127	23.1%	-45	-26.2%

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Table 1-2
Age Group Distribution 1990-2000

Age Groups	1990	Percent of Total	2000	Percent of Total	Change (1990-2000)	
					# Increase	% Increase
Lycoming County Planning Area	6,705	31.4%	6,245	27.9%	-460	-6.9%
Lycoming County	33,292	28.0%	31,895	26.6%	-1,397	-4.2%
Pennsylvania	3,158,578	26.6%	3,270,584	26.6%	112,006	3.5%
Young Adult Group (20-44)						
Anthony Township	264	36.3%	338	37.4%	74	28.0%
Bastress Township	183	35.7%	185	32.2%	2	1.1%
Brown Township	18	17.6%	19	17.1%	1	5.6%
Cascade Township	126	33.0%	136	32.5%	10	7.9%
Cogan House Township	284	35.2%	307	31.5%	23	8.1%
Cummings Township	97	29.0%	99	27.9%	2	2.1%
Eldred Township	812	39.5%	693	31.8%	-119	-14.7%
Franklin Township	330	36.1%	323	35.3%	-7	-2.1%
Gamble Township	295	39.7%	275	32.2%	-20	-6.8%
Jackson Township	165	39.2%	132	31.9%	-33	-20.0%
Jordan Township	295	33.9%	281	32.0%	-14	-4.7%
Limestone Township	720	38.0%	725	33.9%	5	0.7%
Mchenry Township	80	32.5%	32	22.1%	-48	-60.0%
Mcintyre Township	224	38.1%	180	33.4%	-44	-19.6%
Mcnett Township	67	33.5%	76	36.0%	9	13.4%
Mifflin Township	460	41.4%	399	34.8%	-61	-13.3%
Mill Creek Township	191	40.0%	201	35.1%	10	5.2%
Moreland Township	385	39.1%	339	32.7%	-46	-11.9%
Nippenose Township	280	37.7%	247	33.9%	-33	-11.8%
Penn Township	292	37.1%	288	32.0%	-4	-1.4%
Pine Township	80	27.6%	92	28.0%	12	15.0%
Plunketts Creek Township	342	37.8%	252	32.7%	-90	-26.3%
Salladasburg Borough	119	39.5%	90	34.6%	-29	-24.4%
Susquehanna Township	361	34.5%	315	31.7%	-46	-12.7%
Upper Fairfield Township	701	39.5%	614	33.1%	-87	-12.4%
Washington Township	606	39.0%	534	33.1%	-72	-11.9%
Watson Township	213	37.7%	158	28.7%	-55	-25.8%
Lycoming County Planning Area	7,990	37.5%	7,330	32.4%	-660	-8.3%
Lycoming County	43,954	37.0%	40,795	34.0%	-3,159	-7.2%
Pennsylvania	4,520,330	38.0%	4,254,648	34.6%	-265,682	-5.9%
Mature Age Group (45-64)						
Anthony Township	167	23.0%	212	23.5%	45	26.9%
Bastress Township	114	22.2%	130	22.6%	16	14.0%
Brown Township	35	34.3%	42	37.8%	7	20.0%
Cascade Township	95	24.9%	110	26.3%	15	15.8%
Cogan House Township	180	22.3%	272	27.9%	92	51.1%
Cummings Township	99	29.6%	99	27.9%	0	0.0%
Eldred Township	395	19.2%	636	29.2%	241	61.0%
Franklin Township	171	18.7%	249	27.2%	78	45.6%
Gamble Township	146	19.6%	260	30.4%	114	78.1%
Jackson Township	75	17.8%	98	23.7%	23	30.7%

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Table 1-2
Age Group Distribution 1990-2000

Age Groups	1990	Percent of Total	2000	Percent of Total	Change (1990-2000)	
					# Increase	% Increase
Jordan Township	179	20.6%	220	25.1%	41	22.9%
Limestone Township	340	18.0%	482	22.6%	142	41.8%
Mchenry Township	57	23.2%	50	34.5%	-7	-12.3%
Mcintyre Township	113	19.2%	142	26.3%	29	25.7%
Mcnett Township	49	24.5%	48	22.7%	-1	-2.0%
Mifflin Township	192	17.3%	314	27.4%	122	63.5%
Mill Creek Township	92	19.3%	160	28.0%	68	73.9%
Moreland Township	194	19.7%	259	25.0%	65	33.5%
Nippenose Township	151	20.4%	182	25.0%	31	20.5%
Penn Township	162	20.6%	246	27.3%	84	51.9%
Pine Township	76	26.2%	94	28.6%	18	23.7%
Plunketts Creek Township	194	21.4%	196	25.4%	2	1.0%
Salladasburg Borough	51	16.9%	57	21.9%	6	11.8%
Susquehanna Township	270	25.8%	284	28.6%	14	5.2%
Upper Fairfield Township	349	19.7%	519	28.0%	170	48.7%
Washington Township	273	17.6%	395	24.5%	122	44.7%
Watson Township	127	22.5%	201	36.5%	74	58.3%
Lycoming County Planning Area	4,346	20.4%	5,957	26.6%	1,611	37.1%
Lycoming County	23,524	19.8%	28,103	23.4%	4,579	19.5%
Pennsylvania	2,373,629	20.0%	2,836,657	23.1%	463,028	19.5%

Senior Age Group (65+)						
Anthony Township	66	9.1%	84	9.3%	18	27.3%
Bastress Township	38	7.4%	60	10.5%	22	57.9%
Brown Township	37	36.3%	38	34.2%	1	2.7%
Cascade Township	52	13.6%	77	18.4%	25	48.1%
Cogan House Township	85	10.5%	123	12.6%	38	44.7%
Cummings Township	62	18.6%	74	20.8%	12	19.4%
Eldred Township	154	7.5%	205	9.4%	51	33.1%
Franklin Township	119	13.0%	106	11.6%	-13	-10.9%
Gamble Township	94	12.6%	100	11.7%	6	6.4%
Jackson Township	41	9.7%	59	14.3%	18	43.9%
Jordan Township	122	14.0%	144	16.4%	22	18.0%
Limestone Township	143	7.6%	183	8.6%	40	28.0%
Mchenry Township	55	22.4%	48	33.1%	-7	-12.7%
Mcintyre Township	74	12.6%	80	14.8%	6	8.1%
Mcnett Township	25	12.5%	47	22.3%	22	88.0%
Mifflin Township	101	9.1%	124	10.8%	23	22.8%
Mill Creek Township	35	7.3%	58	10.1%	23	65.7%
Moreland Township	97	9.9%	133	12.8%	36	37.1%
Nippenose Township	83	11.2%	105	14.4%	22	26.5%
Penn Township	100	12.7%	115	12.8%	15	15.0%
Pine Township	83	28.6%	83	25.2%	0	0.0%
Plunketts Creek Township	135	14.9%	143	18.5%	8	5.9%
Salladasburg Borough	31	10.3%	38	14.6%	7	22.6%
Susquehanna Township	127	12.1%	167	16.8%	40	31.5%
Upper Fairfield Township	166	9.4%	190	10.2%	24	14.5%

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Washington Township	112	7.2%	179	11.1%	67	59.8%
Watson Township	53	9.4%	64	11.6%	11	20.8%
Lycoming County Planning Area	2,290	10.7%	2,827	12.6%	537	23.4%
Lycoming County	17,940	15.1%	19,251	16.0%	1,311	7.3%
Pennsylvania	1,829,106	15.4%	1,919,165	15.6%	90,059	4.9%
Planning Area Total	21,331	100.0%	22,359	100.0%	1,028	4.8%

Source: U.S. Census Bureau

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Table 1-3 Median Age: 1990 - 2000		
Municipality	1990	2000
Pennsylvania	38.0	38.0
Lycoming County	34.8	38.4
Lycoming County Planning Area	34.6	39.5
Anthony Township	33.3	37.2
Bastress Township	31.1	36.8
Brown Township	60.4	56.1
Cascade Township	36.8	42.8
Cogan House Township	35.0	39.1
Cummings Township	42.9	44.1
Eldred Township	33.9	39.1
Franklin Township	34.7	37.8
Gamble Township	35.6	41.4
Jackson Township	30.5	39.1
Jordan Township	34.2	38.8
Limestone Township	29.5	33.5
McHenry Township	40.8	57.2
McIntyre Township	33.1	39.5
McNett Township	34.6	43.1
Mifflin Township	31.8	38.2
Mill Creek Township	31.0	38.9
Moreland Township	32.2	39.5
Nippenose Township	33.0	37.1
Penn Township	35.9	39.3
Pine Township	50.0	46.9
Plunketts Creek Township	36.8	41.7
Salladasburg Borough	29.2	35.8
Susquehanna Township	37.0	42.3
Upper Fairfield Township	33.7	38.0
Watson Township	36.4	43.7

Source: U.S. Census Bureau

Population Forecasts

Given that the existing population of the Lycoming County Planning Commission (LCPC) Planning Area is growing older and that its young adult population is shrinking, future population growth in the planning area will be largely dependent on net migration rather than upon natural increases. To this end, future migration rates will depend largely on future economic growth throughout the County.

Population forecasts developed by BonData—a professional data-consulting firm based in Middletown, PA—were used to calculate the planning area’s growth levels. The population forecasts are calculated at five-year increments from 2005 to 2020—each year independent of the previous—and are based on a statistical model that uses the average of four mathematical calculations. All forecasts use base populations enumerated by the 1990 and 2000 Censuses and do not address other factors that may impact population growth such as housing and employment opportunities. A more in-depth description of the employed methodology is provided in Appendix A.

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It is important to realize that no projection can accurately forecast all of the factors that might cause a particular rate of growth. However, a projection becomes a building block that can be used to forecast future land use and infrastructure service needs.

Table 1-4 presents the population forecasts for the LCPC Planning Area municipalities and Lycoming County, as a whole. As shown, the population increases are expected for the majority of the planning area municipalities.

Municipality	Census Counts		Population Forecasts				Change (2005-2020)	
	1990	2000	2005	2010	2015	2020	#	%
Lycoming County	118,779	120,044	120,708	121,397	122,112	122,859	2,151	1.8
Lycoming County Planning Area	19,788	20,746	21,248	21,767	22,316	22,876	1,627	7.7
Anthony Township	727	904	997	1,094	1,193	1,297	300	30.1
Bastress Township	513	574	605	637	669	702	96	15.9
Brown Township	102	111	116	120	125	129	14	12.0
Cascade Township	382	419	438	457	476	495	57	13.1
Cogan House Township	807	974	1,062	1,152	1,243	1,339	278	26.2
Cummings Township	334	355	366	376	386	397	31	8.6
Eldred Township	2,056	2,178	2,240	2,302	2,360	2,421	181	8.1
Franklin Township	915	915	915	914	911	909	-5	-0.6
Gamble Township	744	854	911	969	1,027	1,088	177	19.4
Jackson Township	421	414	410	406	402	397	-13	-3.2
Jordan Township	872	878	881	883	884	885	4	0.5
Limestone Township	1,894	2,136	2,261	2,388	2,514	2,645	384	17.0
McHenry Township	246	145	98	52	65	50	-48	-48.9
McIntyre Township	588	539	514	489	463	438	-77	-14.9
McNett Township	200	211	217	222	227	233	16	7.5
Mifflin Township	1,111	1,145	1,162	1,179	1,193	1,208	47	4.0
Mill Creek Township	477	572	622	673	725	779	157	25.3
Moreland Township	985	1,036	1,062	1,088	1,111	1,136	75	7.0
Nippenose Township	742	729	722	715	706	698	-24	-3.4
Penn Township	788	900	958	1,017	1,076	1,137	179	18.7
Pine Township	290	329	349	370	390	411	62	17.8
Plunketts Creek Township	906	771	704	637	569	502	-202	-28.7
Salladasburg Borough	301	260	240	219	198	178	-62	-25.8
Susquehanna Township	1,047	993	965	937	907	877	-88	-9.1
Upper Fairfield Township	1,775	1,854	1,894	1,933	1,969	2,007	114	6.0
Washington Township	1,553	1,613	1,643	1,673	1,700	1,728	85	5.2
Watson Township	565	550	542	534	525	516	-26	-4.8

Source: BonData, 2002

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In contrast to a statistical-based population-forecasting model, the planning profession also employs a physical model that forecasts population growth using a land use build-out methodology. The build-out methodology considers existing land use/ land cover and infrastructure conditions to develop a theoretical build-out of a municipality’s developable land areas under existing zoning conditions. The results can then be used to calculate potential population growth, infrastructure needs and impacts.

The existing conditions data collected under the Phase I planning process will be used to develop the GIS-based build-out model, which will then be implemented during the Phase II planning process. Population forecasts developed under the build-out model can then be compared against the statistical forecasts presented above. When one looks at past housing growth trends (See Table 1-11), a different picture evolves in terms of potential growth areas.

Issue – Diverse Culture

The diversity of the local culture is viewed as a positive aspect of the Lycoming County Planning Commission Planning Area municipalities. Communities that boast a diverse cultural heritage cultivate an open social environment and support a high quality of life

Racial Composition

Racial and ethnic data from the U.S. Census Bureau was used to determine the degree to which the LCPC Planning Area municipalities are culturally diverse. As shown in Table 1-5, the municipal populations are predominantly white. Some municipalities that are on the fringe of the county’s suburban areas are, however, slowly becoming more diverse as the percentage of their respective non-white populations have increased over the 1990 to 2000 Census periods.

**Table 1-5
Racial Composition 1990-2000**

Municipality	Race (Total Population)					
	1990			2000		
	White	Non-white	% Non-white	White	Non-white	% Non-white
Pennsylvania	10,520,201	1,361,442	13%	10,484,203	1,796,851	17.1%
Lycoming County	115,040	3,670	3.2%	112,737	7,307	6.5%
Lycoming County Planning Area	21,221	110	0.5%	22,126	233	1.1%
Anthony Township	726	1	0.1%	899	5	0.6%
Bastress Township	510	3	0.6%	569	5	0.9%
Brown Township	102	0	0.0%	111	0	0.0%
Cascade Township	381	1	0.3%	414	5	1.2%
Cogan House Township	806	1	0.1%	968	6	0.6%
Cummings Township	334	0	0.0%	354	1	0.3%
Eldred Township	2,043	12	0.6%	2,149	29	1.3%
Franklin Township	905	9	1.0%	911	4	0.4%
Gamble Township	742	2	0.3%	851	3	0.4%
Jackson Township	416	5	1.2%	413	1	0.2%
Jordan Township	868	3	0.3%	875	3	0.3%
Limestone Township	1,882	11	0.6%	2,110	26	1.2%
McHenry Township	245	1	0.4%	142	3	2.1%

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**Table 1-5
Racial Composition 1990-2000**

Municipality	Race (Total Population)					
	1990			2000		
	White	Non-white	% Non-white	White	Non-white	% Non-white
McIntyre Township	576	12	2.0%	528	11	2.0%
McNett Township	200	0	0.0%	199	12	5.7%
Mifflin Township	1,107	3	0.3%	1,131	14	1.2%
Mill Creek Township	475	2	0.4%	558	14	2.4%
Moreland Township	982	2	0.2%	1,031	5	0.5%
Nippenose Township	737	5	0.7%	721	8	1.1%
Penn Township	782	6	0.8%	890	10	1.1%
Pine Township	289	1	0.3%	326	3	0.9%
Plunketts Creek Township	899	6	0.7%	759	12	1.6%
Salladasburg Borough	299	2	0.7%	258	2	0.8%
Susquehanna Township	1,039	7	0.7%	984	9	0.9%
Upper Fairfield Township	1,768	6	0.3%	1,842	12	0.6%
Washington Township	1,544	8	0.5%	1,590	23	1.4%
Watson Township	564	1	0.2%	543	7	1.3%

Source: U.S. Census Bureau

Cultural Diversity

Ethnicity is also a key indicator of cultural diversity. Table 1-6 presents the ancestral heritage composition for the LCPC Planning Area municipalities as reported by the 2000 Census. Similar to the county and state populations, the majority of the planning area's population is of European decent; primarily, comprised of German (40.3 percent), Irish (11.4 percent) and English (9.1 percent) lineages. The remaining population is, however, distributed across a number of non-European ancestral countries that are located within Mediterranean, Arab, Asian, and African continents. Although comprising a small proportion of the total population, these remaining ancestral types do infuse a degree of diversity into the primarily European cultural environment.

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Table 1-6 Ethnic Diversity			
Area	Lycoming County Planning Area Total	Lycoming County Total	Pennsylvania Total
Arab	0.12%	0.10%	0.36%
Czech	0.17%	0.26%	0.52%
Danish	0.04%	0.09%	0.12%
Dutch	4.30%	3.93%	1.88%
English	9.06%	8.47%	7.12%
French (except Basque)	2.18%	2.53%	1.56%
French Canadian	0.24%	0.32%	0.23%
German	40.31%	35.64%	22.95%
Greek	0.11%	0.21%	0.42%
Hungarian	0.43%	0.33%	0.97%
Irish	11.35%	11.31%	14.61%
Italian	4.90%	6.59%	10.45%
Lithuanian	0.25%	0.25%	0.58%
Norwegian	0.24%	0.29%	0.29%
Polish	3.55%	3.66%	6.07%
Portuguese	0.04%	0.06%	0.10%
Russian	0.24%	0.37%	1.32%
Scotch-Irish	1.38%	1.51%	1.61%
Scottish	1.40%	1.45%	1.36%
Slovak	0.44%	0.44%	1.79%
Subsaharan African	0.02%	0.22%	0.43%
Swedish	1.10%	1.01%	0.78%
Swiss	0.27%	0.33%	0.44%
Ukrainian	0.17%	0.18%	0.90%
United States or American	9.48%	8.60%	4.66%
Welsh	1.38%	1.47%	1.34%
West Indian (exculding Hispanic groups)	0.03%	0.05%	0.27%
Other ancestries	6.80%	10.30%	16.86%

Source: U.S. Census Bureau

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Issue – Perception of a Close Knit Community with Low Migration

Close-knit communities are perceived to be a positive aspect of the Lycoming County planning area because it exudes a feeling that its residents have roots in the area and are mindful of their neighbors' well being.

Resident mobility enumerations from the 2000 Census can be used as an indicator for defining how close-knit, or interdependent, a particular community is. Specifically, mobility in terms of migration provides insight to how transient a community's citizens are. Higher rates of mobility are indicative of a transient community and therefore, infer that the citizens of a particular community are not as socially tied to their neighborhood, as long-term or permanent residents would be.

Tables 1-7 and 1-8 provide a comparative analysis of the resident mobility enumerations for the planning areas, Lycoming County, Pennsylvania, and the Lycoming County Planning Area municipalities. As shown, the LLC's mobility rate of 26.9 percent is relatively low compared to several other planning areas

Rental housing occupancy rates can also be used as an indicator for defining how close-knit a particular community is. Typically, a high rental occupancy rate is indicative of a transient community. Correlations between resident mobility and rental occupancy rates are illustrated in Figures 1-3 and 1-4.

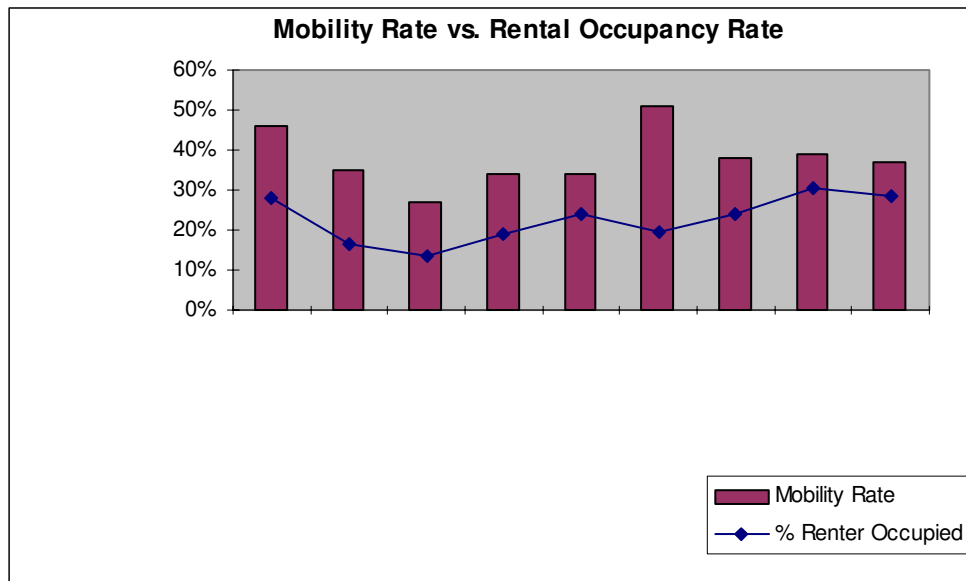
Table 1-7 Resident Mobility								
	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Greater Williamsport Area 2000 Alliance Planning Area	52,437	28,550	23,887	45.6%	65.5%	22.7%	10.4%	1.5%
Lower Lycoming Creek Joint Planning Area	20,888	13,520	7,368	35.3%	77.2%	11.7%	10.3%	0.7%
Lycoming County Planning Area	19,629	14,241	5,388	27.4%	70.7%	19.8%	8.9%	0.6%
Montoursville/Muncy Growth Corridor	8,057	5,314	2743	34.0%	79.0%	12.1%	8.6%	0.2%
Muncy Creek Area Joint Planning Area	11,514	7,565	3,949	34.3%	70.1%	17.9%	10.8%	1.3%
U.S. 15 South Joint Planning Area	11,981	5,930	6,051	50.5%	23.5%	54.7%	11.2%	10.6%
U.S. 220 / Future I-99 Joint Planning Area	9,179	5,655	3,524	38.4%	69.4%	19.6%	8.8%	2.2%
Lycoming County	113,461	69,217	44,244	39.0%	66.8%	21.7%	9.6%	1.9%
Pennsylvania	11,555,538	7,333,591	4,221,947	36.5%	59.5%	20.7%	15.8%	3.9%

Source: U.S. Census Bureau, 2000

Technical Background Studies

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Figure 1 - 3



Source: U.S. Census Bureau

Table 1-8
Resident Mobility
Lycoming County Planning Area

	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Lycoming County Planning Area	21,120	15,431	5,689	26.9%	69.6%	20.8%	8.9%	0.6%
Anthony Township	858	595	263	30.7%	72.6%	13.3%	14.1%	0.0%
Bastress Township	541	425	116	21.4%	82.8%	5.2%	12.1%	0.0%
Brown Township	101	81	20	19.8%	20.0%	70.0%	10.0%	0.0%
Cascade Township	381	262	119	31.2%	82.4%	14.3%	3.4%	0.0%
Cogan House Township	965	718	247	25.6%	57.5%	24.3%	17.0%	1.2%
Cummings Township	359	256	103	28.7%	44.7%	31.1%	24.3%	0.0%
Eldred Township	2,119	1,543	576	27.2%	72.2%	17.2%	10.2%	0.3%
Franklin Township	859	583	276	32.1%	71.0%	26.4%	2.5%	0.0%
Gamble Township	822	614	208	25.3%	64.9%	16.8%	14.4%	3.8%
Jackson Township	351	277	74	21.1%	58.1%	28.4%	13.5%	0.0%
Jordan Township	829	625	204	24.6%	58.3%	34.3%	7.4%	0.0%
Limestone Township	1,973	1,427	546	27.7%	74.4%	19.4%	6.2%	0.0%
McHenry Township	111	72	39	35.1%	46.2%	35.9%	17.9%	0.0%
McIntyre Township	501	313	188	37.5%	71.3%	21.8%	5.9%	1.1%
McNett Township	195	126	69	35.4%	36.2%	55.1%	8.7%	0.0%
Mifflin Township	1,075	774	301	28.0%	82.4%	14.0%	3.7%	0.0%

Technical Background Studies

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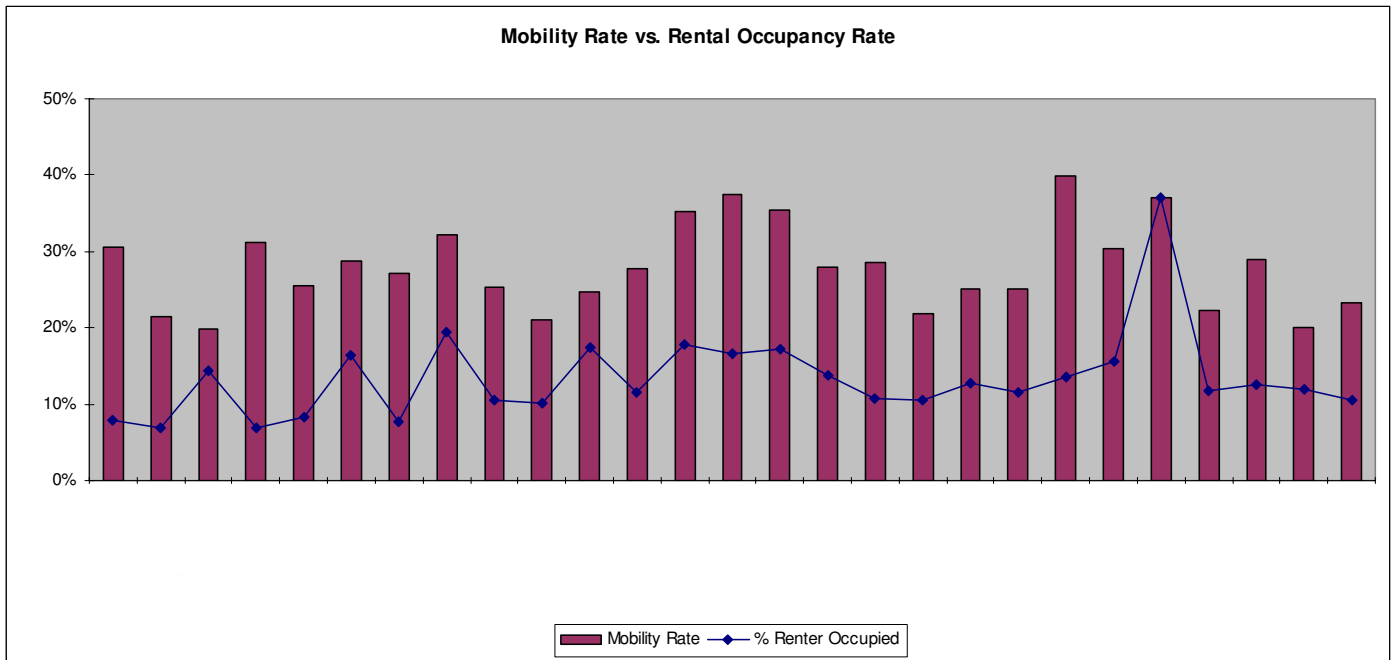
Table 1-8
Resident Mobility
Lycoming County Planning Area

	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Mill Creek Township	516	369	147	28.5%	82.3%	8.2%	7.5%	2.0%
Moreland Township	982	768	214	21.8%	70.1%	24.8%	2.8%	2.3%
Nippenose Township	690	517	173	25.1%	75.1%	17.3%	7.5%	0.0%
Penn Township	869	650	219	25.2%	74.9%	17.8%	6.4%	0.9%
Pine Township	333	200	133	39.9%	38.3%	51.9%	9.8%	0.0%
Plunketts Creek Township	730	508	222	30.4%	67.6%	22.1%	10.4%	0.0%
Salladasburg Borough	257	162	95	37.0%	66.3%	18.9%	4.2%	10.5%
Susquehanna Township	961	747	214	22.3%	89.7%	1.9%	8.4%	0.0%
Upper Fairfield Township	1,716	1,219	497	29.0%	82.1%	7.2%	10.7%	0.0%
Washington Township	1,491	1,190	301	20.2%	50.5%	39.5%	10.0%	0.0%
Watson Township	535	410	125	23.4%	48.8%	43.2%	8.0%	0.0%
Yellow areas exceeding the statewide mobility rate at 36.5%								

Source: U.S. Census Bureau, 2000

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Figure 2 - 4



Source: U.S. Census Bureau

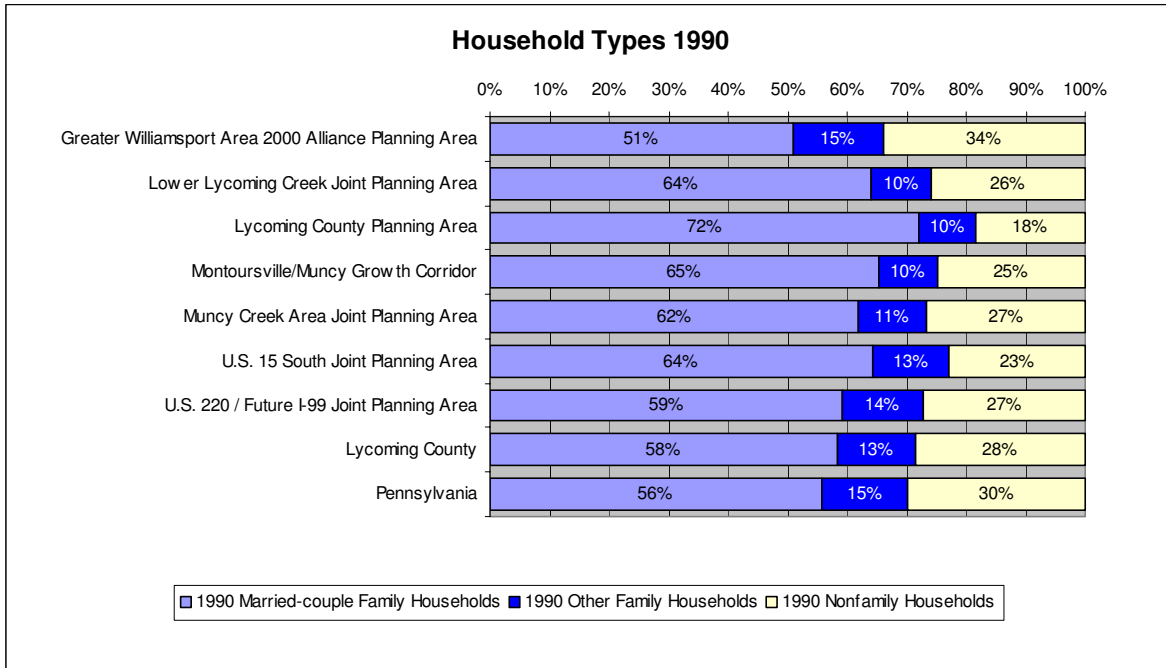
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Issue - Decrease in the Traditional Family

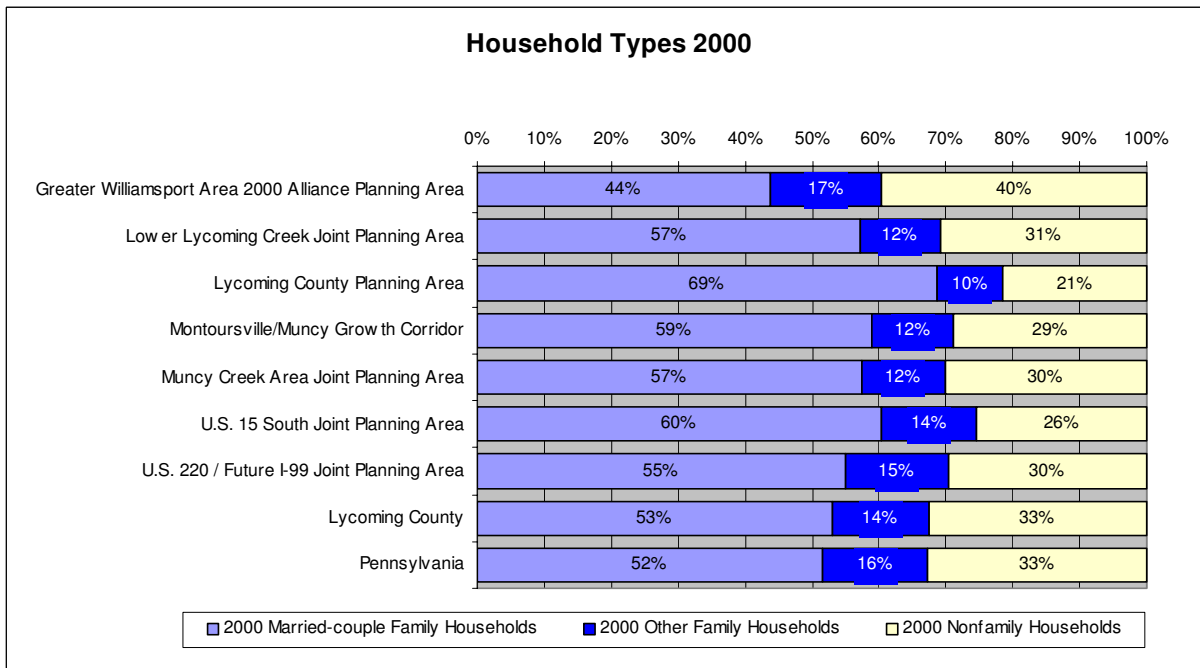
The decrease in the traditional family is a concern due to the additional human service needs associated with such trends. A review of census data does validate the perception of a decrease in the traditional family (See Figures 1-5 and 1-6).

Figure 1 - 5



Source: U.S. Census Bureau

Figure 1 - 6



Source: U.S. Census Bureau

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The types of households in the Lycoming County planning area are of key interest to the development of the Comprehensive Plan and warrant careful analysis. According to the Census Bureau, a household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two main categories of households, “family” and “nonfamily”. A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/ she is not related.

The household characteristics of the Lycoming County planning area are presented in Table 1-9. Between 1990 to 2000, the number of nonfamily households and family households grew for the planning area. The increase in family households for the 27 municipalities of the planning area resulted in a net gain of 481 and nonfamily households resulted in a net gain of 421. The trend for the entire county was somewhat different. The number of family households decreased, while the number of nonfamily households grew significantly between 1990 and 2000. Overall, the total number of households in the planning area increased by 12.2 percent, from 7,392 to 8,294. During this same period, Lycoming County and Pennsylvania also experienced household increases of 4.5 percent and 6.3 percent, respectively.

In Figures 1-7 and 1-8 family households are further broken down into “married-couple family households” and “other family households.” Married-couple family households include a husband and a wife as members of the same household and they may or may not have children living with them. Other family households are all other “family” households where a married couple is not present and can include, but does not exclusively include single parent families. For the study area, married-couple family households decreased from 72 percent of the total households in 1990 to 69 percent in 2000, while other family households stayed the same at 10 percent. Significant changes occurred in several of the municipalities. Brown Township did not have any other family households in 1990. By 2000, other family households made up 5 percent of the municipality’s total households. Similarly, McHenry Township and Salladasburg Borough experienced a substantial decrease in the percentage of married-couple family households between 1990 and 2000. McHenry Township dropped from 62 percent married-couple family households to 44 percent, Salladasburg Borough dropped from 58 percent to 49 percent. For both these municipalities, nonfamily households increased significantly. Contrary to the trend of a decreased number of married-couple family households during the past decade, Anthony Township increased the percentage of married-couple family households as a proportion of total households. Also, its other family households decreased from 12 percent to 8 percent of its total households from 1990 to 2000. In comparison, the county experienced a decline in married-couple family households as a percent of the total households in the past decade, from 58 percent to 53 percent. Conversely, other family households and nonfamily

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households grew slightly in the 1990's for the county. The state mirrored these trends with a decline in the percent of married-couple family households as part of the total households and an increase in the percent of other family households and nonfamily households.

Table 1 – 9
Household Characteristics 1990-2000

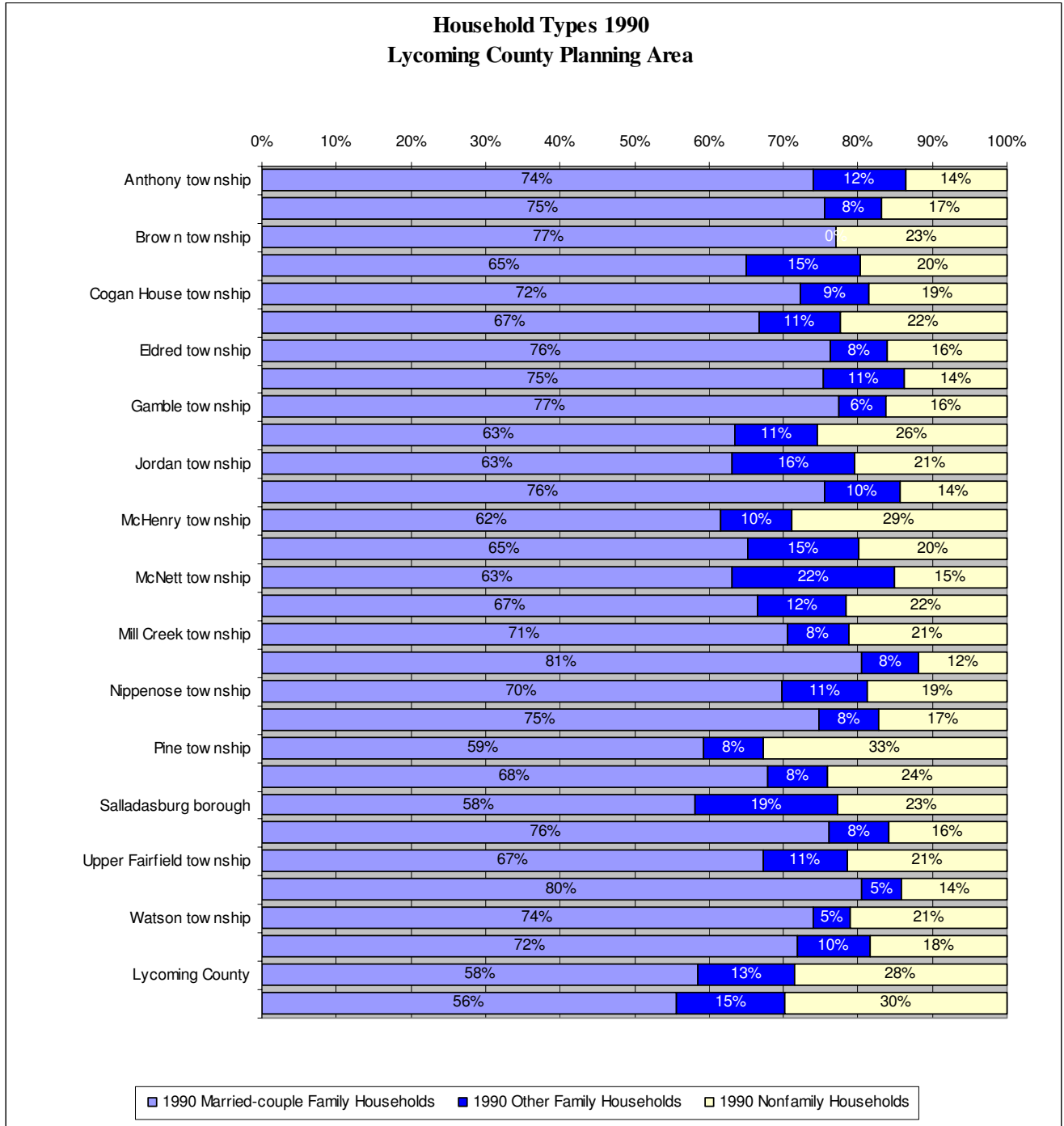
Municipality	1990 Household Types		2000 Household Types		Change in Household Types 1990 - 2000		Persons per Household	
	Family	Non-family	Family	Non-family	Family	Non-family	1990	2000
Pennsylvania	3,155,989	1,339,977	3,208,388	1,568,615	52,399	228,638	2.57	2.48
Lycoming County	32,165	12,784	31,703	15,300	-462	2,516	2.56	2.44
Lycoming County Planning Area	6038	1354	6519	1775	481	421	2.80	2.59
Anthony Township	209	33	260	46	51	13	3.00	2.95
Bastress Township	139	28	151	37	12	9	3.07	3.05
Brown Township	37	11	39	17	2	6	2.13	1.98
Cascade Township	110	27	130	42	20	15	2.79	2.44
Cogan House Township	223	51	274	85	51	34	2.95	2.66
Cummings Township	107	31	107	46	0	15	2.42	2.31
Eldred Township	572	110	647	123	75	13	3.01	2.83
Franklin Township	263	42	272	74	9	32	3.00	2.64
Gamble Township	222	43	254	66	32	23	2.81	2.67
Jackson Township	108	37	121	27	13	-10	2.90	2.80
Jordan Township	244	63	253	93	9	30	2.84	2.54
Limestone Township	508	85	580	109	72	24	3.19	3.10
Mchenry Township	74	30	42	37	-32	7	2.37	1.84
Mcintyre Township	166	41	165	45	-1	4	2.84	2.57
Mcnett Township	62	11	57	24	-5	13	2.74	2.37
Mifflin Township	305	84	336	102	31	18	2.85	2.61
Mill Creek Township	126	34	166	41	40	7	2.98	2.76
Moreland Township	281	38	312	55	31	17	3.08	2.82
Nippenose Township	212	49	212	72	0	23	2.84	2.57
Penn Township	227	47	264	85	37	38	2.88	2.58
Pine Township	76	37	95	53	19	16	2.30	2.22
Plunketts Creek Township	267	85	226	96	-41	11	2.57	2.39
Salladasburg Borough	85	25	70	35	-15	10	2.74	2.48
Susquehanna Township	323	61	312	88	-11	27	2.72	2.48
Upper Fairfield Township	505	138	544	138	39	0	2.76	2.72
Washington Township	426	70	462	87	36	17	3.13	2.94
Watson Township	161	43	168	52	7	9	2.77	2.50

Source: U.S. Census Bureau

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Figure 1 - 7

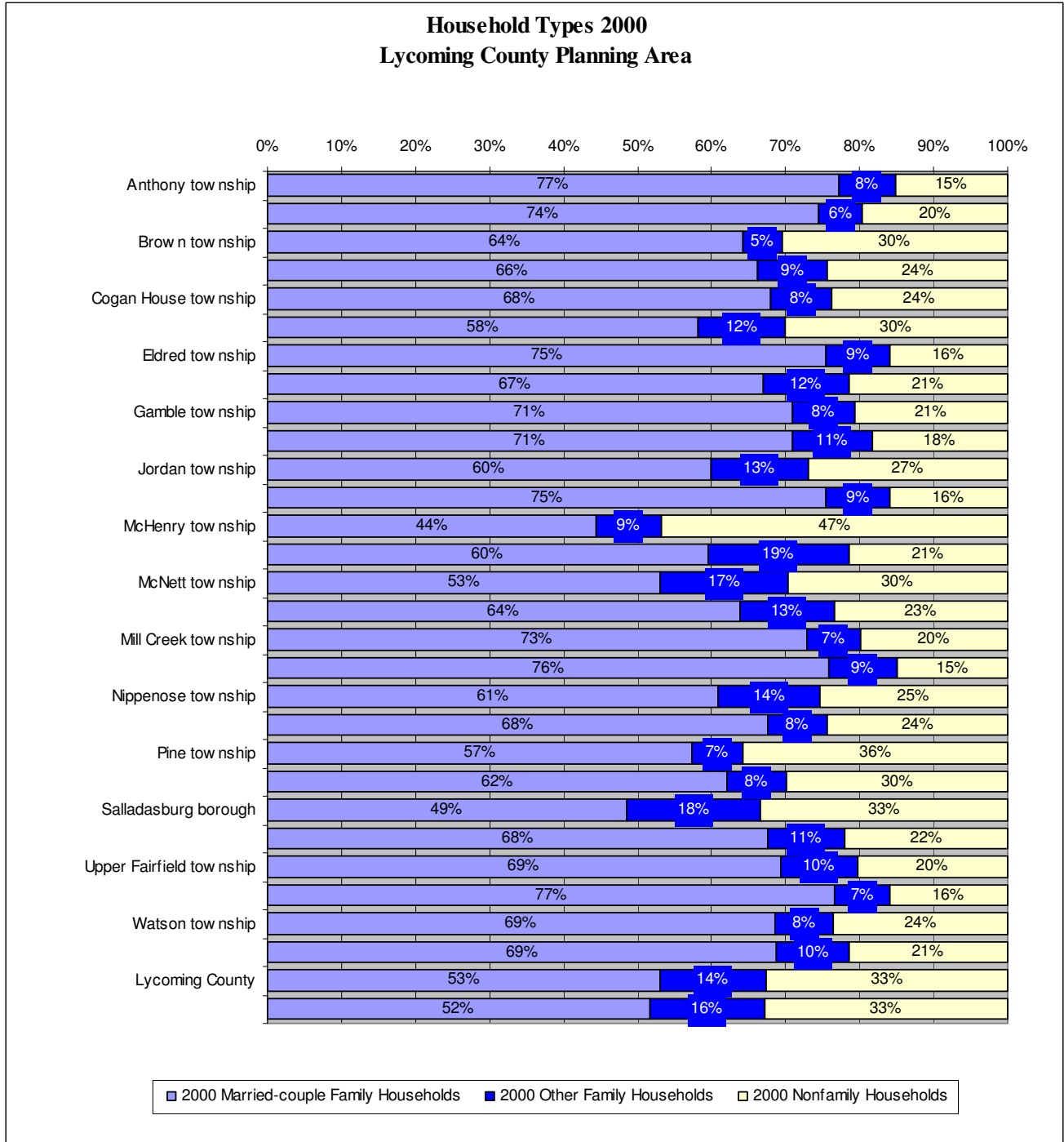


Source: U.S. Census Bureau

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Figure 1 - 8



Source: U.S. Census Bureau

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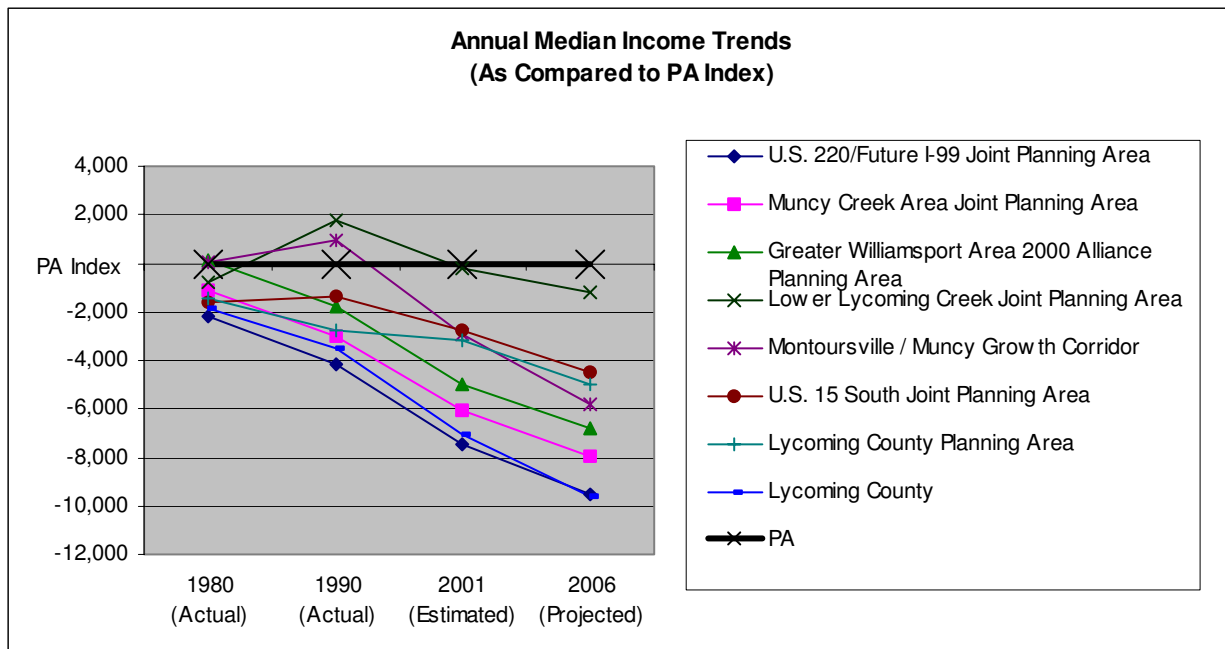
Issue – Perception of Low Wages and Income

Median Income

This is an important issue for maintaining a stable community with a balanced proportion of younger and older individuals. Lower wages and incomes can cause younger generations to search out more favorable places to take up residence.

It is difficult to measure the increase or decrease in income in a given geographic area over time due to inflation; however, one way to measure income is to compare the income trend in a smaller geographic area to the trend in a larger geographic area. Compared to income trends in Pennsylvania, the median income in Lycoming County decreased between 1980 and 1990, and is expected to continue to decrease through 2006 (See Figure 1-9). The issue of low wages and less job opportunities is covered under the section on the economy.

Figure 1 - 9



Source: U.S. Census Bureau

Educational attainment levels are closely related to a population's median household income level (See Table 1-23). Median household income also reflects the relative affluence of a population and its ability to support local public facilities and services.

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Table 1-10 shows the Census reported median household income in 1999 for the largest planning area—Lycoming County Planning Area. This planning area contains 27 municipalities and therefore exhibits both the highs and lows of median household income. McNett and McHenry had the smallest median household income in 1999 at \$22,917 and \$25,000, respectively, while Mill Creek, Bastress, Eldred and Anthony townships topped the list. Mill Creek township residents benefited from a median household income of \$50,139 in 1999, well above Lycoming County and Pennsylvania’s median incomes.

The table also compares the 1989 adjusted median household income levels with the 1999 income levels. The 1989 median household income values are adjusted for inflation (i.e., purchasing power) to accurately compare them with the 1999 dollars.

Overall this planning area experienced a substantive gain of 12.6 percent of their 1999 median household income compared with their 1989 income adjusted for inflation. This is much better than the picture for both the county and the state. Twenty-one of the twenty-seven municipalities exceeded both the county rate of 2.6% and the state rate of 6.3%. However, three municipalities stand out due to the decline in median income: McNett Township (-11.7%), Plunketts Creek Township (-5.2%) and Gamble Township (-0.5%).

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Table 1-10
Median Household Income Analysis 1989-1999

Municipality	Census Reported 1989 Median Household Income	Inflated 1989 Median Household Income to 1999 Dollars (1)	Census Reported 1999 Median Household Income	Real Growth in Median Household Income (% Change)
Pennsylvania	\$29,069	\$37,728	\$40,106	6.3%
Lycoming County	\$25,552	\$33,163	\$34,016	2.6%
Lycoming County Planning Area	\$26,547	\$34,455	\$38,790	12.6%
Anthony Township	\$26,518	\$34,417	\$44,583	29.5%
Bastress Township	\$33,333	\$43,262	\$50,125	15.9%
Brown Township	\$22,813	\$29,608	\$41,250	39.3%
Cascade Township	\$27,273	\$35,397	\$39,896	12.7%
Cogan House Township	\$26,071	\$33,837	\$36,172	6.9%
Cummings Township	\$21,667	\$28,121	\$38,594	37.2%
Eldred Township	\$32,372	\$42,014	\$46,780	11.3%
Franklin Township	\$24,856	\$32,260	\$37,500	16.2%
Gamble Township	\$30,208	\$39,206	\$39,028	-0.5%
Jackson Township	\$23,333	\$30,283	\$40,568	34.0%
Jordan Township	\$22,440	\$29,124	\$32,375	11.2%
Limestone Township	\$31,646	\$41,072	\$41,375	0.7%
McHenry Township	\$17,500	\$22,713	\$25,000	10.1%
McIntyre Township	\$20,536	\$26,653	\$36,000	35.1%
McNett Township	\$20,000	\$25,957	\$22,917	-11.7%
Mifflin Township	\$25,603	\$33,229	\$36,205	9.0%
Mill Creek Township	\$30,156	\$39,138	\$50,139	28.1%
Moreland Township	\$29,545	\$38,345	\$41,528	8.3%
Nippenose Township	\$26,141	\$33,927	\$40,357	19.0%
Penn Township	\$27,250	\$35,367	\$40,735	15.2%
Pine Township	\$24,821	\$32,214	\$34,886	8.3%
Plunketts Creek Township	\$32,917	\$42,722	\$40,481	-5.2%
Salladasburg Borough	\$21,111	\$27,399	\$30,000	9.5%
Susquehanna Township	\$27,054	\$35,112	\$36,806	4.8%
Upper Fairfield Township	\$30,395	\$39,448	\$42,031	6.5%
Washington Township	\$31,218	\$40,517	\$41,739	3.0%
Watson Township	\$30,000	\$38,936	\$40,250	3.4%

(1) Consumer Price Index (CPI) to convert 1989 dollars to 1999 dollars equals 1.297861

Source: U.S. Census Bureau

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Poverty

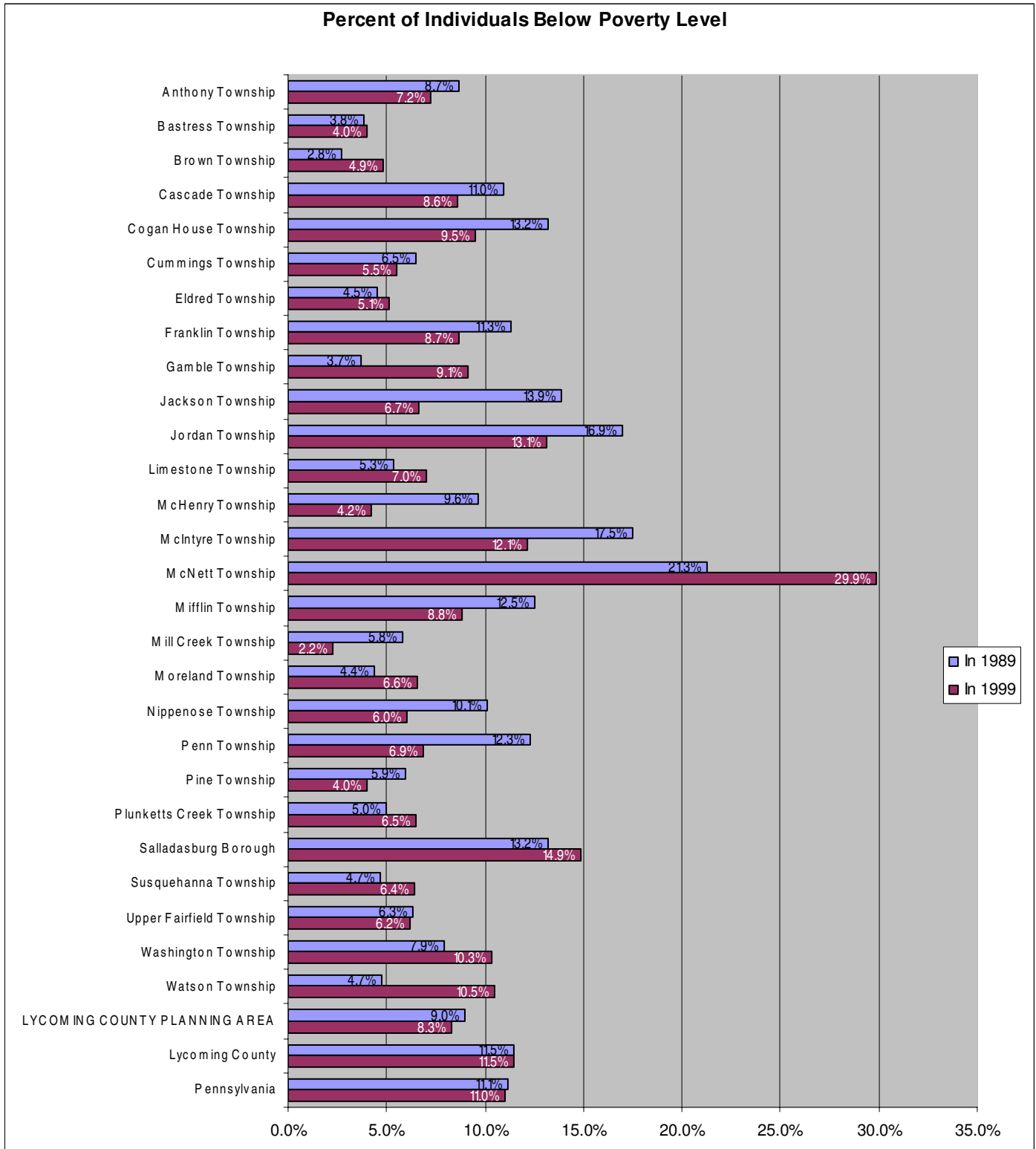
Poverty is one of the key statistical tools used to characterize a population. The U. S. Census Bureau uses the Office of Management and Budget's (OMB) Statistical Policy Directive 14 to define and measure poverty in the United States. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poor. If a family's total income is less than a family's threshold, then that family, and every individual in it, is considered to be poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index. The official poverty definition counts money income before taxes and does not include capital gains and noncash benefits (such as public housing, Medicaid, and food stamps).

For the twenty-seven municipalities comprising the Lycoming County Planning Area, the proportion of their population falling below the poverty level varies widely. Only 2.2 percent of Mill Creek Township's population had incomes below the poverty level in 1999, while McNett Township experienced a staggering 29.9 percent of its population falling below the poverty level. McNett Township's poverty level was up from 21.3 percent in 1989. When compared to the county and the state, several other municipalities in the planning area had a greater percentage of their population falling below the poverty level in 1999. Jordan Township, McIntyre Township, and Salladasburg Borough exceeded the county's percentage of 11.5 and the state's percentage of 11.0 individuals falling below the poverty level, with Jordan Township having 13.1 percent, McIntyre Township 12.1 percent, and Salladasburg Borough 14.9 percent. Gamble Township and Watson Township experienced a substantial rise in the percentage of their population falling below the poverty level. Gamble Township's poverty level increased from 3.7 percent in 1989 to 9.1 percent in 1999. Watson Township's poverty level jumped from 4.7 percent in 1989 to 10.5 percent in 1999. On the other hand, Jackson, McHenry, Penn and McIntyre townships saw an improvement of over 5 percent in the proportion of their populations falling below the poverty level. Jackson Township, for instance, improved from 13.9 percent in 1989 to 6.7 percent in 1999.

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Figure 1 - 10



Source: U.S. Census Bureau

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Housing Characteristics

Housing Overview

Housing data inventoried from the U.S. Census provides insight to the level of residential construction activity that has occurred over the last 20 years within the Lycoming County Planning Area, Lycoming County and Pennsylvania. As presented in Table 1-11, the greatest number of housing units in the planning area was constructed between 1990 and 2000. During this period, 290 units were constructed as opposed to 264 units during the previous decade. This trend was also true at the county and state levels, which is indicative of the healthy housing market conditions that existed during the 1990s.

Table 1-11 also reveals that the greatest number of housing units was constructed in Eldred, Limestone and Upper Fairfield Townships over the 1980 to 2000 Census period. Based on these trends, it is evident that these three municipalities represent the planning area's fastest growing municipalities.

Table 1-11
Recent Housing Construction

Municipality	Total Housing Units (2000 Census)	1980 - 1989		1990 - 2000	
		Units Built	Percent of Total	Units Built	Percent of Total
Pennsylvania	5,249,750	531,986	10.1	546,277	10.4
Lycoming County	52,464	4,676	8.9	5,547	10.6
Lycoming County Planning Area	1,544	209	13.5	260	16.8
Anthony Township	319	49	15.4	71	22.3
Bastress Township	205	35	17.1	36	17.6
Brown Township	320	26	8.1	20	6.3
Cascade Township	243	57	23.5	47	19.3
Cogan House Township	457	42	9.2	86	18.8
Cummings Township	401	55	13.7	30	7.5
Eldred Township	813	121	14.9	162	19.9
Franklin Township	396	54	13.6	68	17.2
Gamble Township	385	59	15.3	69	17.9
Jackson Township	188	18	9.6	23	12.2
Jordan Township	407	59	14.5	72	17.7
Limestone Township	732	96	13.1	137	18.7
McHenry Townshi	547	26	4.8	50	9.1
McIntyre Township	276	30	10.9	19	6.9
McNett Township	190	9	4.7	9	4.7
Mifflin Township	470	60	12.8	85	18.1
Mill Creek Township	236	41	17.4	53	22.5
Moreland Township	391	56	14.3	77	19.7
Nippenose Township	292	28	9.6	41	14.0
Penn Township	416	72	17.3	75	18.0
Pine Township	398	76	19.1	42	10.6
Plunketts Creek Township	500	41	8.2	71	14.2
Salladasburg Borough	113	9	8.0	6	5.3
Susquehanna Township	428	21	4.9	44	10.3
Upper Fairfield Township	721	96	13.3	112	15.5
Washington Township	639	89	13.9	79	12.4
Watson Township	284	33	11.6	34	12.0

Source: US. Census Bureau

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Issue – Perception: Area has Affordable Housing

Compared to the rest of Lycoming County, housing affordability is reasonably good in the Lycoming County Planning Area. On average, residents in only two of the twenty-seven municipalities in this planning area are spending a greater percentage of their monthly household income on selected owner costs when compared to all the residents in the county. Residents of the municipalities of McNetts Township and Salladasburg Borough are spending 34 percent and 30 percent of their median monthly household income on selected owner costs. Bastress Township residents enjoy the distinction of spending only 20.1 percent of their monthly income on owner costs. Pennsylvanians, on average, spend 30.2 percent of their median monthly household income on selected monthly owner costs.

Median home values in 2000 varied widely in this planning area. Eldred Township was at the top of the list in Lycoming County with a median home value of \$121,000 while McNetts Township's median home values, at the other end of the list, were only \$60,500. Housing would appear to be more affordable in McNett Township when compared to other municipalities, but residents lost purchasing power when their median household income declined by 20.3 percent, explaining the greater percentage of their monthly income that is devoted to owner costs. Median home values in 2000 were \$86,200 in the county and \$97,000 in the state.

Renters in this planning area generally enjoyed a lower percentage of their median household income devoted to rent, when compared to all the renters in the county. Renters in twenty of the twenty-seven municipalities dedicated less than 15.8 percent (percent of renter income for the entire county) of their median monthly income to gross rent. Renters in Bastress and Brown townships paid out less than 10 percent of their monthly income for rent. An anomaly occurred in McHenry township where renters devoted a whopping 34 percent of their income to gross rent. This is significantly greater than any other municipality in the county. On average, renters throughout the state dedicate 15.9 percent of their median monthly household income to gross rent costs.

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Table 1-12
Housing Affordability

Municipality	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income
Pennsylvania	\$97,000	\$40,106	\$3,342	\$1,010	30.2%	\$531	15.9%
Lycoming County	\$86,200	\$34,016	\$2,835	\$848	29.9%	\$449	15.8%
Lycoming County Planning Area	\$87,881	\$38,790	\$3,232	\$815	25.2%	\$459	14.2%
Anthony Township	\$94,400	\$44,583	\$3,715	\$906	24.4%	\$625	16.8%
Bastress Township	\$103,400	\$50,125	\$4,177	\$840	20.1%	\$375	9.0%
Brown Township	\$87,500	\$41,250	\$3,438	\$917	26.7%	\$325	9.5%
Cascade Township	\$94,400	\$39,896	\$3,325	\$847	25.5%	\$475	14.3%
Cogan House Township	\$85,700	\$36,172	\$3,014	\$843	28.0%	\$446	14.8%
Cummings Township	\$87,700	\$38,594	\$3,216	\$810	25.2%	\$408	12.7%
Eldred Township	\$121,000	\$46,780	\$3,898	\$971	24.9%	\$550	14.1%
Franklin Township	\$75,200	\$37,500	\$3,125	\$710	22.7%	\$469	15.0%
Gamble Township	\$96,800	\$39,028	\$3,252	\$838	25.8%	\$381	11.7%
Jackson Township	\$80,800	\$40,568	\$3,381	\$794	23.5%	\$358	10.6%
Jordan Township	\$73,700	\$32,375	\$2,698	\$717	26.6%	\$482	17.9%
Limestone Township	\$95,500	\$41,375	\$3,448	\$842	24.4%	\$498	14.4%
McHenry Township	\$65,600	\$25,000	\$2,083	\$600	28.8%	\$708	34.0%
McIntyre Township	\$68,000	\$36,000	\$3,000	\$790	26.3%	\$425	14.2%
McNett Township	\$60,500	\$22,917	\$1,910	\$650	34.0%	\$317	16.6%
Mifflin Township	\$86,200	\$36,205	\$3,017	\$781	25.9%	\$518	17.2%
Mill Creek Township	\$110,300	\$50,139	\$4,178	\$953	22.8%	\$675	16.2%
Moreland Township	\$98,600	\$41,528	\$3,461	\$818	23.6%	\$350	10.1%
Nippenose Township	\$79,400	\$40,357	\$3,363	\$777	23.1%	\$421	12.5%
Penn Township	\$88,100	\$40,735	\$3,395	\$850	25.0%	\$475	14.0%
Pine Township	\$68,500	\$34,886	\$2,907	\$725	24.9%	\$381	13.1%
Plunketts Creek Township	\$86,800	\$40,481	\$3,373	\$861	25.5%	\$438	13.0%
Salladasburg Borough	\$80,600	\$30,000	\$2,500	\$750	30.0%	\$477	19.1%
Susquehanna Township	\$88,600	\$36,806	\$3,067	\$864	28.2%	\$480	15.6%
Upper Fairfield Township	\$106,600	\$42,031	\$3,503	\$943	26.9%	\$446	12.7%
Washington Township	\$91,700	\$41,739	\$3,478	\$807	23.2%	\$471	13.5%
Watson Township	\$97,200	\$40,250	\$3,354	\$804	24.0%	\$421	12.6%

Note: Most lenders employ a monthly housing ratio of 28%. This number is the maximum percentage of monthly gross income that the lender allows for housing expenses. The U.S. Census “monthly owner costs” include the same housing expenses plus the costs of utilities and fuels.

Source: U.S. Census Bureau

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Issue – Perception: Lack of Housing Stock and Diversity

The limited diversity of housing stock in terms of type, age and value can adversely impact the ability of families to live in a particular area. This is of particular concern in regard to the elderly living on fixed incomes and their changing mobility needs, as well as the younger working population looking for a community in which to live.

An inventory of the planning area's housing diversity is presented in Figures 1-11 and 1-12. Typifying their rural character, the majority of the municipalities' housing stock consists of single-family detached dwelling units.

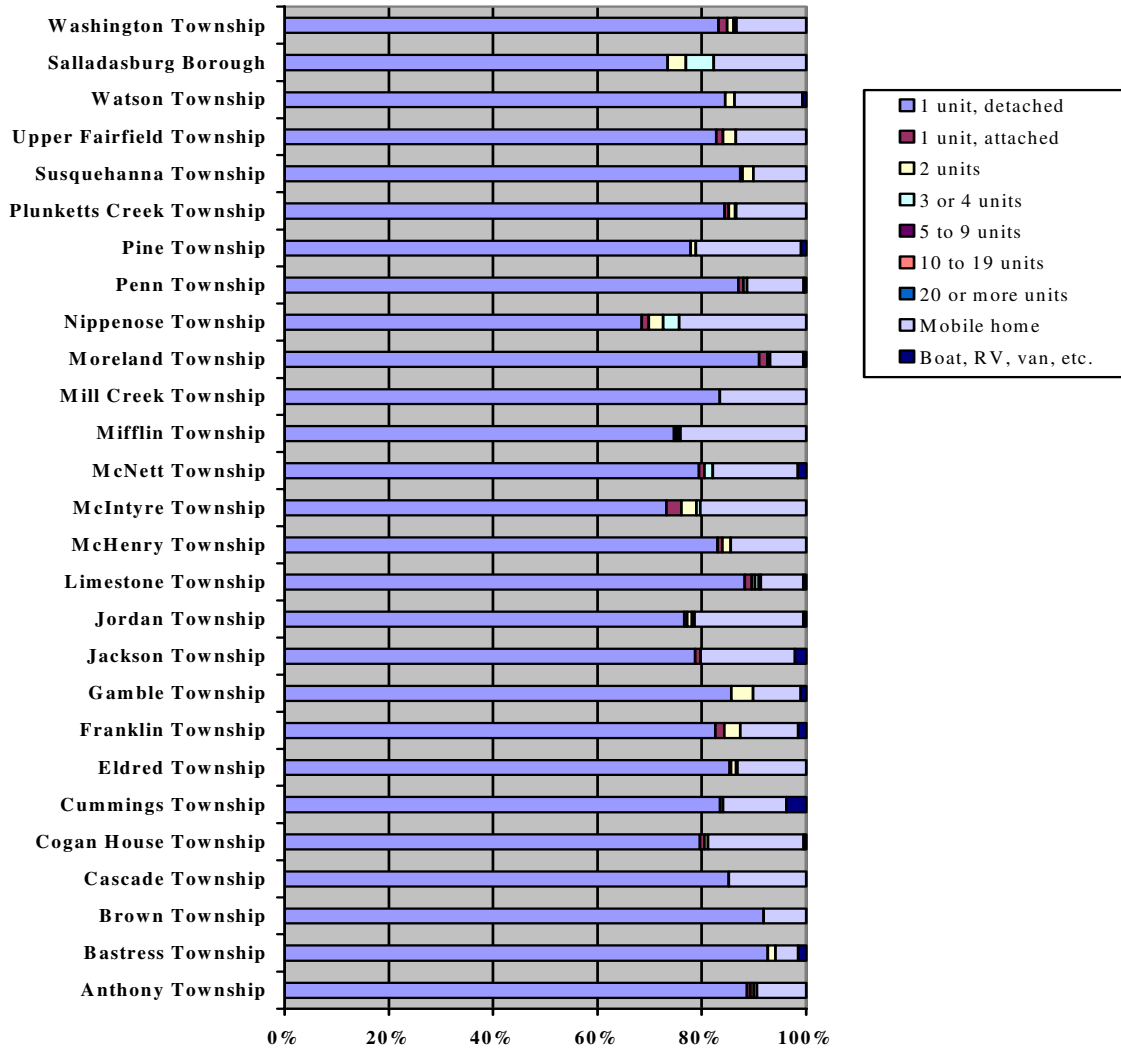
In regard to age of the planning area's housing stock, there exists a great diversity of housing genre's. However, given the amount of housing units built prior to 1960, it is important to note that many of these housing units may be in need of revitalization and may pose health risks due to the likely presence of lead based paints and asbestos.

Given the median housing values for many of the planning area townships' are below the county's median home value of \$86,200, housing affordability does not appear to be an issue. However, several townships' median home value exceeds the state's median home value of \$97,000. In fact, the county's highest median home value of \$121,000 is in Eldred Township.

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Figure 1 - 11
Housing Trends - Units in Structure
Lycoming County Planning Area



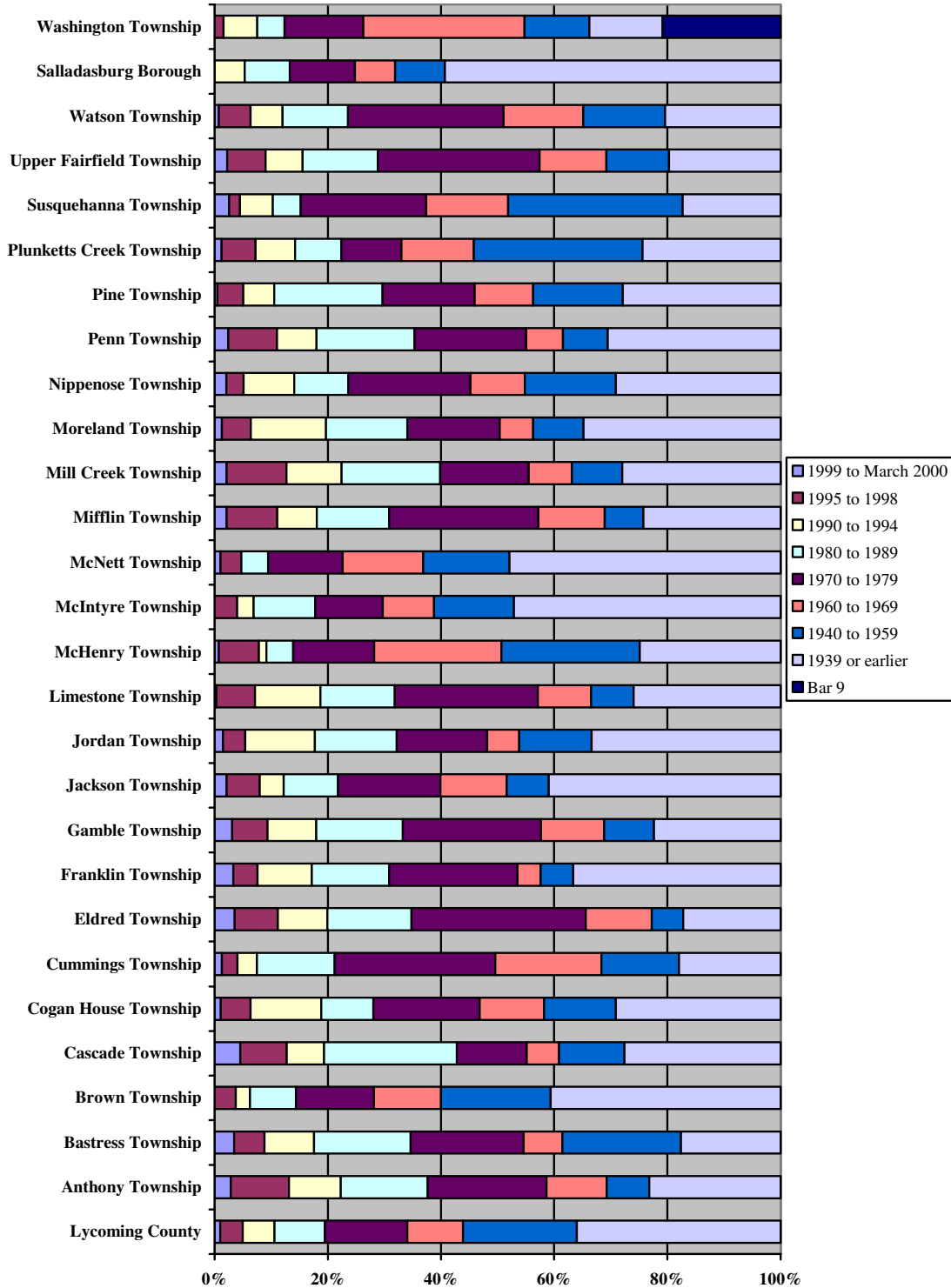
Source: U.S. Census Bureau

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Figure 1 - 12

Age of Housing Stock
Lycoming County Planning Area



Source: U.S. Census Bureau

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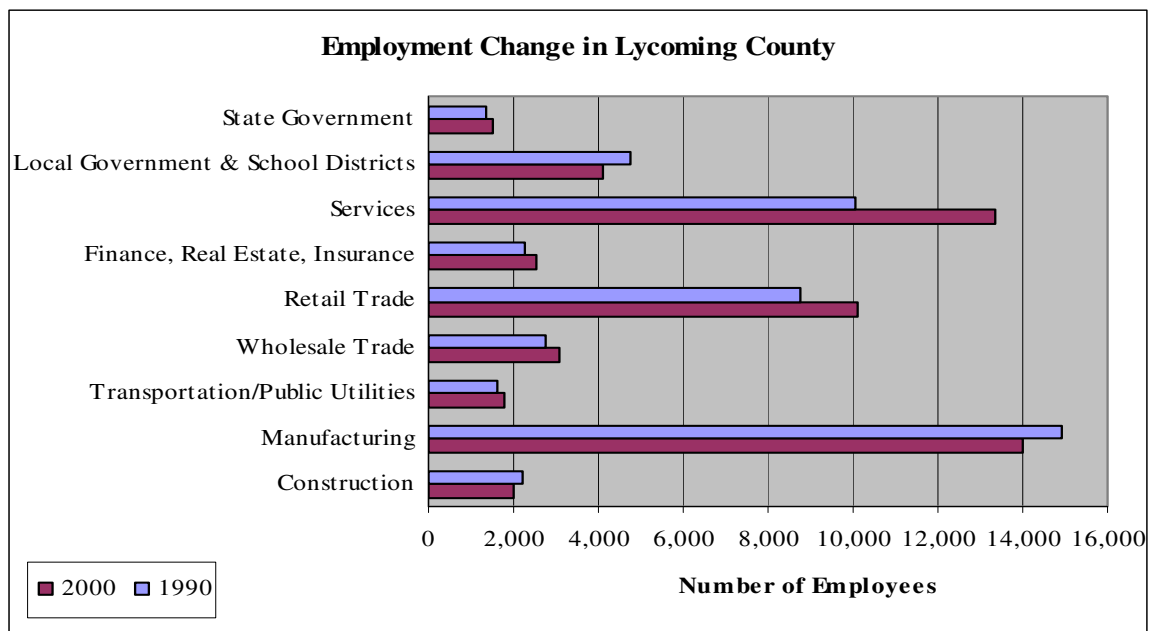
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Economic Characteristics

Economic Overview

From 1990-2000, the State of Pennsylvania gained 57,697 jobs, for a decadal growth rate of 22.6 percent. Exhibiting a slightly higher unemployment rate (Ten-Year Average: 7 percent), Lycoming County produced an overall growth rate of 15 percent. The service industry led job growth in the County, followed by the retail sector. While manufacturing remains the County's top employer, its share of total employment has diminished over the last decade. In 1990, manufacturing employment constituted 30 percent of total County employment. By 2000, it represented 26 percent of total employment. A percentage of these job losses may be attributable to outsourcing, a practice utilized by some manufacturers to focus upon their core competencies. However, the industries most affected by job losses (i.e. apparel and textiles, transportation equipment) are being negatively impacted by foreign imports, as well. See Figure 1 -13 and Table 1 -13. The fifty largest employees are listed in Appendix D.

Figure 1 - 13



Source: PA Department of Labor & Industry

	1990	2000	% Change
Construction	2,234	2,012	-9.9%
Manufacturing	14,921	13,997	-6.2%
Transportation/Public Utilities	1,642	1,802	9.7%
Wholesale Trade	2,767	3,078	11.2%
Retail Trade	8,740	10,103	15.6%
Finance, Real Estate, Insurance	2,293	2,524	10.1%
Services	10,056	13,367	32.9%

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	1990	2000	% Change
Local Government & School Districts	4,760	4,134	-13.2%
State Government	1,362	1,527	12.1%

Source: PA Department of Labor & Industry

Issue – Diverse Economy with Strong Manufacturing Base

Communities that tie their economic fortunes to a particular industry may experience tremendous financial gain, but such a strategy leaves them vulnerable to cyclical downturns in the economy. Throughout Pennsylvania, we can find examples of communities that are struggling to rebound from a decline of their primary industry. At the turn of the 19th century, the City of Altoona bustled with the sound of locomotives. The Pennsylvania Railroad founded the town in 1849 to service its locomotives. At its height, the Altoona Works machine shops employed over 17,000 people who serviced, designed, and built locomotives for the nation’s largest railroad company. The advent of interstate highways, trucking, and air transport led to the decline of American railroads, which continue to lose competitive advantage. Pittsburgh’s steel heritage is evident in numerous patch towns – small communities built by coal mining companies for the sole purpose of attracting cheap labor. The decline of Pennsylvania’s steel industry affected the economic viability of entire communities.

Methodology

History has taught us that diversification is the key to long-term economic growth. It promotes a healthy level of business competition, which spurs process innovation and an upward trend in wages. It also helps to insulate communities from swings in the national economy. Lycoming County boasts an economy rich in industrial heritage. The County’s early growth was spurred by the lumber industry, which took off in the mid-1800s. As mills began to increase in size and supply foreign markets, Williamsport earned the title: “Lumber Capital of the World.” Today, the County retains a strong industrial base. However, it is more diversified than in years past. Manufacturing remains its largest employer and is estimated to represent 30 percent of the County’s economy. The County has also witnessed tremendous growth in its service sector, which presently employs one quarter of the County’s workforce. To document the level of diversification in Lycoming County, this section analyzes the County’s economic base using three (3) primary methods:

1. ***Employment Growth.*** Unemployment Compensation (US) data was obtained from the Pennsylvania Department of Labor & Industry (L&I). This database represents nearly 95 percent of all employers in the Commonwealth and is considered the most comprehensive source of employment data available for individual counties. By examining employment growth and decline over the last decade (1990-2000), industries that contributed to job growth are identified.
2. ***Location Quotient Analysis.*** This technique utilizes employment data as an indicator of industry *concentration* and *performance*. It compares local industry employment to state

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industry employment to identify sectors where employment is highly concentrated. The formula utilized for location quotient analysis is as follows:

$$\text{Location Quotient (LQ)} = \frac{e^i/e^t}{E^i/E^t}$$

e^i = employment by industry in Lycoming County

e^t = total employment in Lycoming County

E^i = employment by industry in Pennsylvania

E^t = total employment in Pennsylvania

Location quotient analysis divides industries into two categories: (1) *Basic* industries deliver a location quotient greater than 1.0 ($LQ > 1.0$) and (2) *Nonbasic* industries deliver a location quotient less than 1.0 ($LQ < 1.0$). Export industries are considered *basic* to the local economy because they generate external demand, which fuels local business activity. Industries that lack a ‘critical mass’ of employees to qualify as basic sectors are classified as non-basic. A strong business climate exhibits a diversified economic base – with employment equitably balanced between basic and non-basic industries.

3. **Shift-Share Analysis.** Once location quotient ratios have been calculated, shift-share analysis helps to determine what factors – external or internal – are contributing to the strength or weakness of each industry sector. The approach considers three components of regional growth: (1) state share, (2) industry mix, and (3) competitive advantage. *State share* compares local employment growth to the statewide growth rate to determine if all industries are receiving their proportionate share of job creation. *Industry mix* determines the jobs created (or not created) as a result of industrial structure. And *competitive advantage* highlights local industries that outpace their statewide counterparts due to local factors.

Shift-share analysis does not uncover *specific* conditions that led to the growth or decline of given industries. However, by identifying industries that are strong local performers, shift-share analysis sets the stage for more in-depth analysis.

Location Quotient Analysis

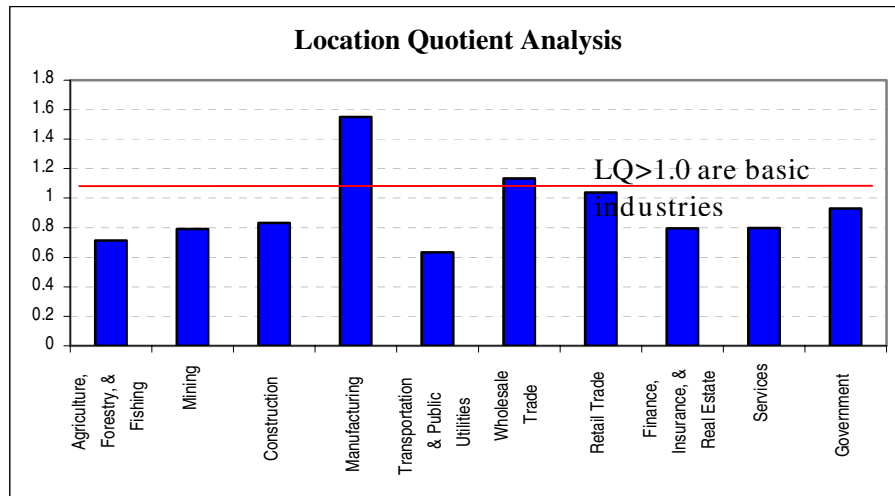
The results of the location quotient analysis are depicted in Figure 1-14 and Appendix B. The graphic shows an economy that is dominated by manufacturing. However, other industries are beginning to emerge as players in the export market. Chief among them is the wholesale sector, which is comprised of business establishments distributing nondurable goods, including paper products, farm products, chemicals, and distilled beverages. Despite employment losses, the manufacturing sector remains the County’s strongest sector, producing several *basic* industries that have witnessed an increase in their specialization ratios over the last decade (Table 1-14).

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Table 1-14 Manufacturing Sector Basic Industries that Increased Competitive Share					
	Primary Basic Industries	Employment		Location Quotient	
		1990	2000 (# new jobs)	1999	2000
SIC 24 ³	Lumber & Wood Products	767	1,239 (472)	2.4377	3.2655
SIC 25 ¹	Furniture & Fixtures	1,524	1,582 (58)	7.5349	9.0378
SIC 34	Fabricated Metal Products	1,393	1,949 (556)	1.5689	2.2248
SIC 35	Industrial Machinery & Equipment	1,614	1,750 (136)	1.4949	1.8011
	Total Manufacturing	14,921	13,997	1.4565	1.5511

Figure 2 - 14



Although the service sector is not a basic industry (LQ=.7961), it is the County’s largest growth sector. From 1990 to 2000, the percentage of Lycoming County’s resident workforce employed in this sector increased from 20 to 25 percent. A handful of industry groups are responsible for the job growth experienced in this sector:

- Business Services (SIC 73)
- Health Services (SIC 80)
- Educational Services (SIC 82)
- Social Services (SIC 83)

³ These sectors were also identified as strong basic industries throughout the Central Pennsylvania Region by RFA Industry Services, which prepared a report entitled “Pennsylvania Regional Economic Indicators” for the Pennsylvania Department of Community and Economic Development (DCED) in 1998.

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Expansion within the County’s service industry may be indirectly related to job losses in the manufacturing sector. As a growing number of companies seek out sub-contractor arrangements to perform critical functions, including accounting, advertising and personnel supply, the service sector has responded to this restructuring. Unfortunately, many service sector jobs are concentrated in lower-wage occupations that do not provide the level of compensation found in the manufacturing sector. As demonstrated in Table 1-15, people working retail earn less than half of the wages earned in the manufacturing sector.

Industry Sector	Average Annual Wage
Manufacturing	\$30,604
Retail	\$14,173
Service	\$25,207

Source: Pennsylvania UC Covered Employment, Calendar Year 2000

Service-sector jobs earn about 82 cents on the dollar, while retail jobs earn 46 cents on the dollar. This reality underscores the importance of workforce development strategies to raise the capacity of the region to attract knowledge-based industries.

Shift-Share Analysis

Shift-share analysis utilizes employment data to determine the competitive position of various industries. To determine the competitiveness of Lycoming County’s manufacturing base, *state share*, *industry mix*, and *competitive advantage* were calculated for each industry sector. The results are depicted in Table 1-16 and Appendix C. As indicated by the negative industry mix values, several of Lycoming County’s basic sectors are slow-growth industries that are not keeping pace with the state economy. In other instances, job losses are consistent with national trends. Lycoming County’s textile industry, for instance, has not witnessed any significant job growth over the last decade. It remains a *basic* sector, but struggles to maintain its competitive edge. Nationwide, the apparel and textile industry has been losing employment. Changing demographics and rising imports are placing increased pressure on U.S. apparel manufacturers to remain competitive in an increasingly fragmented market. Growing competition from foreign imports has forced many U.S. manufacturers – both large and small – to close plants, announce layoffs, and outsource assembly operations. Today, the industry is characterized by restructuring, which often includes acquisition as a means to expand product lines and to broaden market share. Global competitors dominate the marketplace, leaving room for local businesses only if they manage to fill a unique niche or enter into an exclusive retailer contract.

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Table 1-16
Lycoming County's Manufacturing Sector
Shift-Share Analysis

Industry Sector	State Share (A)	Industry Mix (B)	Local Competitive Advantage (C)	Total Change (A+B+C)
Food & Kindred Products	132	-199	39	-29
Textile Mill Products	46	-183	139	0
Apparel & Other Textile Products	173	-1027	363	-492
Lumber & Wood Products	84	101	286	472
Furniture & Fixtures	167	-332	224	58
Paper & Allied Products	77	-174	-146	-243
Printing & Publishing	64	-97	58	24
Chemical & Allied Products	24	10	-18	16
Rubber & Misc. Plastics Products	97	54	-46	105
Stone, Clay, & Glass Products	32	-75	-116	-159
Primary Metal Industries	65	-219	-22	-176
Fabricated Metal Products	153	-130	533	556
Industrial Machinery & Equipment	177	-294	254	136
Electronic & Other Electric Equipment	81	-99	121	102
Transportation Equipment	200	-284	-974	-1059
Misc. Manufacturing Industries	16	-28	-79	-91

*Industries highlighted in **gray** represent sectors that are witnessing substantive job growth due to favorable local conditions.

Source: Unemployment Compensation Statistics, PA Dept. of Labor & Industry (2000)

In contrast, Lycoming County's fabricated metal industry has increased its competitive position throughout the decade *and* witnessed job growth that far outpaces its statewide counterpart. A quick glance at the companies that have located or expanded in Lycoming County over the last two years is a testament to the strength of this sector (Table 1-17), which exhibits strong linkages with wholesale trade and business services. Because this sector derives considerable benefits from the existing pool of labor and support services, it is well positioned for future growth.

The County's service sector should also witness job growth over the next decade, particularly within the area of business services. Throughout the late 1990s, the central region experienced double-digit growth in business services, outpacing statewide annual growth rates. According to a report prepared by RFA Industry Services "robust expansions in services, financial services, and trade are driving the region's healthy economic growth" (p.4)². The presence of leading

² RFA Industry Services (2000). *Pennsylvania Regional Economic Indicators*. A report prepared for the Pennsylvania Department of Community and Economic Development.

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educational institutions, namely the Penn College of Technology, bodes well for future growth within the County's service sector. The future of the health sector is less certain. While the sector gained employment over the decade, it lost employment share (LQ dropped from .9762 to .9551). Restructuring in the health services industry is a response by service providers to cut costs in the face of declining profits and lower-than-expected insurance reimbursements. Whether growth in outpatient care and in-home care can offset losses to this industry (i.e. rising cost of insurance premiums, mergers, and consolidations) remains to be seen.

Company Name	Product/Service	New Facility/Expansion	Jobs Created (Retained)	Capital Investment (US dollars)
Federal Express	Delivery Services	New Facility	80	\$2,500,000
Tura L.P.	Eyeglass Distribution	New Facility	40 (30)	\$3,000,000
Leclerc Foods	Pretzel, snack food	Expansion	0 (10)	\$6,000,000
Universal Reel Recycling	Re-manufactured cable spools	Expansion	30	NA
Truck Lite	Auto Parts Distributor	Expansion	30	NA
G & W Bandsaw Co.	Saw Blade Manufacturer	Expansion	0 (5)	NA
Keystone Friction Hinge	Fabricated Metal Products	New Facility	101	NA
Wenger's Feeds	Feed Mill	New Facility	9	NA
Gander Mountain	Retailer of outdoor & hunting supplies	New Facility	48	NA
Grizzly Industrial	Manufactures and distributes woodworking machinery	New Facility	100	NA
PMF Industries	Stainless steel hollow cones and cylinders	Expansion	60	NA
Primus Technologies Corp.	Circuit Assembly	Expansion	370	NA
TOTAL			868	\$8,503,000

*this table represents data from 2000-July 31, 2002

Source: Industrial Properties Corporation, a division of the Williamsport/Lycoming Chamber of Commerce

Conclusion

The relatively tight labor market – and current recession - may further constrain economic expansion in Lycoming County, particularly within sectors that are highly dependent upon consumer spending, such as residential construction, home furnishings, and personal apparel. Indeed, as Table 1-18 indicates, some of the companies that have issued layoffs or closed within the last year have been manufactures of durable consumer goods.

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Table 1-18 Company Layoffs/Closings Lycoming County				
Company	Specialization	Layoff Date	Closure Date	Total Jobs Lost
American Lumber	Kiln-dried hardwood	-	7/01	85
HON Industries	Wooden office furniture	-	7/01	186
Wundies	Children and ladies underwear & sleepwear	10/01 (45) 5/02 (13)	8/01 (20)	78
General Cable	Cord sets and appliance cords	-	9/01	341
Strick Corporation	Industrial Trailers	10/01	-	25
Grumman Olson Industries, Inc.	Truck bodies	2/02	-	170
AT & T	Voice, video, and data communications	3/02	-	25
HDM	Life-saving puncture proof fabric	5/02	-	4
Total Jobs Lost				926

Source: Focus Central Pennsylvania (2002). This database was compiled from direct and indirect (e.g. newspaper) sources. It may not represent a complete listing of companies within Lycoming County that have closed or laid off employees within the last year.

Despite its market dominance, restructuring has come to characterize the manufacturing sector, which has experienced its share of job losses throughout the decade. Although many manufacturing sectors exhibit *local* competitive advantage, these industries are *basic* in orientation, which makes them more susceptible to outside influences (i.e. demand for exports, value of U.S. dollar overseas) and large-scale economic fluctuations. As this analysis has demonstrated, multiple factors can influence industry performance. And many of these factors are outside a community's direct control. The restructuring that has characterized the manufacturing and service industries underscores the need for policies that support local business development and entrepreneurial activity. Indeed, the 2000-2001 Annual Report for the TEAM PA Business Calling Program acknowledges that nearly 75 percent of all business within the Central Region employ less than 10 people³. The program is beginning to extend its outreach services to this community, clearly a dominant player in the employment market.

Issue – Local perception of a good labor force/work ethic

A good, well-trained labor force is important to attracting and maintaining a good business climate. Based on information presented in a Workforce Study prepared for the Industrial Properties Corporation (IPC) of the Williamsport/ Lycoming Chamber of Commerce by The Pathfinders, the Williamsport/ Lycoming area maintains a labor force with a good work ethic. The workforce study is dated July 2002. Key findings of this study are as follows:

³ SEDA-COG. June 2001. "Understanding the Needs of Our Central Pennsylvania Customers." Annual Report for the TEAM Pennsylvania Business Calling Program.

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- The study area or “labor shed” included Lycoming, Union and portions of Montour, Snyder, Clinton and Northumberland counties.
- According to the study a total of 38,600 workers are available within the labor shed. Based on a survey conducted in conjunction with the study.
 - 26,500 of these workers are underemployed (now working but desire better jobs and possess the skills, education, and experience to qualify for better jobs).
 - 8,000 individuals are seeking work (unemployed)
 - 4,100 people are not working but contemplating re-entering the workforce.
- The following tables summarize employers’ views of the area workforce relative to productivity, reliability and attitudes, competencies, and availability. The tables also include comparison of the Williamsport area employers who rated their workers “Excellent”, “Good”, “Fair”, or “Poor” on each factor with the “Highest” and “Median” ratings of each factor in over 100 areas surveyed in the last eighteen months by the study consultant. The Williamsport area is compared to large, small and similar sized communities and counties from around the nation.

▪ Williamsport Area Civilian Workforce	126,950
▪ Largest Workforce Surveyed by Study Consultant	3,452,000
▪ Median Workforce Surveyed by Study Consultant	130,650
▪ Smallest Workforce Surveyed by Study Consultant	3,350
▪ Number of Locations Surveyed by Study Consultant	233

Hazleton and Scranton are two additional Pennsylvania locations surveyed by the study consultant.

- Overall, 80% of employers surveyed rated workers in the labor shed “Excellent” and “Good” relative to productivity. A total of 60% of employers surveyed rated workers in the labor shed “Excellent” and “Good” relative to reliability and attitude. Overall, the employers rated the availability of workers in the Williamsport area as “Good”. According to the study, “The Williamsport area workforce received good marks for productivity. Many of the companies interviewed stated that their local operations compared favorably with operations in other locations in terms of profitability and production.”⁴ The results of this report tend to substantiate the local view that Lycoming County has a good labor force and work ethic.

⁴ The Pathfinders, The Williamsport/Lycoming County, Pennsylvania Area Workforce Report (July 2000), p.12.

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Table 1-19 Comparisons of Employers Ratings (Total Workforce) Williamsport Area Labor Shed/Locations Previously Surveyed							
Worker Productivity							
Excellent		Good		Fair		Poor	
Williamsport	30%	Williamsport	50%	Williamsport	20%	Williamsport	0%
Median	19%	Median	59%	Median	20%	Median	5%
Worker Reliability and Attitudes							
Excellent		Good		Fair		Poor	
Williamsport	30%	Williamsport	30%	Williamsport	40%	Williamsport	0%
Median	17%	Median	56%	Median	26%	Median	6%
Reading/Writing Competency							
Excellent		Good		Fair		Poor	
Williamsport	10%	Williamsport	50%	Williamsport	30%	Williamsport	10%
Median	9%	Median	54%	Median	27%	Median	8%
Calculations Competency							
Excellent		Good		Fair		Poor	
Williamsport	20%	Williamsport	40%	Williamsport	10%	Williamsport	30%
Median	8%	Median	50%	Median	39%	Median	9%
Availability of Skilled Workers							
Excellent		Good		Fair		Poor	
Williamsport	0%	Williamsport	40%	Williamsport	40%	Williamsport	20%
Median	7%	Median	41%	Median	37%	Median	19%
Availability of Unskilled Workers							
Excellent		Good		Fair		Poor	
Williamsport	10%	Williamsport	50%	Williamsport	30%	Williamsport	10%
Median	19%	Median	48%	Median	24%	Median	8%
Availability of Technical Workers							
Excellent		Good		Fair		Poor	
Williamsport	0%	Williamsport	50%	Williamsport	40%	Williamsport	10%
Median	7%	Median	30%	Median	46%	Median	22%
Availability of Professional Workers							
Excellent		Good		Fair		Poor	
Williamsport	0%	Williamsport	50%	Williamsport	50%	Williamsport	0%
Median	9%	Median	34%	Median	38%	Median	22%

Source: The Pathfinder, The Williamsport/Lycoming County, Pennsylvania Area Workforce Report (July 2000).

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Issue – Local perception that area has lower paying jobs available

As noted earlier, good paying jobs are important to keeping a good proportion of younger workers in the area.

The U.S. Department of Labor, Bureau of Labor Statistics calculates occupational employment and wage estimates at the national, state, and metropolitan statistical area levels annually. The estimates are calculated from data collected in a national survey of employers. Data on occupational employment and wages are collected from employers across the country.

The following table lists employment and median hourly wage estimates calculated in 2000 by occupation. Pennsylvania’s median hourly rate is also listed. Employment is the estimated total occupational employment in the Williamsport Metropolitan Statistical Area (MSA). In order to make a comparison between the median hourly wage in Williamsport and Pennsylvania, it was necessary to standardize the Williamsport Median Hourly Wage based on cost of living differences. Lycoming County’s cost of living index is 100.1; Pennsylvania’s cost of living index is 105.5.⁵ A ratio of 0.054 was applied to the Williamsport Median Hourly Wage (5.4 percent difference between Pennsylvania’s cost of living index and Lycoming County’s cost of living index) to determine the “Adjusted Median Hourly Wage (Williamsport MSA)”.

Occupation Title	Employment (Williamsport MSA)	Median Hourly Wage (Williamsport MSA)	Adjusted Median Hourly Wage (Williamsport MSA)	Median Hourly Rate (Pennsylvania)	Percent Difference
Management	2,590	\$23.87	\$25.08	\$28.08	-10.6%
Business and Financial Operations	1,160	\$14.95	\$15.76	\$19.79	-20.3%
Computer & Mathematical	300	\$20.61	\$21.72	\$24.58	-11.6%
Architectural & Engineering	650	\$18.80	\$19.82	\$23.26	-14.7%
Life, Physical & Social Science	190	\$19.89	\$20.96	\$18.84	+10.1%
Community & Social Services	640	\$13.09	\$13.80	\$12.96	+6.0%
Legal	230	\$17.71	\$18.67	\$23.99	-22.1%
Education, Training, & Library	2,970	\$18.63	\$19.64	\$18.31	+6.7%
Arts, Design, Entertainment, Sports & Media	300	\$9.01	\$9.50	\$15.12	-37.1%

⁵ The Center for Rural Pennsylvania, Differences in the Cost of Living Across Pennsylvania’s 67 Counties. July 2000. pp. 39, 40.

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Occupation Title	Employment (Williamsport MSA)	Median Hourly Wage (Williamsport MSA)	Adjusted Median Hourly Wage (Williamsport MSA)	Median Hourly Rate (Pennsylvania)	Percent Difference
Healthcare Practitioners & Technical	2,910	\$18.27	\$19.26	\$19.09	+0.8%
Healthcare Support	1,290	\$8.19	\$8.63	\$9.61	-10.1%
Protective Service	850	\$15.28	\$16.11	\$13.19	+18.1%
Food Preparation & Serving Related	3,990	\$6.41	\$6.76	\$6.72	+0.5%
Building & Grounds Cleaning & Maintenance	1,520	\$6.97	\$7.35	\$8.39	-12.3%
Personal Care & Service	700	\$6.74	\$7.10	\$7.79	-8.8%
Sales & Related	5,540	\$8.47	\$8.93	\$8.54	+4.3%
Office & Administrative Support	8,110	\$9.93	\$10.47	\$11.23	-6.7%
Farming, Fishing & Forestry	70	\$7.58	\$7.99	\$9.24	-13.5%
Construction & Extraction	2,240	\$13.32	\$14.04	\$16.47	-14.7%
Installation, Maintenance & Repair	2,220	\$12.76	\$13.45	\$15.06	-10.6%
Production	6,830	\$10.70	\$11.28	\$12.02	-6.1%
Transportation & Material Moving	3,990	\$9.97	\$10.51	\$11.06	-4.9%

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2000 Metropolitan Area Occupational Employment and Wage Estimate, Williamsport, PA MSA.

Based on review of the preceding table, adjusted median hourly wages in the Williamsport MSA and median hourly wages statewide, the comparison results in the following findings:

- Only seven of the 20 Occupation Classifications show pay rates to be higher in the Williamsport Area when compared to the statewide median. (See Table 1-20)
- Generally, the wage rates in the Williamsport Area do appear to be lower than the rates statewide.
- Some of the higher wage rate classifications associated with Community and Social Services, Education, Healthcare, and Protective Services are of interest because input from the Planning Advisory Teams indicated that locally the area is perceived as having a good education, health and community services infrastructure.

The U.S. Department of Labor, Bureau of Labor Statistics occupational employment and wage data suggests that the majority (43.5%) of the jobs within the Williamsport MSA earn employees between \$9.00 and \$12.99 per hour. Statewide this percentage is lower at 39.7. Approximately 26% of occupational wages were less than \$8.99 per hour, wages which some might consider “low”. Statewide this percentage is lower at 22.8. The following table demonstrates that a greater percentage of employees in the Williamsport MSA earn lower wages compared to the

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state. Similarly, a greater percentage of Pennsylvania earn higher wages compared to the Williamsport MSA.

Table 1-21 Median Hourly Wage Ranges by Employment and Percentage Pennsylvania and Williamsport Metropolitan Statistical Area (2000)				
Median Hourly Wage Range	Employment (Williamsport MSA)	% Total Employment (Williamsport MSA)	Employment (Pennsylvania)	% Total Employment (Pennsylvania)
> \$18.00 per hour	9,610	19.5%	1,457,740	26.0%
\$13.00 – 17.99 per hour	5,120	10.4%	648,410	11.6%
\$9.00 – 12.99 per hour	21,450	43.5%	2,226,140	39.7%
< \$8.99 per hour	13,110	26.6%	1,279,110	22.8%

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2000 Metropolitan Area Occupational Employment and Wage Estimates, Pennsylvania and Williamsport, PA MSA.

Actual wage rates of employees in the Lycoming County area were identified for a Workforce Study prepared for the Industrial Properties Corporation of the Williamsport/ Lycoming Chamber of Commerce by The Pathfinders (July 2002).

The study area or “labor shed” included Lycoming, Union and portions of Montour, Snyder, Clinton and Northumberland counties. Based on a survey conducted in conjunction with the study a total of 26,500 underemployed workers (now working but desire better jobs and possess the skills, education, and experience to qualify for better jobs) were identified within the labor shed.

Actual wages as reported by the underemployed workers, are as follows:

- > \$18.00 per hour 6,000 22.6%
- \$13.00 – 17.99 per hour 6,800 25.7%
- \$9.00 – 12.99 per hour 8,800 33.2%
- < \$8.99 per hour 4,900 18.5%

This data suggests that forty-eight percent of the employees within the labor shed earn more than \$13.00 per hour. Approximately 18% of the underemployed workers surveyed earned less \$8.99 per hour. The federal minimum wage is currently \$5.15 per hour.

Based on adjusted wage rate information in conjunction with the results of the countywide workforce study, Lycoming County has a comparative disadvantage in terms of a higher number of lower paying jobs compared to Pennsylvania. However, the workforce study prepared for the IPC indicates that a smaller percentage of survey respondents reported receiving wages at \$8.99 or lower compared to the state.

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Issue – Local perception that area has lack of employment opportunities

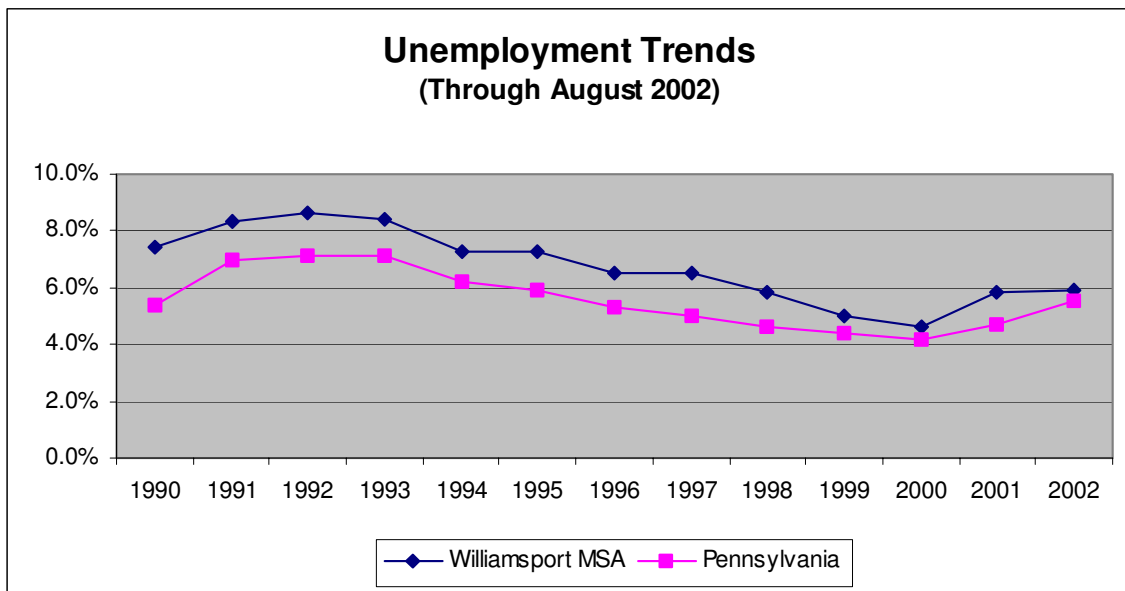
Unemployment Trends

Several companies in the region experienced layoffs or plants closures during the past twelve months. Therefore, the perception that there is a lack of employment opportunities in the Williamsport area is not unfounded. The following table provides civilian labor force data comparing Lycoming County and Pennsylvania in April 2001 and 2002. The county unemployment rate has increased at relatively the same rate as the state. Lycoming County's civilian labor force increased by 400; while its unemployment increased by 800.

Table 1-22 Civilian Labor Force Data Lycoming County and Pennsylvania				
	Lycoming County		Pennsylvania	
	April 2001	April 2002	April 2001	April 2002
Unemployment Rate	5.0%	6.3%	4.2%	5.0%
Civilian Labor Force	57,500	57,900	6,000,000	6,042,000
Employment	54,600	54,300	5,478,000	5,741,000
Unemployment	2,900	3,700	252,000	302,000

Source: Center for Workforce Information and Analysis, Pennsylvania Department of Labor and Industry.

Figure 1 - 15



Although there may be a perceived lack of employment opportunities, Lycoming County is aggressive in its business recruitment strategies. According to the Industrial Properties Corporation of the Williamsport/ Lycoming Chamber of Commerce, the number of business

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prospects looking at Lycoming County to site facilities has increased during 2001-2002. During 2001 a total of 39 business prospects toured Lycoming County sites. Between January and July 2002, 50 business prospects toured Lycoming County sites. The Industrial Properties Corporation attributes a great deal of the interest in Lycoming County over the past year to a revised marketing approach.

In order to address the concern that there is a lack of employment opportunities in the county, the IPC will be reporting its efforts at recruiting new and retaining existing county businesses to the public on a regular basis.

Educational Attainment

Educational attainment is of primary importance to the general welfare and economic vitality of the LCPC Planning Area. Skills and abilities required to compete in the labor market are acquired through the educational process. These skills, in turn, provide a degree of economic security for the individual and improve the overall economic and employment conditions of the planning area municipalities.

Data collected from the 1990 and 2000 Censuses were used to provide a comparative analysis of the educational attainment levels of persons 25 years and older residing in the LCPC Planning Area municipalities, Lycoming County and Pennsylvania.

As presented in Table 1-23, the greatest share of the planning area's population has obtained at least a high school diploma or equivalency as their highest level of education. This is indicative of the high concentration of senior aged persons who typically have only attained a high school level education.

One municipality that has continued its depressed educational attainment levels is McNett Township. From 1990 to 2000, the share of the township's population that completed less than 12 years of school increased from 39.3 percent to 41.7 percent. These trends are also reflected in the township's poverty levels, which increased from 21.3 percent in 1989 to 29.9 percent in 1990. Relative to every municipality within Lycoming County, McNett Township has the largest concentration of persons below poverty.

The educational attainment levels of many of the planning area municipalities, however, have increased over the 1990 to 2000 Census periods; whereby, a greater share of their populations have pursued post high school educational opportunities.

Table 1-23
Educational Attainment 1990-2000

Municipality	Percent of Persons 25 Years Old and Over by Highest Educational Attainment Level (1)					
	1990			2000		
	Less than 12 Years	High School Graduate	Post High School	Less than 12 Years	High School Graduate	Post High School
Pennsylvania	25.3	38.6	36.1	18.1	38.1	43.8
Lycoming County	25.5	41.1	33.4	19.4	41.9	38.7
Lycoming County Planning Area	26.9	44.6	28.5	17.3	46.8	35.9
Anthony Township	30.0	42.7	27.3	16.0	46.7	37.3
Bastress Township	26.0	39.4	34.6	15.3	44.5	40.2
Brown Township	29.9	40.2	29.9	22.2	45.6	32.2

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Table 1-23
Educational Attainment 1990-2000

Municipality	Percent of Persons 25 Years Old and Over by Highest Educational Attainment Level (1)					
	1990			2000		
	Less than 12 Years	High School Graduate	Post High School	Less than 12 Years	High School Graduate	Post High School
Cascade Township	30.9	40.6	28.5	15.2	46.2	38.6
Cogan House Township	30.5	50.3	19.2	19.3	49.1	31.6
Cummings Township	29.4	50.0	20.6	23.6	51.7	24.7
Eldred Township	19.2	42.9	37.9	10.0	44.1	45.9
Franklin Township	30.1	49.7	20.2	24.8	47.4	27.8
Gamble Township	23.0	47.3	29.7	13.9	47.2	38.9
Jackson Township	27.5	54.7	17.8	15.6	51.2	33.2
Jordan Township	38.8	44.0	17.2	21.1	58.0	20.9
Limestone Township	23.1	48.6	28.3	17.5	52.7	29.8
McHenry Township	29.3	38.0	32.6	18.2	51.5	30.3
McIntyre Township	33.8	48.2	17.9	25.7	44.0	30.3
McNett Township	39.3	37.5	23.2	41.7	32.7	25.6
Mifflin Township	24.4	44.8	30.8	18.9	46.6	34.5
Mill Creek Township	26.6	40.3	33.1	15.6	44.1	40.3
Moreland Township	29.0	48.9	22.1	22.3	45.5	32.2
Nippenose Township	32.1	39.1	28.8	19.8	43.9	36.3
Penn Township	32.4	49.1	18.5	20.2	47.7	32.1
Pine Township	37.2	47.2	15.6	15.0	60.3	24.7
Plunketts Creek Township	24.2	39.8	36.0	19.7	34.0	46.3
Salladasburg Borough	21.5	35.6	42.9	15.4	44.0	40.6
Susquehanna Township	31.2	46.4	22.3	17.2	47.6	35.2
Upper Fairfield Township	22.4	38.4	39.2	12.7	41.0	46.3
Washington Township	25.3	45.1	29.6	16.3	50.5	33.2
Watson Township	17.9	43.0	39.1	9.0	44.1	46.9

Notes: (1) Less than 12 Years is equivalent to not obtaining a high school diploma or equivalency. High school graduate is equivalent to completing 12 years of school and includes obtaining a high school diploma or equivalency. Post high school includes obtaining more than 12 years years of education and includes two and four year college programs, and graduate programs.

Source: U.S. Census Bureau, 1990 and 2000 SF3

Issue - Importance of Keystone Opportunity Zones (KOZs)

Pennsylvania initiated the (KOZ) program in July 1999. Keystone Opportunity Zones (KOZs) are defined, parcel-specific areas with reduced or no tax burden for property owners, residents and businesses. Over 37,000 acres of land are included in KOZ sites statewide. Over 10,000 new jobs have been created since the initial KOZ program began in 1999.⁶

A total of 460 acres of Lycoming County land are included within three KOZ sites. According to the Industrial Properties Corporation of the Williamsport/ Lycoming Chamber of Commerce, the number of remaining acres of KOZ land is 70. The KOZ program is a valuable business attraction tool used by the Industrial Properties Corporation. Currently, 280 jobs have been created at Lycoming County KOZ sites.⁷

⁶ DCED, KOZ website (<http://koz.inventpa.com/what.html>).

⁷ Industrial Properties Corporation of the Williamsport/Lycoming Chamber of Commerce.

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Based on this limited data one may deduce that Lycoming County's KOZ sites are producing more jobs per acre compared to the state. The ratio between the number of jobs created per acre in KOZs statewide is 0.27 compared to 0.60 in Lycoming County. This data may suggest that KOZ sites are an important economic development tool in Lycoming County.

Issue – Importance of Airport and High Costs of Air Transport

The Williamsport Regional Airport is located along the Susquehanna River in the Borough of Montoursville. Two runways serve the airport. Runway 9/ 27 is 6,474 feet long and 150 feet wide and is considered the primary runway with a precision instrument landing approach. Runway 12/ 30 is 4,280 feet long and 150 feet wide and is the secondary runway with a non-precision landing approach.

The airport has regularly scheduled commercial service through USAir with seven flights daily that leave for Pittsburgh or Philadelphia. The Philadelphia flights utilize Beech 1900's having a capacity of 19 passengers while the Pittsburgh flights utilize SAAB 340s with a capacity of 33 passengers.

Recently, the Pennsylvania Bureau of Aviation completed an economic impact analysis for the Williamsport Regional Airport. In 1999, the airport had 15 aviation-related tenants on the airport that supported 182 employees. These tenants generated approximately \$19.8 million annually in direct output (sales and expenditures) at the airport. The direct and indirect impact of the airport was over 800 employees and \$50.3 million of output. There are approximately 40,000 commercial service enplanements on a regular basis. In addition to the commercial service facilities, the airport provides many services for general aviation users. These include Jet A and 100LL fuel, aircraft maintenance, hangars and tiedowns, charter flights, and avionics service.

The Lycoming County community has commercial airline service opportunities with direct flights, via US Airways Express, to major international hubs at Philadelphia and Pittsburgh. Multiple daily departures connect Williamsport to over 160 cities in the United States, Canada, Europe, Central and South America. Because of the excellent connectivity of these hubs, Williamsport travelers, more often than not, enjoy one-stop service from Williamsport to the passenger's desired destination. Due to the airport administration's pro-active position on keeping ticket costs competitive, the airfares from Williamsport Regional Airport are normally within 5-15 % of competitors airport's prices.

Since August of 2002, Williamsport's airfare structure has been essentially parallel with those prices charged passengers at Harrisburg International Airport by US Airways. Since August, business traveler usage of Williamsport Regional Airport has increased. With competitive prices and the convenience of location, Lycoming County and Northcentral Pennsylvania business travelers' use of the airport will grow as "leakage" of these customers to other airports will be reduced.

Commercial air service has changed forever due to the events of September 11, 2001. Major commercial airlines experienced severe service and financial losses in 2001. In August 2002, USAir filed for bankruptcy protection, placing the future of the airline and its service areas in jeopardy. Under this protection, USAir will look for ways to cut costs and operations in an attempt to reorganize itself. Smaller commuter airports like Williamsport Regional are very vulnerable to the possibility of reduced airline service. US Airways has indicated to airport

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administration that their yields at Williamsport have continually been “strong.” This is viewed by airport management as a plus for continued airline service, even in the current industry turmoil. Even so, the Williamsport Regional Airport and Lycoming County should remain cognizant of flight and service changes.

The other major issue facing Williamsport Regional Airport is its primary runway length limitations. The airport authority has been planning a runway extension to over 7,000 feet over the last several years. A major issue facing the airport is the lack of critical aircraft operations (those operations requiring additional runway length). For the purposes of this runway extension, 500 or more operations of “a family of aircraft whose gross operating weight is in excess of 20,000 pounds.” This is a change from the previous criteria of the runway extension plan at Williamsport, which originally used the Boeing 727 as the “critical operations aircraft” for the project. When evaluating critical operations, the FAA evaluates the aircraft type and runway length needed for safe operation of that aircraft when empty weight, payload, fuel requirements, humidity, temperature and wind are considered. It is from compilation of this data that the justification for the runway extension is developed. Study by Kimball Engineers on this project is continuing. In addition, while some travelers are leery of commuter aircraft (a diminishing phenomena), the airlines are moving to smaller jets for most non-hub markets. The phase out of the Beech 1900 will help to defuse the worry that some passengers have for small airlines. US Airways and other carriers are working to replace turboprop aircraft with regional jet service.

Issue – Municipal Competition hurts regional cooperation

Local competition and regional cooperation often are seen as involving trade-offs or compromises of important objectives affecting the level of available resources. Communities competing with each other for resources often define the benefits and liabilities of resources for much smaller geographic areas than communities involved in area-wide cooperation. This can result in incomplete consideration of all of the benefits and liabilities which may flow from the resources for which they are competing. When that happens, resources which may be advantageous for one community, may turn out to involve liabilities for nearby communities.

An example of local competition which could reduce area-wide cooperation is the contest that often occurs among municipalities when an opportunity to attract a big box retail facility or a major visitor attraction occurs. In order to make facilities with area-wide attraction as successful as possible, they should locate in or near the population center and the center of the area-wide transportation network. Such transportation network and population centers usually feature highways with the greatest traffic carrying capacity of the area, in addition to at least some mass transit service in many areas. Superior transportation access in a population center location would make these facilities more accessible to a larger number of shoppers or patrons.

This also helps to reduce or eliminate the problem of financial benefit for a single municipality in terms of tax base gains, at the expense of other municipalities in which residents must drive greater distances to patronize these facilities. Agreement to seek strategic rather than opportunistic locations of such facilities also helps to ensure that all relevant decision-making factors are carefully considered, rather than allowing local competing interests in tax ratables to dominate development decision-making processes.

Inter-municipal cooperation in development can have a favorable impact on infrastructure costs, and it can save infrastructure capacity, making it more cost effective than less appropriate

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locations. Such positive impacts are more likely to occur when the established inter-municipal or countywide process that provides for review and evaluation for all effective parties is followed. When this process is followed, it provides an opportunity for everyone to understand and evaluate the principal impacts during the land development approval process. Adoption of a countywide zoning ordinance is way to ensure that the same criteria are used to assess the merit of competing locations for area-wide facilities.

Issue - Loss of Farms:

Locally, farming is considered an important part of the economy, as well as important for aesthetics, open space, and habitat management. According to the 1997 Census of Agriculture, compiled by the US Department of Agriculture and the PA Agricultural Statistics Service, between 1992 and 1997 yields the following results for Lycoming County with an important caveat given after the comparison:⁸

- Land in farms *increased* 2 percent from 132,999 acres to 135,561 acres. On the other hand, a comparison of 1987 and 1997 land in farms reveals a 2.7 percent *decrease* of farmland or 3,773 acres (139,334 acres to 135,561 acres).
- Number of full time farms *decreased* 6 percent from 469 farms to 440 farms. (The total number of all types of farms was 841 in 1997.)
- Average size of farms *decreased* 3 percent from 166 acres to 161 acres.

A comparison of these statistics to the overall picture for Pennsylvania reveals:

- Land in farms *slightly decreased* by .3 percent from 7,189,541 acres in 1992 to 7,167,906 acres in 1997. A more substantial comparison is that of 1987 land in farms to 1997. Land in farms *substantially decreased* by 8.9 percent from 7,866,289 acres in 1987 to the 7,167,906 acres in 1997.
- Number of full time farms in Pennsylvania *decreased* 5 percent in the five-year period from 1992 to 1997, from 26,959 farms to 25,635 farms, respectively.
- Average size of farms for all of Pennsylvania *decreased* 1 percent from 160 acres in 1992 to 158 acres in 1997. This average size is slightly smaller than Lycoming County's average size of 161 acres in 1997.

The Census of Agriculture is a mandatory census taken every five years covering the years ending in “2;” and “7.” It is a complete accounting of United States agricultural production. The census defines a farm as every place from which \$1,000 or more of agricultural products were produced and sold or normally would have been sold during the census year.⁹ (Caveat: It is known that the Census of Agriculture changed its definition of a “farm” for the 1997 Census to be more inclusive than for previous census. While the Census of Agriculture maintains that a direct comparison can be made between the 1992 Census and the 1997 Census, it is believed that 1997 Census includes acreage not previously counted for Christmas tree farms and other crops or produce not previously counted.)

⁸ US Department of Agriculture, National Agricultural Statistics Service, “Highlights of Agriculture: 1997 and 1992 Lycoming County, Pennsylvania

⁹ Website: http://www.nass.usda.gov/census/pub_bro1.htm, “What is the Census of Agriculture?”

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Issue - Influence of Little League Baseball:

The local perception is that the presence of the Little League World Series plays a very significant economic role in Lycoming County and needs to be accounted for during the planning process.

For the year 2000, it was reported that domestic travelers spent approximately \$175 million in Lycoming County. The Williamsport/ Lycoming Chamber of Commerce estimated the Little League World Series, a 10-day event, accounts for \$11 million of this total. Additionally, the *total* economic impact of travel and tourism in Lycoming County was calculated to be approximately \$395 million.¹⁰ A total economic impact calculation includes direct, indirect, and induced impacts of both spending and employment compensation. Little League World Series' total economic impact is thus assessed to be about \$25 million. Little League Baseball's year round economic impact is believed to be somewhat in excess this \$25 million, since it draws travelers to the county throughout the year for summer camp, ancillary events, and the Little League Museum.

Issue – Affordable Taxes:

Locally, many perceive that lower taxes in Lycoming County are attractive to businesses and potential employees who may want to live in the area.

Lycoming County property taxes are affordable when compared to property taxes in other counties in Pennsylvania. The following table shows Lycoming County property taxes on a hypothetical home valued at \$150,000 as compared to four other selected counties.

Table 1-24 Property Tax						
	Common Level Ratio	County Mills	Municipal Mills	School District Mills	Total Mills	Estimated Tax on \$150,000 (Market Value) Home
Lycoming County (Average)	69.7	4.9	1.821148	15.61308	22.33423	\$2,335.04
Allegheny County (Average)	81.2	4.69	5.144548	19.3503	29.18485	\$3,554.71
Cumberland County (Average)	93.7	2.149	0.788218	24.78471	27.72192	\$3,896.32
Luzerne County (Average)	7.7	90.8	20.12013	202.4605	313.3807	\$3,619.55
Lycoming High - Williamsport City	69.7	4.9	9.88	17.35	32.13	\$3,359.19
Lycoming Low - Pine Twp.	69.7	4.9	0.55	8.52	13.97	\$1,460.56

(1) The Common Level Ratio is an empirical ratio which measures how a county's assessments compare with current real estate market valuations. Each year the [Pennsylvania State Tax Equalization Board](#) (STEB) certifies each county's common level ratio. It is developed by comparing the recent actual arm's length selling prices of real property in the county with the assessments of each sold property. Thus, if a property with an assessment of \$20,000 sells at arm's length for \$100,000, its individual empirical assessment ratio is 20 percent. The average of all such assessment ratios of county properties which sold at arm's length over the past year is certified as the common level ratio or STEB ratio.

Source: Pennsylvania's Governors Center for Local Government Services: Municipal Statistics Online Database

¹⁰ D.K. Shifflet & Associates, *The Economic Impact of Travel in Pennsylvania: 1999-2000*, page B-25.

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Issue – Access to Capital and Small Business Opportunities:

Locally, there is the perception that the local business community does have access to capital for financing business development.

All businesses need adequate access to capital for success. In particular, small businesses need financing in order to remain competitive with larger companies in the marketplace. Moreover, small businesses with limited equity capital, fewer assets to pledge as collateral, uncertain earnings, and high failure rates have a more difficult time than larger businesses securing necessary capital. Small businesses often fail because they lack sufficient access to capital at start-up or during key growth phases.

In addition to competitive bank financing, public sector loan programs can be used with private sector financing to provide attractive financing packages to businesses throughout Pennsylvania. In Lycoming County, the following public sector loan programs are available to businesses:

- Small Business Administration (SBA) Loan Guarantee or 7(a) Loan Programs. This is SBA's largest loan program. Since 1992, the program has provided almost \$76 billion in capital to America's small entrepreneurs. 7(a) loans make-up nearly 30 percent of all long-term loans made to U.S. small businesses.
- The Certified Development Company or "504" Loan Program. This program generally provides financing that includes 50% banking participation, 40 % SBA participation, and 10% owner's equity injection.
- The Small Business Investment Company Program. The SBIC program is the most successful equity investment program in our nation's history. The SBIC program provides funding to all types of manufacturing and service businesses.

Pennsylvania state loan programs that are available for businesses in Lycoming County include:

- Opportunity Grant Program
- PA Economic Development Financing Authority Tax Exempt Financing
- PA Economic Development Financing Authority Taxable Financing
- PA Capital Finance Program
- Small Business First

Bond Financing

- PA Economic Development Financing Authority (PEDFA) Tax-Exempt
- PA Economic Development Financing Authority (PEDFA) Taxable
- Industrial Sites Reuse Program
- Infrastructure Development Program

Infrastructure

- Infrastructure Development Program
- Opportunity Grant Program
- Pennsylvania Infrastructure Investment Authority
- Rail Freight Assistance
- Enterprise Zone Program
- Pennsylvania Industrial Development Authority
- Pennsylvania Smart Lease

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- Small Business First

Loan Guarantee

- Capital Access Program
- Machinery & Equipment
- Enterprise Zone Program
- Machinery and Equipment Loan Fund
- Opportunity Grant Program
- Pollution Prevention Assistance Account
- Pennsylvania Smart Lease
- Small Business First

Retail and Commercial

- Community Economic Development Loan Program
- Pennsylvania Community Development Bank Grant Program
- Pennsylvania Community Development Bank Loan Program
- Pennsylvania Minority Business Development Authority
- PA Capital Access Program

Working Capital

- Opportunity Grant Program
- Small Business First

Human Services Characteristics

Overview of Human Services Needs

Identifying the human service needs of the Lycoming County Planning Area population is one of the most fundamental components of a comprehensive plan. A determination of the most immediate needs can be attained, in part, by analyzing the trends and issues of the planning area's school age and senior populations.

Data collected from the U.S. Census Bureau was used to identify the growth changes occurring within each age group. As presented in Table 1-25, the planning area's population ages 0 to 4 has decreased over the 1990 to 2000 Census period. This trend, coupled with a shrinking young adult population, suggests that future school enrollments will continue to decline. This trend is also supported by the fact that local school enrollments are projected to decrease over the next 20 years. In addition, a continued decrease in the number of persons ages 0 to 4 suggests that there will not be an overwhelming demand for daycare or pre-school service opportunities. Similar trends are also occurring at the county and state levels.

Similar to statewide trends, the Lycoming County Planning Area is experiencing an increase in its elderly population or persons 65 years of age and older. As presented in Table 1-25, the planning area as a whole experienced a 34.2 percent increase in its elderly population over the 1990 to 2000 Census period. This growth rate far exceeded the rates enumerated for both the county (7.3 percent) and state (4.9 percent). Moreover, the senior population growth rates of many planning area municipalities far exceeded county and state growth rates, which demonstrates an immediate need to further explore the service need impacts of this population

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segment. Such services may include, but are not limited to, adult daycare, assisted living and medical services, specialized housing opportunities, recreational and social programs, and transportation services.

Table 1-25
Trends in Special Populations (Young & Elderly)

Municipality	Age 0-4			Age 5 - 19			Age 65+		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Pennsylvania	797,058	727,804	-8.7	2,361,520	2,542,780	7.7	1,829,106	1,919,165	4.9
Lycoming County	8,165	6,601	-19.2	25,127	25,294	0.7	17,940	19,251	7.3
Lycoming County Planning Area	1,489	1,248	-16.2%	5,216	4,997	-4.2%	2,290	2,827	23.4%
Anthony Township	38	40	5.3%	192	230	19.8%	66	84	27.3%
Bastress Township	48	36	-25.0%	130	163	25.4%	38	60	57.9%
Brown Township	4	3	-25.0%	8	9	12.5%	37	38	2.7%
Cascade Township	16	26	62.5%	93	70	-24.7%	52	77	48.1%
Cogan House Township	51	57	11.8%	207	215	3.9%	85	123	44.7%
Cummings Township	17	17	0.0%	59	66	11.9%	62	74	19.4%
Eldred Township	119	111	-6.7%	575	533	-7.3%	154	205	33.1%
Franklin Township	56	55	-1.8%	238	182	-23.5%	119	106	-10.9%
Gamble Township	55	38	-30.9%	154	181	17.5%	94	100	6.4%
Jackson Township	30	21	-30.0%	110	104	-5.5%	41	59	43.9%
Jordan Township	57	52	-8.8%	218	181	-17.0%	122	144	18.0%
Limestone Township	164	168	2.4%	526	578	9.9%	143	183	28.0%
McHenry Township	18	3	-83.3%	36	12	-66.7%	55	48	-12.7%
McIntyre Township	34	29	-14.7%	143	108	-24.5%	74	80	8.1%
McNett Township	17	5	-70.6%	42	35	-16.7%	25	47	88.0%
Mifflin Township	84	61	-27.4%	273	247	-9.5%	101	124	22.8%
Mill Creek Township	32	29	-9.4%	127	124	-2.4%	35	58	65.7%
Moreland Township	95	52	-45.3%	213	253	18.8%	97	133	37.1%
Nippenose Township	48	39	-18.8%	180	156	-13.3%	83	105	26.5%
Penn Township	51	52	2.0%	183	199	8.7%	100	115	15.0%
Pine Township	6	13	116.7%	45	47	4.4%	83	83	0.0%
Plunketts Creek Township	65	41	-36.9%	169	139	-17.8%	135	143	5.9%
Salladasburg Borough	39	14	-64.1%	61	61	0.0%	31	38	22.6%
Susquehanna Township	60	34	-43.3%	228	193	-15.4%	127	167	31.5%
Upper Fairfield Township	121	97	-19.8%	437	434	-0.7%	166	190	14.5%
Washington Township	132	124	-6.1%	429	381	-11.2%	112	179	59.8%
Watson Township	32	31	-3.1%	140	96	-31.4%	53	64	20.8%

Source: U.S. Census Bureau

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Issue – Considered safe place to live but there is concern for perceived increase in crime and drug use rates

For the year 2000, Lycoming County ranked 49th among the 67 counties for violent and property crimes (Part 1 offenses). Its crime rate per 100,000 people was 1,497. This compares to Philadelphia County with a crime rate of 6,905 (per 100,000) and Union County with a crime rate of 773 (per 100,000). For the year 2000, no murders were reported in Lycoming County.¹¹

When looking at metropolitan statistical areas (MSAs), the City of Williamsport and Suburban Williamsport-Lycoming were among the *bottom five* MSAs for violent and property crimes (Part 1 offenses). For the year 2000, Suburban Williamsport-Lycoming's rate of violent and property crime offenses was slightly better than the City of Williamsport at 1,475.5 and 1,560 offenses per 100,000 people, respectively.¹²

Pennsylvania has conducted biannual surveys of school students (6th, 8th, 10th & 12th graders) to assess their attitudes and behaviors involving alcohol, tobacco and other drugs. The 2001 survey, known as the Pennsylvania Youth Survey, presents findings at the state and regional level, but not at a county or local level. For the North Central Region of Pennsylvania (includes the counties of Lycoming, Potter, Tioga, Bradford, Clinton, Centre, Union, Snyder, Northumberland, Montour, Columbia and Sullivan) the following was reported:¹³

- Lifetime use of alcohol was 57.7%; lifetime use of cigarettes was 28.2%; and lifetime use of marijuana was 15.6%. The next two most frequently used drugs were stimulants, lifetime use of 8.4%, and depressants, lifetime use of 6.5%.
- When compared to the other regions of the state—Northwest, Northeast, Southwest, South Central, and Southeast—the North Central Region had the *lowest* lifetime use of all the drugs/ behaviors mentioned above: alcohol, cigarettes, marijuana, stimulants and depressants.

The Lycoming County Health Improvement Coalition, Inc. has reported some of the following findings from local surveys conducted in 1995 and 2000:¹⁴

- The number of students who have drank alcohol one or more times in the last 12 months has decreased across all grade levels.
- Tobacco use among teenagers in Lycoming County has decreased from 1995 to 2000.
- Marijuana use has decreased among 6th, 7th and 9th graders, and increased among 10th, 11th and 12th graders.
- Experimental cocaine use has increased among 7th, 9th, 10th, and 11th graders.

Issue – Perception that residents of Lycoming County have good access to health and human services

The Lycoming County Health Improvement Coalition Inc. was organized in 1994 and consists of a voluntary collaboration of 37 board members and over 50 Task Force Team volunteers representing various sectors of the community, including religious organizations, schools and

¹¹ Pennsylvania State Police, *2000 Crime in Pennsylvania Annual Uniform Crime Report*, “Table 2: Part 1 Offenses Reported by County.”

¹² Pennsylvania State Police, “Table 4: Offenses by Metropolitan Statistical Area.”

¹³ Pennsylvania Commission on Crime & Delinquency, *Communities that Care: Pennsylvania Youth Survey 2001*, “Table 63: Lifetime Use of Alcohol, Tobacco and Other Drugs, Statewide and Regional Estimates

¹⁴ Website: http://www.lchic.org/Priority_Issues/priority_issues.html, “Priority Issues.”

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higher education, minority groups, municipal and county government, public health, health care, civic and community organizations. The coalition’s mission is to improve the health status of the Lycoming County community by identifying and facilitating response to priority health and wellness issues through a collaborative community-driven process.

This coalition currently lists approximately 250 different community service organizations and programs in its directory ([See www.lchic.org](http://www.lchic.org)).

A selected look at PA Department of Health Family Health Statistics can provide an indicator snapshot of how Lycoming County compares to the state and other counties in terms of health and morbidity rates (See www.health.state.pa.us/stats).

Clearly Lycoming County is making a conscious effort to provide information on and access to important human services; however, a review of select statistics, for which data is readily available, provides an indicator of the effectiveness of those services to improve the wellness of a community, do not seem to indicate a system that clearly provides a comparative advantage to this community in terms of human services.

Table 1-26 Select Family Health Statistics 2000		
Data Category	Pennsylvania	Lycoming County
Low Birth Weight (Percent)	7.7	5.8
No Pre-natal care in 1 st trimester (Percent)	14.6	18.1
Mothers under 18 (Percent)	3.5	4.6
Infant Death Rate (Per 1000)	7.0	6.0
Hospital Beds (Per 1000)	2.9	2.6
Nursing Home Beds (Per 1000)	49.5	60.7

Green indicates a rate better than the statewide rate
Yellow indicates a rate worse than the statewide rate

Source: Pennsylvania Department of Health

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Data Category	Pennsylvania	Lycoming County	Healthy People 2010 Target
Pregnancy Rate Among Females 15-17	31.3	27.8	43
Maltreatment of Children Under 18	8.0	7.7	10.3
Fetal Death Rate (20+ weeks gestation)	7.0	6.1	4.1
Perinatal Death Rate (28+ weeks gestation – 6 days of age)	7.5	7.6	4.5
Infant Death Rate (Under 1 year)	7.3	8.1	4.5
Neo-natal Death Rate (0-27 days)	5.1	5.4	2.9
Postneonatal Death Rate (28 – 364 Days of Age)	2.2	2.7	1.2
Child Death Rate 1 to 4 (Per 100,000)	31.1	54.4	18.6
Adolescent Death Rate 10-14 (Per 100,000)	18.8	24.4	16.8
Adolescent Death Rate 15-19 (Per 100,000)	63.6	57.2	39.8
Young Adult Death Rate 20-24 (Per 100,000)	91.2	62.7	49.0
Percent of Births to Mothers Beginning Prenatal Care in First Trimester	85.1	81.9	90.0
Percent of Live Births to Mothers Who Received Early and Adequate Prenatal Care	71.8	56.6	90.0
Percent of Low-Risk First-Time Mothers Giving Birth by Cesarean	19.0	23.7	15
Percent of Infants Born at Low Birth Rate	7.8	6.1	5.0
Percent of Infants Born at Very Low Birth Weight	1.6	0.9	0.9
Percent of Preterm Live Births	9.4	7.8	7.6
Percent of Live Births to Women Who Did Not Smoke During Pregnancy	83.1	75.9	99.0

Green indicates rate is equal to or better than both the statewide rate and the target rate.

Yellow indicates rate is equal to or better than the statewide rate but worse than the target rate.

Orange indicates rate is worse than both the statewide rate and the target rate.

Source: Pennsylvania Department of Health

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Issue – Increasing elderly population requiring elder care options

As shown in the following table, the elderly population in Lycoming County is increasing

Table 1-28
Elderly Population

	1980	1990	2000	% Change 1980 - 1990	% Change 1990 - 2000
Age 65 – 74					
Greater Williamsport Area 2000 Alliance Planning Area	5,003	5,459	4,598	9.1%	-15.8%
Lower Lycoming Creek Joint Planning Area	1,667	2,343	2,239	40.6%	-4.4%
Lycoming County Planning Area	1,050	1,376	1,767	31.0%	28.4%
Montoursville/Muncy Growth Corridor	647	841	930	30.0%	10.6%
Muncy Creek Area Joint Planning Area	839	1,073	1,026	27.9%	-4.4%
U.S. 15 South Joint Planning Area	437	496	464	13.5%	-6.5%
U.S. 220 / Future I-99 Joint Planning Area	733	765	753	4.4%	-1.6%
Grand Total	10,376	12,353	11,777	19.1%	-4.7%
Age 75 – 84					
Greater Williamsport Area 2000 Alliance Planning Area	2,761	3,351	3,834	21.4%	14.4%
Lower Lycoming Creek Joint Planning Area	961	1,341	1,898	39.5%	41.5%
Lycoming County Planning Area	493	647	862	31.2%	33.2%
Montoursville/Muncy Growth Corridor	305	418	564	37.0%	34.9%
Muncy Creek Area Joint Planning Area	434	599	748	38.0%	24.9%
U.S. 15 South Joint Planning Area	205	267	249	30.2%	-6.7%
U.S. 220 / Future I-99 Joint Planning Area	436	404	542	-7.3%	34.2%
Grand Total	5,595	7,027	8,697	25.6%	23.8%
Age 85+					
Greater Williamsport Area 2000 Alliance Planning Area	985	1,271	1,482	29.0%	16.6%
Lower Lycoming Creek Joint Planning Area	486	685	786	40.9%	14.7%
Lycoming County Planning Area	108	149	198	38.0%	32.9%
Montoursville/Muncy Growth Corridor	69	107	130	55.1%	21.5%
Muncy Creek Area Joint Planning Area	117	186	275	59.0%	47.8%
U.S. 15 South Joint Planning Area	43	71	76	65.1%	7.0%
U.S. 220 / Future I-99 Joint Planning Area	132	122	192	-7.6%	57.4%
Grand Total	1,940	2,591	3,139	33.6%	21.2%

Source: U. S. Census Bureau

In Pennsylvania, the Department of Health utilizes a population based methodology to estimate future nursing home bed need by County and the number of Medicare/ Medicaid certified nursing beds allowable per County is based on these calculations. (Title 55 - § 1187.21a (28 Pa.B. 138, January 9, 1998). The estimated bed need in Lycoming County is 928. There are currently 1,162 nursing beds in the County, which indicates a surplus of 234 nursing beds.

There are fifteen (15) licensed assisted living facilities in Lycoming County with 15 or more beds each, with a total of 739 beds. Since assisted living is not reimbursable under Medicare or Medicaid, elderly residents must have either the income or assets to pay privately for assisted living care. It is estimated that there are approximately 4,738 residents in the County age 75+ with incomes or assets sufficient to pay for assisted living care. Based on 1990 Census numbers, approximately 30 percent of elderly residents live alone, and approximately 35% have either mobility limitations or self-care limitations. Assuming that residents with mobility or self-care

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limitations who live alone are the prime candidates for assisted living, we can estimate that the approximate need among 75+ residents who could afford to pay privately for assisted living care is 497 beds, which indicates a surplus of 242 assisted living beds. In addition, there are approximately 190 independent living units in the County.

Issue – Quality Educational System

In the late 1990s, the State Board of Education adopted curriculum regulations, replacing student learning outcomes with statewide academic standards. This policy shift reflected the administration's desire to institute a higher level of accountability, for both students and schools, within the state's educational system. These new academic standards assess student performance in three areas – math, reading, and writing. Each year, every Pennsylvania student in grades 5, 8 and 11 are assessed in reading and math, while students in grades 6,9, and 11 are assessed in writing. Based upon student scores, various performance levels can be achieved¹⁵:

Advanced: Superior academic performance indicating an in-depth understanding and exemplary display of the skills included in Pennsylvania's Academic Standards;

Proficient: Satisfactory academic performance indicating a solid understanding and adequate display of the skills included in Pennsylvania's Academic Standards. The Board of Education has established this performance level as the expected level of student achievement;

Basic: Marginal academic performance. Indicates a partial understanding and limited display of the skills included in the Academic Standards; and

Below Basic: Inadequate academic performance. Indicates little understanding and minimal display of the skills included in the Academic Standards.

Under this system, schools are able to benchmark each student's performance against their peers. Parents utilize the PSSA results to track their children's progress and to determine if assistance (e.g. tutoring) is needed to support their child's educational goals. The PSSA is also a useful measure of school performance. In this section, PSSA results are utilized to determine if Lycoming County's schools are competitive with other counties in the Commonwealth. As a secondary measure of school performance, combined Stanford Achievement Test (SAT) results are compared to determine if achievement gaps exist between Lycoming County and other school districts in the Commonwealth. Finally, dropout rates are examined to determine if Lycoming schools are effectively retaining their student population. Every dropout event reflects a student who has left school without transferring to another academic institution. Because higher dropout rates are indicative of lower work-life earnings and a higher propensity toward risky behaviors, a high dropout rate is cause for concern.

¹⁵ A description of the PSSA performance levels was obtained from the PA Department of Education web site at <http://www.pde.state.pa.us>

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The indicators of school performance – dropout rates, PSSA scores, and SAT scores – are presented in Table 1-29. Some preliminary observations can be made from this data:

- Dropout rates in Lycoming County are consistent with dropout rates experienced Statewide.
- Compared to Statewide PSSA score distribution, a higher percentage of Lycoming County students exceeded the State proficiency requirement.
- In the 2000-2001 school year, the Williamsport Area School District showed the highest percentage of students (43% of all grade 11) achieving *below basic* PSSA math scores. The district's reading scores were also lower than other districts in the County. As the County's only urban school district, the lower performance scores may reflect a higher percentage of low-income households, and English as Second Language (ESL) students. Further research would be needed to determine how demographic and social conditions impact the district's comparatively weaker performance.
- While the Montgomery Area School District did not deliver the highest SAT scores in the 2000-2001 school year, a majority of its student population met either the *proficient* and/ or *advanced* levels of PSSA performance in both reading and math.
- Students in the Loyalsock Township School District scored the highest overall SAT scores in the last academic year. Twenty-four percent (24%) of students taking the exam scored in the top quartile – a higher ranking than other Commonwealth school districts (22%).

Table 1-29
Indicators of School District Performance
2000-2001 School Year

School District	Dropout Rate Grades 7-12	Pennsylvania System of School Assessment Math (Reading) Scores Percent of Grade 11 Students Achieving Scores in the Following Score Groups				SAT Scores Overall Averages (Math & Verbal)
		Advanced	Proficient	Basic	Below Basic	(Percent scoring in Top Quartile)
East Lycoming	1.7	18 (12)	30 (46)	24 (18)	28 (24)	985 (17%)
Jersey Shore Area	2.6	15 (14)	29 (46)	26 (21)	29 (19)	966 (9%)
Loyalsock Township	2.2	* (17)	* (54)	* (11)	* (18)	1057 (24%)
Montgomery Area	2.2	34 (16)	30 (43)	18 (21)	17 (21)	984 (15%)
Montoursville Area	3.4	19 (14)	29 (47)	26 (24)	26 (15)	987 (16%)
Muncy	1.7	19 (17)	38 (56)	24 (19)	19 (8)	1011 (14%)
South Williamsport	1.3	12 (12)	34 (42)	26 (24)	28 (22)	1063 (20%)
Williamsport Area	2.7	16 (13)	21 (33)	21 (18)	43 (36)	974 (18%)
STATE AVERAGE	2.4	25 (26)	26 (25)	23 (25)	25 (24)	999 (22%)

*An asterisk indicates data that has been suppressed to protect student privacy.

Source: Pennsylvania School Profiles & Public Secondary School Dropouts, Pennsylvania Department of Education (2002)

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School Enrollment

Lycoming County is experiencing an overall decline in its school enrollment and this trend is expected to continue over the next ten years as demonstrated in Table 1 - 30. This trend is not surprising given the decline in numbers of children under five years of age.

	East Lycoming	Jersey Shore Area	Loyalsock Township	Montgomery Area	Montoursville Area	Muncy	South Williamsport Area	Williamsport Area
2002-2003	1,844	3,118	1,416	1,030	2,165	1,138	1,530	6,055
2003-2004	1,814	3,068	1,372	1,003	2,034	1,133	1,490	5,865
2004-2005	1,772	2,984	1,372	977	1,963	1,129	1,480	5,695
2005-2006	1,722	2,921	1,413	934	1,864	1,127	1,467	5,959
2006-2007	1,682	2,869	1,462	890	1,762	1,121	1,451	5,416
2007-2008	1,640	2,821	1,520	827	1,673	1,109	1,418	5,271
2008-2009	1,597	2,764	1,579	791	1,588	1,079	1,386	5,105
2009-2010	1,574	2,716	1,642	755	1,509	1,054	1,348	4,941
2010-2011	1,542	2,687	1,709	721	1,428	1,016	1,323	4,795
2011-2012	1,511	2,653	1,805	689	1,392	983	1,278	4,660
Ten-Year Projected Growth	-18.0%	-15.0%	+27.0%	-33.0%	-36.0%	-14.0%	-16.0%	-23.0%

Source: Enrollment Projections prepared by the PA Department of Education (based on 2001 enrollments)

Issue: Lack of retail centers and increasing storefront vacancies

The majority of retail establishments in Lycoming County are located in the immediate area surrounding Williamsport. While it is true that other areas of the county don't have significant retail opportunities, they are within driving distance of a wide range of retail in Williamsport and adjacent municipalities including major discount stores and restaurants, in Loyalsock Township to the east. The Lycoming Mall, located in Muncy Township, has 105 shops and is anchored by The Bon-Ton, J.C. Penney's, Sears, and Kauffman's.

At this time, there are no known sources of data available to track the trends in storefront vacancies. This is a data gap that may need to be addressed in the future. Such data may be helpful in establishing any relationship between vacancies and economic growth in the business districts.

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APPENDIX A Population Forecasts Methodology

BonData provides population projections on an as is basis with no guarantee expressed or implied. As with all projection they are a guess into the future and cannot be verified. Calculations are based on mathematical formulas only. All areas are treated the same and no “special” knowledge of a locality enters into the calculations. BonData uses accepted methodology for these calculations.

The Population projections are calculated at 5-year increments from 2005 to 2020, each year independent of the previous. They are based on model that uses average of four mathematical calculations. All projections use base census populations from the 1990 and 2000 censuses.

Procedure:

Smaller geographic areas are always adjusted so that they can be summed to the larger hierarchical area. For example, the sum of the municipalities (MCD’s) in a county will add up to that county’s total and the sum of the counties will equal the state total. The procedure works downward from highest (state) to lowest (MCD).

Projections for the State are obtained from the US Bureau of the Census and used as the controlled Base population. Using this official projection, the population for each county is calculated and adjusted to an accepted State total. The procedure is the same for each level. Statewide projection for counties are completed first and used as the adjustment base for the municipalities.

Linear – assumes a constant rate of growth

Share – assumes changes in population are based on a municipality’s share of county growth

Exponential – assumes an increasing rate of growth

Shift (modified exponential) – assumes growth increases at a declining pace

If any one method produces a zero or negative total population, the results for that method are discarded from further calculations. Results are also manually scanned for any one results that are obviously off the scale, for example; if a population goes from 1000 to 3 and this differs greatly from the results of the other methods, it would not be included in the average.

Averages are then adjusted to count totals, i.e., adjustments are made based on a municipality’s share of the sum so that the sum of the municipalities equals the county total.

Technical Background Studies

No. 2 – Existing Land Use Profile

Introduction

Modern decision-making is a multi-faceted process, particularly when decisions affect large geographic areas and the populations, economics, and environments within these areas, as regional planning does. Land use data is only one aspect of the inventory phase of the planning process; however, it is an extremely important one as modern society continues to develop lands while controlling negative impacts.

Key Land Use Issues

Through consultation with the Planning Advisory Team (PAT) and interviews with key persons throughout the county, the important issues that could potentially impact the community in terms of existing land use conditions were identified. The key land use issues that were noted for Lycoming County are as follows:

- ☑ **Ridgetop development** – One of the most important issues that surfaced during this part of the comprehensive planning process is the need to preserve Lycoming County’s scenic resources. Ridgetop development is negatively impacting the county’s invaluable scenic landscapes and there are no local regulations to deal with this trend.
- ☑ **Private driveways and erosion** – Maximum gradients for the construction of private driveways are regulated by local subdivision/ land development ordinances. However, many single-lot developments have no central storm drainage system and therefore, runoff from driveways, roofs, and other improved surfaces are diverted and carried downhill along driveway edges. This often causes severe erosion impacts.
- ☑ **Steep slope development** – Steep slope development is a concern considering that a significant proportion of the County has slope gradients equal to or in excess of 25 percent. The current zoning ordinance does not prohibit development in these locations, but does require erosion and sediment control plans and a soil stability analysis.
- ☑ **Absentee Landlords** – The revitalization of many areas in the County is hampered, in part, by the actions of absentee landlords. Many of their properties lack proper routine maintenance and landscaping and some absentee landlords are delinquent on their local property taxes.
- ☑ **Mobile home parks** are located throughout the County and provide affordable housing opportunities for many of its residents. The importance of providing such affordable housing opportunities is recognized and land use regulations need to provide adequate and safe opportunities for such residential uses.
- ☑ **Strip housing developments** - Residents are concerned with the trend to build housing developments that are strung out along one road, which creates access management problems. In addition, they are not really conducive to developing a sense of neighborhood.

Technical Background Studies

No. 2 – Existing Land Use Profile

- ☑ **Land use/interchange impacts from Interstate 99** – The future development of Interstate 99 will provide local municipalities with additional land development opportunities, particularly around both existing and new interchanges. However, such opportunities also pose challenges in terms of mitigating the potential negative impacts, as well as providing sufficient infrastructure to accommodate this growth. Current land use regulations do not specifically deal with highway interchange development activities.
- ☑ **Telecommunication towers** – The County has begun to experience the development of wireless facilities; however, existing zoning regulations may not be sufficient to control their development. The unchecked proliferation of wireless telecommunication towers could pose liability risks to local municipalities, as well as diminish the areas rural image and character.
- ☑ **Agricultural Preservation** – The protection of the planning area’s agricultural lands is an important issue in the planning area, particularly considering the possible future development impacts of the new I-99 corridor. The study area contains nearly 10,000 acres of productive farmland soils, the majority of which are located in the planning area’s floodplains and most developable land areas. However, less than 900 acres of these productive farmland soils have been preserved through the use of Agricultural Security Areas, and none have been preserved through easement purchases. The most popular form of agricultural preservation in the planning area, as well as throughout Lycoming County, is through the Clean and Green program, which currently includes nearly 10,000 acres
- ☑ **Open space preservation** – The preservation of the County’s open spaces serves to protect its rural character, protect and preserve its groundwater quality and quantity, provide habitat for local biological resources, and provide adequate recreational opportunities.
- ☑ **Concentrated Animal Feeding Operations (CAFOs)** – The most notable effects of CAFOs are environmental in nature - they can impact both air and water quality. Additionally, researchers express concerns that CAFO’s may (1) produce a shift in the rural work force, (2) erode a community’s historic values of trust and openness due to corporate secrecy and the political ability to preempt local decision making through influence at higher levels of government, and (3) erode the traditional economic linkages within the local community as they are replaced by more distant corporate supply lines. Lycoming County is in the process of developing a model ordinance that would provide municipalities with a tool to effectively regulate such operations.
- ☑ **Junk/Salvage Yards** – Commercial junk/ salvage yards, as well as junk on residential properties, are posing a serious threat to the planning area’s scenic beauty and rural quality of life. Currently, there are no specific local ordinances that regulate this activity.
- ☑ **Lack of retail shopping services** – There is shopping in the City of Williamsport and at the Lycoming Mall. There is also shopping in Lock Haven, Clinton County to the west, and numerous local shopping centers; however, it is felt that there are few moderate to high end stores within the region.

Technical Background Studies

No. 2 – Existing Land Use Profile

- ☑ **Keystone Opportunity Zones** – Three KOZ sites are currently located within Lycoming County: the Lycoming County Industrial Park in Brady Township, the River Valley Commerce Park in Clinton Township, and the Koppers Site near Montgomery Borough. KOZs provide development incentives through reduced or completely eliminated state and local taxes. Once developed, KOZs foster opportunities to strengthen and diversify the local economy.
- ☑ **Reach Road Industrial Park** – Is located in the City of Williamsport and is situated between Reach Road and U.S. 220. The Reach Road Industrial Park has limited room for expansion, which will ultimately impact the growth and vitality of the local economy.
- ☑ **Standardized land use inventory** – The need for developing a standardized land use inventory system has long been recognized. Such a system would greatly benefit regional cooperation and planning initiatives, as well as enhance economic development initiatives. Moreover, a standardized land use system would, in part, enable local municipalities and the County to achieve consistency among their comprehensive planning policies and land use regulations. To this end, the County, in cooperation with its municipal partners, has drafted the Lycoming County Comprehensive Plan Consistency Manual, which uses the American Planning Association’s Land-Based Classification Standards (LBCS) model in their GIS-based land use inventory and classification procedures.
- ☑ **Standardization of zoning** – In an effort to achieve a high level of consistency, the local municipalities have expressed interest in developing a standardized set of zoning terminology, supported by consistent dimensional and use provisions.
- ☑ **Growth management** – Growth management refers to the orderly and planned expansion of residential, commercial, industrial, institutional uses, and other land developments to designated areas having adequate infrastructure services to accommodate the growth. The municipalities in planning area recognize the importance of implementing the state’s “smart” growth management techniques in order to preserve and enhance the existing quality of life.
- ☑ **Uniform Construction Code** - The Pennsylvania Uniform Construction Code (Act 45 of 1999) establishes consistent construction standards for every municipality in the Commonwealth. Its goal is to prevent substandard residential and commercial construction.
- ☑ **Floodplain Management** – Most of the developed areas in the County are located in the floodplains of the Susquehanna River and its tributaries, and every time there is flooding, significant damages occur. Flood hazard mitigation is a high priority for the County. Zoning ordinances, property acquisition and relocation, and stream stabilization projects are just a few of the measures being utilized to minimize flood damages.

Technical Background Studies No. 2 – Existing Land Use Profile

Existing Land Use Patterns

The Lycoming County Planning Commission (LCPC) developed a countywide inventory of each municipality's land uses using the American Planning Association's Land-Based Classification Standards (LBCS) model. The LBCS provides a *consistent*, flexible model for classifying land uses based on their characteristics and updates the 1965 Standard Land Use Coding Manual (SLUCM), a standard that was widely adopted for land-use classifications.

The standards employed under the LBCS methodology are based on a multi-dimensional land-use classification model. For local planning purposes, LBCS calls for classifying land uses in the following dimensions: Activity, Function, Structure Type, Site Development Character, and Ownership. APA provides the following descriptions for these five dimensions.



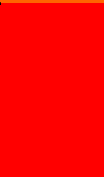







- Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms, for example, farming, shopping, or manufacturing.
- Function refers to the economic function or type of establishment using the land, for example, agricultural, commercial, or industrial.
- Structure refers to the type of structure or building on the land, such as single-family house, office building, warehouse, hospital building, or highway.
- Site development character refers to the overall physical development character of the land. For most land uses, it is simply expressed in terms of whether the site is developed or not.
- Ownership refers to the relationship between the use and its land rights, and is usually either public or private.

The LCPC prepared an initial land use inventory by photo-interpreting the county's low level digital aerial photography, which was recently updated in 2000. The identified land uses were primarily classified using the LBCS's Activity and Structure dimensions. Table 1 presents a descriptive overview of each classification used by the LCPC.

Technical Background Studies

No. 2 – Existing Land Use Profile

Table 1, Land Use Classifications Summary

Dimension	Code	Land Use Classification	Description	Color (RGB)	Color Fill
Activity	1000	Residential	Includes activities that occur in all types of residential uses (except multi-family), structures, ownership characteristics, or the character of the development.	Yellow (251, 248, 60)	
Structure	1200	Multi-family (Residential)	A subset of the Residential Activity, the Multi-family Structure dimension is defined by the number of units and not by the number of floors or stories in the structure.	Orange (255, 102, 0)	
Activity	2000	Commercial	This category captures all uses that are business related. Use it as a catch-all category for all retail, office, commercial, and industrial activities when the subcategories are either too specific or otherwise unknown (as in comprehensive plan designati	Red (233, 51, 51)	
Activity	3000	Industrial	Includes land accommodating manufacturing, assembly, warehouse, and waste management activities. Use this as a catch-all category for anything not specified in subcategories below.	Purple (172, 89, 202)	
Activity	5000	Transportation	This category encompasses activities associated with all modes of transportation. It includes rights-of-way and such linear features associated with transportation.	Gray (210, 210, 210)	
Activity	6000	Insitutional	The Activity dimension includes land that is currently used for schools, government, hospitals, public recreational facilities, nursing homes, and treatment facilities.	Dark Blue (0, 0, 128)	
Activity	8300	Field	This LCPC classification includes uses associated with non-cultivated land areas that are typically used for pasturing, grazing and grass harvesting activities.	Chocolate (139, 69, 19)	
Activity	8100	Cultivated	This LCPC classification Agricultural activities, such as farming, plowing, tilling, cropping, seeding, cultivating, and harvesting for the production of food and fiber products. Also includes sod production, nurseries, orchards, and Christmas tree plantations	Light Green (204, 255, 204)	
--	9000	Water	Identifies the county's surface water features, which include lakes, major streams, and the Susquehanna River.	Aqua (0, 255, 255)	
--	9000	Woodlands	Identifies the county's forested areas and includes activities associated with forestry and outdoor recreational activities. It also includes private hunting club lands.	Dark Green (0, 139, 0)	

Technical Background Studies No. 2 – Existing Land Use Profile

Current land use in the County is heavily influenced by topography and historical development patterns. The past importance of the Susquehanna River as a transportation corridor has combined with the rough terrain of the surrounding area to focus development in the relatively flat areas along the river and its tributaries. The following is a brief summary of the land use patterns in Lycoming County.

Residential - At the present time, approximately 4 percent of the County is classified as residential or multi-family residential.

Commercial/Industrial – These uses account for less than 1 percent of the total area and at the present time is focused in the more urban areas of Williamsport, Jersey Shore, Montoursville, and Muncy.

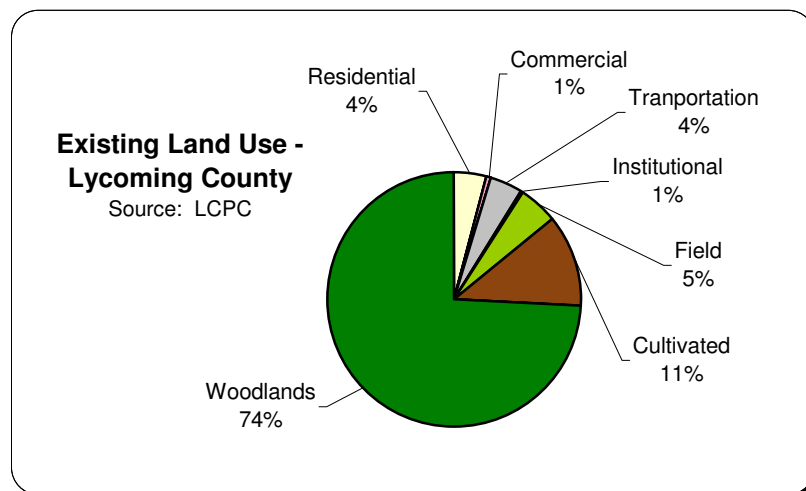
Institutional (Public and Semi-Public) – Once again, the total acreage used for these purposes is quite small for the County as a whole – less than 1 percent. Yet within the individual municipalities, it can range from less than one quarter of 1 percent, as in Piatt Township, to 24 percent in Hughesville Borough.

Agriculture – This land use accounts for approximately 17 percent of the County’s total acreage and is the second largest land use category in the County.

Woodland – This land use accounts for the largest portion of the County – almost 75 percent. Within the municipalities, it ranges from none in both Hughesville and Muncy Boroughs to over 90 percent in some of the more northern townships such as Lewis Township.

Transportation – Approximately 3 percent of the planning are is devoted to transportation facilities.

The following provides a graphic summary of the County’s current land uses.



Technical Background Studies No. 2 – Existing Land Use Profile

Land Use Regulations

The Pennsylvania Municipalities Planning Code (MPC) provides the legal framework for local governments to enact, administer and enforce zoning ordinances, as well as subdivision and land development regulations. Zoning regulates the use of land and structures and is designed to protect public health, safety, and welfare, and to guide growth. In contrast, subdivision and land development regulations control how a use or activity relates to the land upon which it is located. However, before any of these land use regulations are implemented, a well articulated statement of community development objectives should be refined. These, in turn, should be supported by sufficient analysis and documentation to defend the specific ordinances.

Technical Background Studies No. 2 – Existing Land Use Profile

**Table 2
Selected Land Use Regulations by Municipality**

Municipalities by Planning Area	Zoning Ordinance	Subdivision/Land Development Ordinance	Access Management Provisions	Floodplain Development	Steep Slope Protection	Stormwater Management	Agricultural Protection Zoning (APZ)	Ridgetop Development
Greater Williamsport Alliance 2000								
Armstrong Township	■	■	No	■	No	■	No	No
Duboisstown Borough	■	■	No	■	No	■	No	No
Loyalsock Township	■	■	No	■	No	■	No	No
Old Lycoming Township	■	■	No	■	No	■	No	No
South Williamsport	■	■	No	■	No	■	No	No
Williamsport City	■	■	No	■	No	■	No	No
U.S. 220/Future I-99								
Jersey Shore Borough	■	■	No	■	No	■	No	No
Piatt Township	■	□	No	■	No	□	No	No
Porter Township	■	■	No	■	No	■	No	No
Woodward Township	■	■	No	■	No	■	No	No
Muncy Creek								
Hughesville Borough	■	□	No	■	No	□	No	No
Picture Rocks Borough	■	□	No	■	No	□	No	No
Muncy Borough	■	■	No	■	No	■	No	No
Muncy Creek Township	■	■	No	■	No	■	No	No
Wolf Township	■	■	No	■	No	■	No	No
Shrewsbury Township	■	■	No	■	No	■	No	No
Lower Lycoming Creek								
Hepburn Township	■	■	No	■	No	■	No	No
Lewis Township	□	■	□	□	□	■	□	□
Loyalsock Township	■	■	No	■	No	■	No	No
Lycoming Township	■	■	No	■	No	■	No	No
Old Lycoming Township	■	■	No	■	No	■	No	No
Mountoursville/Muncy								
Mountoursville Borough	■	■	No	■	No	■	No	No
Fairfield Township	■	■	No	■	No	■	No	No
Muncy Township	□	□	□	□	□	□	□	□
U.S. 15 South								
Clinton Township	■	■	No	■	No	■	No	No
Brady Township	■	■	No	■	No	■	No	No
Gregg Township, Union County	■	■	No	■	No	■	No	No
Montgomery Borough	■	■	No	■	No	■	No	No

Technical Background Studies No. 2 – Existing Land Use Profile

Table 2 (cont'd)
Selected Land Use Regulations by Municipality

Municipalities by Planning Area	Zoning Ordinance	Subdivision/Land Development Ordinance	Access Management Provisions	Floodplain Development	Steep Slope Protection	Stormwater Management	Agricultural Protection Zoning (APZ)	Ridgetop Development
Lycoming County Planning Commission								
Anthony Township	■	□	No	■	No	□	No	No
Bastress Township	■	■	No	■	No	■	No	No
Brown Township	□	□	□	□	□	□	□	□
Cascade Township	□	■	□	□	□	■	□	□
Cogan House Township	□	□	□	□	□	□	□	□
Cummings Township	■	□	No	■	No	□	No	No
Eldred Township	■	■	No	■	No	■	No	No
Franklin Township	■	■	No	■	No	■	No	No
Gamble Township	■	□	No	■	No	□	No	No
Hughesville Borough	■	■	No	■	No	■	No	No
Jackson Township	□	□	□	□	□	□	□	□
Jordan Township	□	□	□	□	□	□	□	□
Limestone Township	■	□	No	■	No	□	No	No
McHenry Township	□	□	□	□	□	□	□	□
McIntyre Township	□	□	□	□	□	□	□	□
McNett Township	□	□	□	□	□	□	□	□
Mifflin Township	□	□	□	□	□	□	□	□
Mill Creek Township	■	□	No	■	No	□	No	No
Moreland Township	□	□	□	□	□	□	□	□
Nippenose Township	■	■	No	■	No	■	No	No
Penn Township	□	□	□	□	□	□	□	□
Pine Township	■	□	No	■	No	□	No	No
Plunketts Creek Township	■	■	No	■	No	■	No	No
Salladasburg Borough	■	□	No	■	No	□	No	No
Susquehanna Township	■	■	No	■	No	■	No	No
Upper Fairfield Township	■	■	No	■	No	■	No	No
Washington Township	□	■	□	□	□	■	□	□
Watson Township	■	□	No	■	No	□	No	No

Legend:
 ■ Municipal Enacted Ordinance
 □ Lycoming County Enacted Ordinance

Technical Background Studies

No. 3 – Utilities Profile

Introduction

This chapter examines the full range of utilities infrastructure, available in the Lycoming County Planning Commission Area related to the functioning of the communities, economic growth, health, education, welfare, safety and other needs of the citizens. These utilities include sewer, water, electric, gas and telecommunications. Available utilities infrastructure has a big effect on future economic development and growth. Adequate infrastructure is an essential ingredient in fostering new development and in retaining and strengthening existing business and industry. This profile is useful in identifying strengths as well as inadequacies and needs.

Key Utilities Issues

Through consultation with the Planning Advisory Team and interviews with key persons and focus groups within the planning area and throughout the County, the important issues that could potentially impact on the community in terms of utilities were identified. The utilities issues that were noted for the Lycoming County Planning Commission Area are as follows:

- ☑ **Water Quality for Wells** - The quality of the natural groundwater is not high in many areas. Although well water may be potable, often it is not palatable without treatment. Pollution of groundwater from nonpoint sources, such as agriculture, has not been identified as problematic.
- ☑ **Water Quantity for Wells** - The quantity of water available through drilling of private wells has been problematic in several areas. Areas have been identified where there is no source of well water available, with instances of residences constructed without a public or private water source.
- ☑ **Storm Water Management Problems** - Development has occurred without storm water management controls required. This has led to runoff problem areas adjacent to township roads and complaints amongst residents.
- ☑ **Telecommunication Towers** - Telecommunication tower issues are two-fold. It is important that the I-99 Corridor have cellular telephone service without dead space. Also commercial and industrial growth requires cellular service. There is a need to balance adequate coverage and the number of towers. Additionally, the placement of cellular towers must be reviewed in relation to the natural beauty of the communities and the viewsheds.
- ☑ **Campground Sewage Disposal** - The Susquehanna River and Pine Creek corridors have public and private campgrounds, as well as numerous river recreation lots. Use of river lots is restricted to a six-month period over the spring and summer. Collection and disposal of sewage from this concentrated recreational use is a significant issue.

Technical Background Studies

No. 3 – Utilities Profile

- ☑ **Campground/River Lot Flooding** - The public and private campgrounds, as well as river recreation lots, located along the Susquehanna River and Pine Creek are in many cases located within the floodway. There is a concern for safety, and pollution from stored items.
- ☑ **Sewer Expansion Capacity** - The existing capacity of public sewerage systems provides for expansion in many growth areas.
- ☑ **Flood Protection** - Flood protection from the Susquehanna River is a primary concern of many citizens. Although there is flood protection in the Greater Williamsport Area, many of the urban areas along the Susquehanna corridor are susceptible to flooding. Flood protection in these areas has been restricted to moving essential services such, as electricity and heat, to an area in residences that is above the flood levels.

Background Utilities Data

Utility Networks

Residential and commercial development in the Lycoming County Planning Commission Area will place greater demands on natural gas, electricity, cable service, and telecommunication services. Although most of the service providers have the ability to meet increased demands, it is essential that a review of service providers and service areas be completed for the Comprehensive Plan.

Natural Gas

PGEnergy and PPL Utilities – Gas Division provide gas service the Lycoming County Planning Commission Area. See the Gas Service Area Map.

Propane Gas

Propane gas is available to all of the municipalities within this planning area. The following providers make deliveries: Agway Energy Products, Amerigas, Heller's, Inc., Montour Oil Service Company, and Suburban Propane.

Electricity

Providers of electric service in the Lycoming County Planning Commission Area include:

- ☐ PPL Utilities, Inc., 4810 Lycoming Mall Drive, Montoursville, PA 17754
- ☐ Allegheny Power, 800 Cabin Hill Drive, Greensburg, PA 15606
- ☐ Tri-County Rural Electric, Inc. 22 N. Main Street, Mansfield, PA 16933
- ☐ First Energy-GPU Energy, Plaza Drive, Towanda, PA 18848
- ☐ Sullivan County Rural Electric Cooperative, P.O. Box 65, State Route 87, Forksville, PA 18616

Technical Background Studies No. 3 – Utilities Profile

Pennsylvania is one of several states that offer residents a choice in their electric service generation supplier. Under the Electric Choice program established in 1999, customers can select their electric service based on cost, services and incentives, or personal preference.

Telephone

Providers of local telephone service in the Lycoming County Planning Commission Area include:

Verizon Communications, Williamsport, PA
Commonwealth Telephone Company, Dallas, PA
Pennsylvania Telephone, Jersey Shore, PA

Long distance service is offered by a number of long-distance carriers.

Cellular Service

Cellular Telephone services are available through AT&T Wireless, Cellular One, Conestoga Wireless, Montour Wireless, Nextel, Radio Shack and Verizon Wireless.

Cable TV

Susquehanna Communications, 330 Basin Street, Williamsport, PA 17701, provides cable TV services to the more densely populated areas of the Lycoming County Planning Commission Area. Satellite service is available in areas where cable service is not available.

Internet Service Providers

Local internet service providers include Susquehanna Communications, Chili Tech, and Keystone Community Network. Many national internet service providers are also available, such as Earthlink, AOL, Compuserve and MSN.

Broadband Service

Broadband service is available primarily in urban and industrialized areas. See the Broadband Service by Zip Code Map for availability of broadband service.

Public Water Service Facilities

The Williamsport Municipal Water Authority provides public water service to residents of Loyalsock and Old Lycoming Townships. American Tempo Village Park, Cogan Valley Mobile Home Park, Bittner's Mobile Home Park, Wilawan Mobile Home Park, ABC #2 Mobile Home Park, and Fairlawn Trailer Court also has a public water supply system. The table below contains information pertaining to these public water systems. The remaining residents are served by private, on-lot wells.

Technical Background Studies No. 3 – Utilities Profile

Collomsville Mutual Waterworks, Limestone Township Water Authority, and Roaring Branch Waterworks do not have adequate capacity through 2020. Improvements needed to meet minimum standards are identified in the table below :

LYCOMING COUNTY PLANNING COMMISSION AREA WATER SYSTEMS				
Water System	Additional Well	Generator	Storage	Blowoff Valve
ABC #2 Mobile Home Park	X		X	
Collomsville Mutual Waterworks	X			
Fairlawn Trailer Court	X			X
Limestone Township Water Authority	X			
Loyalsock Mobile Home Park	X	X		X
Pinecrest Village Mobile Home Park	X			X
Roaring Branch Waterworks	X			X
Tiadaghton View Mobile Home Park		X	X	X
Waterville Water Association	X		X	

Additional information is available in the Lycoming County Water Supply Plan completed in September 2001. The Water Service Area Map shows those areas that are capable of connecting to a public water supply source. Also refer to the Groundwater Availability Map which shows the areas with potential problems for private wells.

LYCOMING COUNTY PLANNING COMMISSION AREA WATER SYSTEMS							
Water System	Area Served	Water Source	Population Served	Treatment		Storage	
				Filtration	Capacity (gpd)	Raw (gallons)	Finished (gallons)
Jersey Shore Area Joint Water Authority	Jersey Shore, Salladasburg, & Porter, Mifflin, Nippenose, Piatt & Anthony Townships	1 Well 2 Streams	6,171	Yes	3,000,000	1,500,000	2,777,000
ABC #2 Mobile Home Park	Lycoming Township	1 Well 36,000 gpd,	75	No	N/A		3400
Collomsville Mutual Waterworks	Limestone Township	1 Well	250	No	N/ A		60,000

Technical Background Studies

No. 3 – Utilities Profile

LYCOMING COUNTY PLANNING COMMISSION AREA WATER SYSTEMS							
Water System	Area Served	Water Source	Population Served	Treatment		Storage	
				Filtration	Capacity (gpd)	Raw (gallons)	Finished (gallons)
Fairlawn Trailer Court	Lycoming Township	1 Well 32,000 gpd	63	No	N/A		1000
Limestone Township Water Authority	Limestone Township	2 Well 1 Stream	710	Yes	194,400	1,000	142,000
Loyalsock Mobile Home Park	Upper Fairfield Township	1 Well	91	No	N/ A		360
Pinecrest Village Mobile Home Park	Eldred Township	5 Wells	180	No	N/ A		12,000
Ralston Area Joint Authority	McIntyre Township	2 Wells	450	No	N/ A	125,000	0
Roaring Branch Waterworks	McNett Township	1 Well	92	No	N/ A		15,000
Tiadaghton View Mobile Home Park	Upper Fairfield Township	3 Wells	91	No	N/ A		2,000
Waterville Water Association	Cummings Township	1 Well	182	No	N/ A		1,000

Public Sewer Service Facilities

The Pennsylvania Sewage Facilities Act of 1966 as amended is also known as “Act 537”. It is the primary law controlling individual and community sewage disposal systems. It requires every municipality in the state to prepare and maintain an up-to-date sewage facilities plan. These plans are required to be reviewed and updated as necessary every five years. The following table indicates plan approval dates:

Anthony Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Bastress Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Brown Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Cascade Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Cogan House Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971

Technical Background Studies No. 3 – Utilities Profile

Cummings Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Eldred Township	2/ 6/ 1976	Plan Approval Date 1971 - 1976
Franklin Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Gamble Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Hughesville Borough	11/ 1/ 1990	Plan Approval Date 1986 - 1991
Jackson Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Jordan Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Limestone Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
McHenry Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
McIntyre Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
McNett Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Mifflin Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Mill Creek Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Moreland Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Nippenose Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971
Penn Township	1/ 11/ 1971	Plan Approval Date 1966 - 1971

On-lot Septic Systems

The Sewage Enforcement Officer for the Townships within the Planning Area is with the Lycoming Sanitary Committee. As outlined in the Lycoming County Soil Survey, soil type also affects septic tank absorption. Soils are rated according to their absorption capabilities, and range from slight, i.e., few limitations to absorption, to severe, i.e., limitations so difficult to overcome that special designs and additional costs are necessary. Many of the planning area's soils are classified as severe. While this does not preclude development, the cost of installing adequate on-lot sewage disposable systems is much higher. Without the proper systems, the chances of groundwater contamination due to system failure are much greater. Site-specific analysis for new development is essential to ensure that the proper systems are put in place.

Technical Background Studies

No. 4 – Transportation System Profile

Introduction

The transportation network of a community is the backbone for its development and prosperity. It can help attract a thriving society of merchants and residents and is the overall foundation for community growth. A carefully planned roadway network, designed to properly fit the structure of the community and suit its needs, will ultimately provide for the advancement and success of a community; however, if poorly planned or maintained, it can deter prosperity and overshadow a community's positive attributes.

The purpose of this section is to profile the transportation systems serving Lycoming County. Included in this profile is an inventory and description of the key issues regarding the area's transportation system. The results of this profile will be coupled with the findings from land use, community development, natural and cultural resources, and public utilities profiles to provide a foundation for the development of the comprehensive plan.

Key Transportation Issues

Consultation with the Planning Advisory Team (PAT) and input received from the Lycoming County Focus Group Workshop conducted on September 26, 2002 produced a number of key transportation issues. These issues and their implications on future growth and development are described as follows:

- ☑ **The U.S. 220 corridor** has long been a major east-west route through Lycoming County. While the area has grown, development has mainly been focused along the corridor, which in turn has helped reduce the incidence of sprawl. However, it has long been recognized that the west end of the roadway is no longer adequate to meet the needs of those who use it. As a result, the corridor has been designated as part of the new Interstate 99 system and is currently undergoing environmental and preliminary engineering studies to determine the final alignment.
- ☑ **Access drives** are found throughout the County, many of which are very steep and, in some cases, are so close together that they pose serious safety hazards.
- ☑ **Most areas of the County are well served by road, rail and air transportation facilities.** The continued upgrade of these services are critical to future growth in the County.
- ☑ **Public Transit** is currently available within the more urbanized areas of the County. City Bus, which is operated by the Williamsport Bureau of Transportation, has scheduled fixed routes that serve most of the area along the river corridor, but not the communities in the outlying areas to the north and south. The lack of public transit options limits opportunities for residents who may wish to find alternative ways to work and for those who don't own a car or drive at all, e.g., younger residents and senior citizens.

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- ☑ **The bridges throughout the County need major rehabilitation or replacement.** While some of these bridge projects are programmed for funding in the PENNDOT TIP, others have been identified in the Williamsport Area Transportation Study Long Range Plan, but funding to implement these improvements has not been secured.
- ☑ **The capacity of many of the local road systems is reaching its limit, particularly at various intersections.** There are also safety concerns at specific sites throughout the County.
- ☑ **The Williamsport Regional Airport provides connecting services to Philadelphia and Pittsburgh; however, affordability is an issue for many residents.** Located in the Borough of Montoursville, the Williamsport Regional Airport is classified by the Pennsylvania Bureau of Aviation as a scheduled service facility and provides services to area businesses, residents, and companies visiting the region. The airport provides commercial airline services with direct flights via US Airways Express to major international hubs at Philadelphia and Pittsburgh. Multiple daily departures connect Williamsport to over 160 cities in the U.S., Canada, Europe, and Central and South America. Due to the Airport Authority's Fare Watch Program, which is designed to keep the airport's fees competitive, fares are normally within 5-15 percent of competitor's prices.
- ☑ **The SEDA-COG Joint Rail Authority has played a key role in preserving** freight services in the County by purchasing the Williamsport Branch Line from Conrail. Currently, the Lycoming Valley Railroad operates the line. The Authority's goal is to "preserve service to rail-dependent industries through shortline operations." At the present time, the Authority serves 8 Counties and owns 300 miles of track and 5 shortline railroads that haul approximately 30,000 carloads of freight annually. This has allowed some 50 companies to remain cost competitive, which, in turn, has protected over 2,000 jobs in the region. The LVRR alone services 20 companies and handles approximately one third of the total carloads of freight. Currently, there are concerns regarding the preservation of the Norfolk-Southern Harrisburg to Buffalo Main Line.

Existing Roadway Network Overview

There are over 2200 miles of public roads in Lycoming County. PENNDOT owns and maintains approximately 750 miles of roadway, various state agencies own and maintain 230 miles, and the local municipalities own the remainder.

Functional Classification

Roadways are grouped into categories according to the service they are intended to provide. Known as the functional classification system, the categories serve as a guide for both planning and funding purposes and are summarized below.

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Interstates are limited access highways designed for traffic between major regional areas or larger urban communities of 50,000 or more. These highways extend beyond state boundaries, with access limited to interchanges located by the U.S. Department of Transportation. Interstate 180 is the only one in the county, although I-80 is just to the south in Union County. I-99 will eventually follow the existing US 220 corridor in the western part of the county and the US 15 corridor from Williamsport north into Tioga County.

Freeways are limited access highways designed for large traffic volumes between communities of 50,000 or more to regional traffic generators (such as central business districts, suburban shopping centers, and industrial areas). Freeways should be tied directly to arterial roads, with accessibility limited to specific interchanges to avoid the impediment of thru traffic. US 220 from Woodward Township to US 15, and US 15 north to PA 973 in Lycoming Township are classified as freeways.

Principal Arterials are roads that provide land access while retaining a high degree of thru traffic mobility and serve major centers of urban activity and traffic generation. These roadways provide a high speed, high volume network for travel between major destinations in both rural and urban areas. US 220 through Port, Piatt and most of Woodward Townships is currently classified as a principal arterial, as is US 15 north of PA 973 and south of Williamsport. Broad Street in Fairfield and Muncy Townships is also a principal arterial.

Minor Arterials are roads that provide land access with a lower level of thru traffic mobility than principal arterials and serve larger schools, industries, institutions, and small commercial areas not incidentally served by principal arterials. In Lycoming County they include the following: PA 287 north from US 220 along Larry's Creek, Old US 15 in Loyalsock Township, PA 14 from Trout Run to the county line, PA 87 along Loyalsock Creek, PA 405 from Montgomery Borough, through Muncy Creek, Wolf and Shrewsbury Townships, and PA 118 east out of Hughesville to Dallas, near Wilkes-Barre.

Collectors are roads that link traffic between local roads and arterial streets and provide access to abutting properties. Collectors serve minor traffic generators, such as local elementary schools, small individual industrial plants, offices, commercial facilities, and warehouses not served by principal and minor arterials. PA 44, 414, 973, and 864 are just a few of the collector routes in Lycoming County.

Local roads serve farms, residences, businesses, neighborhoods, and abutting properties. The remaining roads fall into this classification.

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Traffic Volumes

The most fundamental and visible description of a highway's function is the volume of traffic using that highway over a given time. To standardize this number, volume is generally expressed over a twenty-four hour period, factored by both day of the week and month of the year, to produce an Average Annual Daily Traffic (AADT) value.

PENNDOT tracks this data for the state road system, and a quick review clearly shows the significance of the Susquehanna River Corridor Routes. For example, according to 2001 data, Interstate 180 handles anywhere from 14,000 daily trips at the Northumberland County line to 47,000 daily trips in Downtown Williamsport. The west end of US 220 handles volumes that range from 17,000 near Jersey Shore Borough to 24,000 just outside of Williamsport. US 15 handles daily volumes that range from 12,000 on the southern and northern ends to about 28,000 where it crosses the river on the Market Street Bridge. Arterials and collectors handle volumes that range from 1,000 on the south end of PA 44 to 9,800 on PA 405 outside Hughesville.

Bridges

The County has over 2000 miles of creeks and streams flowing through it, which means there are numerous bridges to be maintained. Many of these are very old and in need of either major rehabilitation or complete replacement. The WATS 20 Year Long Range Plan has identified 39 bridge rehabilitation or replacement projects in Stage One (2001-2004) and 68 projects for Stage Two (2005-2012). Table 1 provides a summary of the bridge projects that have been included in the 2003 Twelve Year Statewide Transportation Improvement Plan.

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**Table 1
PENNDOT 2003 Twelve Year Transportation Improvement Program
Lycoming County Bridge Projects**

Project	Route	Project Title	Improvement	Program Period	Cost (\$000)								
					Study	PE	FD	UTL	ROW	CON	PRA	Total	
Bridge													
6139	15	Market Street Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ 200	\$ 765	\$ 1,000	\$ 31,977	\$ -	\$ -	\$ 33,942
6139	15	Market Street Bridge	Bridge Replacement	2nd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,023	\$ -	\$ -	\$ 19,023
6191	180	I-180 Bridge Preserve	Bridge Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ 3,200
57235	220	Fox Run in Tivoli	Bridge Replacement	1st	\$ -	\$ 100	\$ 100	\$ 20	\$ 30	\$ 500	\$ -	\$ -	\$ 750
63900	220	Jersey Shore RR Bridge	Bridge Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500
5914	220	US 220 Muncy CK Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,798	\$ -	\$ -	\$ 1,798
5938	284	Blockhouse Creek Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ 65	\$ 10	\$ 61	\$ 830	\$ -	\$ -	\$ 966
5939	284	Flooks Run Bridge	Bridge Replacement	1st	\$ -	\$ 50	\$ 65	\$ 10	\$ 43	\$ 323	\$ -	\$ -	\$ 491
5937	284	Texas Creek Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ 100	\$ 10	\$ 150	\$ 1,120	\$ -	\$ -	\$ 1,380
6261	405	PA 405/Glade Run Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ 50	\$ 100	\$ 100	\$ 500	\$ -	\$ -	\$ 750
5884	405	PA 405/442 Muncy Ck Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ -	\$ 10	\$ 500	\$ -	\$ -	\$ -	\$ 510
6010	414	Jersey Mills/Pine Creek	Bridge Replacement	1st	\$ -	\$ 110	\$ 300	\$ 10	\$ 250	\$ 4,000	\$ -	\$ -	\$ 4,670
6055	414	PA 414 Mill Run Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ 136	\$ 10	\$ 87	\$ 621	\$ -	\$ -	\$ 854
6007	442	Little Muncy Ck Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ 67	\$ 10	\$ 63	\$ 1,600	\$ -	\$ -	\$ 1,740
5917	442	Little Muncy Creek	Bridge Restoration	1st	\$ -	\$ -	\$ 87	\$ 10	\$ 70	\$ -	\$ -	\$ -	\$ 167
6141	1005	Proctor Rd. Bridge	Bridge Replacement	1st	\$ -	\$ 103	\$ 20	\$ 10	\$ 30	\$ -	\$ -	\$ -	\$ 163
6129	1017	Bottle Run/Old US 15	Bridge Replacement	1st	\$ -	\$ 130	\$ 65	\$ 10	\$ 20	\$ -	\$ -	\$ -	\$ 225
6207	2016	High Street Bridge Rehab	Bridge Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ 1,800
5943	2069	Little Muncy Creek	Bridge Replacement	1st	\$ -	\$ -	\$ 80	\$ 10	\$ 135	\$ -	\$ -	\$ -	\$ 225
5941	2071	SR 2071/Muncy Creek	Bridge Replacement	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ -	\$ 1,350
5947	3003	Pine Creek Bridge	Bridge Restoration	1st	\$ -	\$ 100	\$ 400	\$ 10	\$ 120	\$ -	\$ -	\$ -	\$ 630
5936	4001	Little Pine Creek Bridge	Bridge Replacement	1st	\$ -	\$ 300	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 555
49041	9900	Iron Bridge T-650	Bridge Replacement	1st	\$ -	\$ 200	\$ 50	\$ 10	\$ 20	\$ 750	\$ -	\$ -	\$ 1,030
5964	9900	Lick Run Bridge	Bridge Replacement	1st	\$ -	\$ 100	\$ 40	\$ 10	\$ 20	\$ -	\$ -	\$ -	\$ 170
6084	9900	Rock Run #2 Bridge	Bridge Replacement	1st	\$ -	\$ -	\$ 50	\$ 20	\$ 20	\$ 800	\$ -	\$ -	\$ 890
5979	9900	T-343/Pine Run Bridge	Bridge Replacement	1st	\$ -	\$ 100	\$ 50	\$ 10	\$ 10	\$ 205	\$ -	\$ -	\$ 375
6073	9900	T-365/Larry's Creek #114	Bridge Replacement	1st	\$ -	\$ -	\$ 135	\$ 15	\$ 35	\$ 1,312	\$ -	\$ -	\$ 1,497
6138	9900	T-398/Whitedeer Hole Creek	Bridge Replacement	1st	\$ -	\$ 100	\$ 80	\$ 10	\$ 20	\$ -	\$ -	\$ -	\$ 210
6029	9900	T-443/L. Muncy Ck Br	Bridge Replacement	1st	\$ -	\$ 120	\$ 85	\$ 15	\$ 20	\$ 660	\$ -	\$ -	\$ 900
6266	9900	T-521 Sugar Run	Bridge Replacement	1st	\$ -	\$ 120	\$ 80	\$ 10	\$ 50	\$ 225	\$ -	\$ -	\$ 485
6071	9900	T-616 Sheridan St Br	Bridge Replacement	1st	\$ -	\$ 100	\$ 50	\$ 10	\$ 20	\$ -	\$ -	\$ -	\$ 180
5743	9900	T-664 #102 L. Muncy Ck	Bridge Restoration	1st	\$ -	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
6263	9900	T-782 #109 Texas Ck	Bridge Replacement	1st	\$ -	\$ -	\$ 80	\$ 32	\$ 10	\$ 912	\$ -	\$ -	\$ 1,033

Source: PENNDOT 2003 Twelve Year TIP

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Aviation

Businesses and residents of Lycoming County are serviced by two aviation facilities within the County —the Williamsport Regional Airport and the Jersey Shore Airport.

The Williamsport Regional Airport is located in Montoursville Borough and is owned and operated by the Williamsport Regional Airport Authority. It is classified by the Bureau of Aviation as a scheduled aviation facility. This facility provides regularly scheduled commercial service through USAir with seven flights daily connecting its passengers to USAir hubs in Pittsburgh and Philadelphia.

At the present time, PENNDOT is preparing the environmental impact studies for a new access road to the airport. In addition, plans for rehabilitating the terminal, including a new addition, have been completed and are awaiting FAA approval. The Airport would also like to extend its primary runway from its current length of 6,449 feet to just over 7,000 ft. in order to attract other, larger carriers, which would allow more freight to be moved through the airport, as opposed to trucking it to other airports, thus adding to overall costs; however, they have been unable to obtain approval from the FAA because they do not meet the necessary criteria.

US Airways' recent filing for bankruptcy is not expected to have an impact on the services provided through the Williamsport Regional Airport. The daily flights to Pittsburgh and Philadelphia are provided through contract carriers that are not wholly owned by USAir and are not included in the bankruptcy filing.

The Jersey Shore Airport is classified by the Bureau of Aviation as a general aviation facility, and is located just across the Susquehanna River in Nippenose Township. This airport is a privately owned, public-use facility providing a single grass runway that is 2,300 ft. long. This facility provides recreational benefits to area residents, and is preferred by many novice and seasoned-weekend pilots. Currently, the owners are pursuing funding to pave the runway which would allow for year round usage.

Public Transit

Williamsport City Bus, which is operated by the Williamsport Bureau of Transportation, has numerous fixed routes throughout the more urbanized areas along the river corridor. New routes are scheduled to begin operating in the Montgomery, Muncy and Hughesville areas in January 2003, and are being planned for the Jersey Shore area as well. In addition to regular services, City Bus also offers special shuttle services to various events in the County, including the Lycoming County Fair in Hughesville, the Little League World Series, Super Sunday Holiday Service and Charter Services for Local Schools and other organizations. They also operate the Williamsport Trolley Tour through the City. Additional tours and charter services are also available.

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City Bus Plus, is a paratransit service operated by City Bus, and provides transportation for individuals with disabilities that prevent them from being able to use the regular bus routes. The service area extends $\frac{3}{4}$ of a mile from any City Bus route within the municipalities participating in the City Bus fixed route system. Individuals must be certified as ADA eligible in order to take advantage of this service.

The Lycoming-Clinton Counties Commission for Community Action, Inc., also known as STEP, operates a shared ride, demand-responsive transportation service throughout the County for senior citizens. Currently, the base fare is \$11.00 per one-way trip and reservations must be made by 2:00 PM the previous day.

Rail Service

The Norfolk-Southern Railroad operates freight services along the south side of the Susquehanna River in Duboistown, South Williamsport and Armstrong Township. This is a National – Class 1 Line and is part of the Harrisburg-Buffalo Main Line. Across the River, the Lycoming Valley Railroad operates the former Williamsport Branch Line System that was purchased from Conrail in 1996 by the SEDA-COG Joint Rail Authority. This shortline operation begins in Avis, Clinton County and runs along the north side of the Susquehanna River through Jersey Shore, Williamsport, and Montoursville to Muncy. It is a switching carrier and a Norfolk Southern handling line carrier. They also provide limited access to the Canadian Pacific Railway.

The Lycoming Valley Railroad connects with the Norfolk Southern in Newberry. There are dock, ramp, and team track services available there as well. The LVRR operations office and yard are also at this facility on the west end of the City of Williamsport. There are also dock and ramp services at the Faxon Street facilities in Williamsport. The rail line provides freight services only. There are no passenger services in the area other than special event excursion trains.

Intermodal Facilities

Currently, the Lycoming County Planning Commission has plans to begin a needs and feasibility study for a rail/ truck/ air freight intermodal facility for Northcentral Pennsylvania. At the present time, the closest intermodal facilities are located in Harrisburg and Taylor (near Scranton), PA. This type of facility could enhance economic development in the region by providing services that could help reduce transportation costs for existing manufacturers in the area, as well as provide incentives for new businesses to locate in the area. In addition, it is felt that a facility of this type would help reduce truck traffic throughout the area, thus improving public safety. It is also likely that the study will consider other intermodal options, such as an air cargo facility.

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The County Planning Commission, the SEDA-COG Regional Transportation Planning Advisory Committee, the Lycoming County Airport Authority, and SEDA-COG Joint Rail Authority will work together to coordinate the study. Elements of the study will include a definition of the study area, evaluation of present and future demands for such a facility, evaluation of potential sites, and an analysis of potential transportation impacts. A cost analysis, including a financial plan, would also be within the scope of the project.

Pedestrian and Bikeway Systems

There are several bike and pedestrian trails throughout Lycoming County. The Pine Creek Rail Trail follows the Pine Creek Valley in western Lycoming County. The first section from Tioga County to Waterville has been completed, and eventually the trail will continue south into Jersey Shore Borough. Construction on this section is expected to begin in December 2002. The trail will handle both pedestrian and bike traffic. There are other bikeways located in Montoursville Borough, Loyalsock and Old Lycoming Townships, as well as the City of Williamsport. These provide recreational opportunities at present, and eventually could allow for an alternative mode of travel for residents if they were connected and regularly maintained.

A major planning effort is currently underway for the development of the Susquehanna River Greenway. The Susquehanna River Greenway Plan envisions an inter-connected greenway system from New York to the Chesapeake Bay and includes local projects such as a boardwalk along the River in Jersey Shore Borough and the enhancements proposed by the Williamsport Downtown Revitalization Project. Another component of the plan is the development of an “island registry” as part of a Lumber Heritage Region Water Trail that would provide river sojourners details about the numerous islands encountered.

Transportation System Deficiencies

Transportation deficiencies vary throughout the county, from intersection capacity issues, bridge repairs and replacements, and the condition of the Route 220 corridor, to the lack of public transit for some residents and the length of the runway at Williamsport Regional Airport. The problems with Route 220 are currently being addressed with the development of the new Susquehanna Beltway Project, but this is a long-term project, and construction is not expected to start until 2010. Public transit is a more difficult issue, mainly because of the dispersed nature of much of the County’s population. Prioritizing these and other projects is handled by the Williamsport Area Transportation Study Committees, also known as WATS.

Susquehanna Beltway Project - Development of the I-99 corridor is the most significant transportation improvement occurring within the Planning Area; it is also known as the Susquehanna Beltway project. In 1997, the need to improve the corridor was recognized in the

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Lycoming County Comprehensive Plan for safety reasons, as well as economic development purposes. The main goals of the project are:

- To accommodate both local trips and long distance travel demands
- To reduce current congestion
- To ensure sufficient capacity
- To improve safety
- To provide system continuity

Several alternatives were initially proposed and have since been narrowed down to two: relocate a new highway to the north of the existing corridor or utilize the existing corridor (there are three possible variations being considered). PENNDOT is currently undertaking the next phase of the planning process, which is the preliminary engineering and environmental impact assessments for these alternatives. The planning for a project of this scope is lengthy, but ensures that the initial goals will be met with a minimal amount of impact on residents and the environment.

The Williamsport Area Transportation Study (WATS) Coordinating Committee was formed in 1968 to serve as the Metropolitan Planning Organization (MPO) for the Williamsport Urbanized Area. The study area was expanded to include the entire county in September 2002, with additional voting representation for local municipalities and intermodal providers. The WATS Long Range Plan is included in the Lycoming County Comprehensive Plan and currently contains over \$165 million in projects throughout the county. The plan is updated every two years, and the County, through WATS, coordinates with local municipalities to develop transportation project needs and priorities.

There are two WATS committees – Technical and Coordinating. The Technical Committee reviews transportation plans, programs, and projects, and makes recommendations to the Coordinating Committee, which issues final approval. Representatives on the Technical committee include the Lycoming County Planning Commission, the Williamsport Bureau of Transportation General Manager, Williamsport City Engineer, Williamsport Regional Airport Director and PENNDOT representatives. The Coordinating Committee representatives include the Lycoming County Commissioners, Williamsport Mayor and City Council, a Township representative, a Borough representative, and a representative from each of the following – the Williamsport Bureau of Transportation, the Williamsport Regional Airport, the SEDA-COG Joint Rail Authority, and PENNDOT officials.

In addition to the bridge projects previously mentioned, WATS projects scheduled in the 2003 Statewide Transportation Improvement program are listed in the following table.

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**Table 1
PENNDOT 2003 Twelve Year Transportation Improvement Program
Lycoming County Highway Projects**

Project	Route	Project Title	Improvement	Program Period	Cost (\$000)							
					Study	PE	FD	UTL	ROW	CON	PRA	Total
Highway												
65098	n/a	2003 Enhancement GRP WATS	Transportation Enhancement	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960	\$ -	\$ 960
64058	n/a	Alliance Gateways #1 & 2	Bicycle/Pedestrian	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175	\$ -	\$ 175
64060	n/a	Alliance Gateways #4	Transportation Enhancement	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ 50
61355	n/a	WATS 2002 Safety	Safety Improvements	1st	\$ -	\$ -	\$ 75	\$ -	\$ 25	\$ 400	\$ -	\$ 500
61356	n/a	WATS 2003 Safety	Safety Improvements	1st	\$ -	\$ -	\$ 75	\$ -	\$ 25	\$ 400	\$ -	\$ 500
64562	n/a	WATS 2005 Betterment Line	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ 550
64563	n/a	WATS 2006 Betterment Line	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250	\$ -	\$ 2,250
61360	n/a	WATS MPO RR 2002	Rail/Highway Grade Crossing	1st	\$ -	\$ -	\$ 9	\$ -	\$ -	\$ 65	\$ -	\$ 74
61361	n/a	WATS MPO RR 2003	Rail/Highway Grade Crossing	1st	\$ -	\$ -	\$ 9	\$ -	\$ -	\$ 65	\$ -	\$ 74
61363	n/a	WATS MPO RR 2004	Rail/Highway Grade Crossing	1st	\$ -	\$ -	\$ 9	\$ -	\$ -	\$ 130	\$ -	\$ 139
61344	n/a	Alliance Gateways #3	Transportation Enhancement	1st	\$ -	\$ -	\$ 50	\$ -	\$ 50	\$ -	\$ -	\$ 100
50440	n/a	Pinecktr Jerseysh-Waterville	Transportation Enhancement	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,557	\$ -	\$ 1,557
58684	n/a	Susquehanna Trails	Transportation Enhancement	1st	\$ -	\$ -	\$ 50	\$ -	\$ 50	\$ -	\$ -	\$ 100
5698	15	Appalachian Thruway	New Alignment	1st	\$ -	\$ -	\$ 1,300	\$ 300	\$ 1,200	\$ 26,820	\$ -	\$ 29,620
5698	15	Appalachian Thruway	New Alignment	2nd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,230	\$ -	\$ 23,230
63901	15	Armstrong Line to PA 54	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ 1,200
6251	180	Halls Station - S. Muncy	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200	\$ -	\$ 5,200
6001	180	Lycoming Mall Ramps	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,842	\$ -	\$ 6,842
6252	180	Montoursville/Halls Station	Highway Restoration	1st	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 3,400	\$ -	\$ 3,500
5999	220	N. of Bryan Mills	Highway Restoration	1st	\$ -	\$ -	\$ 350	\$ -	\$ 504	\$ -	\$ -	\$ 854
5701	220	Susquehanna Beltway	New Alignment	1st	\$ -	\$ 4,925	\$ 1,200	\$ -	\$ 1,472	\$ -	\$ -	\$ 7,597
5701	220	Susquehanna Beltway	New Alignment	2nd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
5701	220	Susquehanna Beltway	New Alignment	3rd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000
58326	220	Woodward - Lyco Ck PH II	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500
57218	414	Cedar Run Narrows	Highway Reconstruction	1st	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
50490	864	Picture Rocks Betterment	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725	\$ -	\$ 725
62274	880	SR 880 Rock Cut Betterment	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150	\$ -	\$ 1,150
58120	2016	High Street Concrete	Highway Restoration	1st	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624	\$ -	\$ 624
6274	2088	Williamsport Airport Access	Additional Lanes	1st	\$ -	\$ 250	\$ 750	\$ 150	\$ 500	\$ 8,000	\$ -	\$ 9,650

Source: PENNDOT 2003 Twelve Year TIP

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Journey to Work

Obtaining a basic knowledge about commuting patterns and the characteristics of commuter travel in the County is an essential component of the comprehensive planning process. Such trends are useful for planning highway improvements and developing public transportation services, as well as for designing programs to conserve energy, reduce pollution, and ease traffic problems, particularly during peak hours.

Place of work and commuting patterns statistics for some of the county's municipalities were obtained from the 1990 and 2000 Censuses, and are summarized below.

Place of Work

In 2000, almost 88 percent of the County's residents worked in Lycoming County, compared to 1990 when just over 90 percent worked in the County. This is similar to the statewide trend, which saw a 6 percent decrease in the number of people that worked in their county of residence.

The municipalities that are along the County borders tended to have a smaller percentage of residents working in the County than those surrounding the City of Williamsport. For example, McNett Township in the northeast corner only had 50 percent of its residents working in Lycoming County, while Loyalsock Township, just north of the city had 94 percent.

The number of people working at home decreased throughout the County, but increased at the state level from 1990 to 2000. Thirty-one municipalities in Lycoming County saw fewer people working at home and twenty recorded increases. Only Franklin Township saw no change.

Travel Mode

The mode of travel is also an important characteristic of the County's transportation system. An overwhelming majority of the County's residents – 82 percent - drove to work alone according to the 2000 Census data. This is up from 78 percent in 1990. These figures are slightly higher than for the State, where 78 percent of residents drive alone to work.

Less than one percent of County residents use public transportation.

Travel Time to Work

Approximately 80 percent of the County's residents travel less than thirty minutes to work. This is a far greater percentage than for the entire state, which is about 65 percent. Both of these figures reflect a decrease from 1990, when 69 percent of the state's residents and 82 percent of the County's residents drove less than 30 minutes to their place of employment.

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As might be expected, there are significant differences among the 52 municipalities within the County. For example, the northern tier townships have a much smaller percentage of people traveling less than 30 minutes: Brown – 45%; Pine – 44%; Jackson – 48%; McIntyre – 36 %; and McNett – 60%. Those immediately adjacent to the City of Williamsport have percentages ranging from 90% in Old Lycoming Township, to 83% in Woodward Township.

Time Leaving for Work

Knowing when residents leave for work is also important to the comprehensive planning process because it indicates peak traffic hours. In Pennsylvania, approximately 60 percent of residents leave for work between 6:00 AM and 8:30 AM. The County is very close to this figure at 58 percent. There is no distinguishable pattern among the municipalities as is the case with total travel time. Also, approximately 18 percent of the County's residents leave between 12 noon and midnight, which may reflect a significant amount of shift work in the County

Technical Background Studies

No. 5 – Community Facilities and Services Profile

Introduction

This chapter examines the full range of community facilities and services available in the Lycoming County Planning Area related to the functioning of the communities, economic growth, health, education, welfare, safety and other needs of the citizens. These services include both public and private police protection, emergency services, recreation, education and health care. The timely and orderly arrangement of facilities and services is important to the well being of all residents. This profile is useful in identifying strengths as well as inadequacies and needs. Adequate infrastructure is an essential ingredient in fostering new development and in retaining and strengthening existing business and industry.

Key Facilities and Services Issues

Through consultation with the Planning Advisory Team and interviews with key persons and focus groups within the planning area and throughout the County, the important issues that could potentially impact on the community in terms of facilities and services were identified. The key facilities and services issues that were noted for the Lycoming County Planning Area are as follows:

- ☑ **Good school systems (public/private)** – The communities in the Lycoming County Planning Area have the opportunity to attend quality public and private school systems at the elementary, middle school and high school levels. Additionally, there are excellent technical schools, colleges, and universities in the immediate area.
- ☑ **Intermunicipal Cooperation** - There are cooperative agreements in-place and a general spirit of cooperation between the municipalities in providing services.
- ☑ **Public Infrastructure** – The existing infrastructure, including road network, utilities, and services is in place and can support continued growth.
- ☑ **Integration of Land Use and Facilities** – There has been poor integration of land use changes with existing facilities.
- ☑ **Subdivision without Infrastructure** - An issue that is prevalent throughout the rural areas of these municipalities is residential subdivisions that are planned and constructed without adequate road network, sewage treatment, or water supply.
- ☑ **Hospital and Medical Support** - High quality hospital and medical support supports continued growth of the communities and is an important factor in attracting new industry to the area.

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- ☑ **Immediate access to state forest lands** - One of the strong points of this area is its natural setting in the heart of central Pennsylvania. These communities have excellent access to a tremendous State Forest Land and State Game Land resource.
- ☑ **Prime fishing, open space, clean air, and good water quality** - There is immediate access to excellent fresh water fisheries, to include Lycoming Creek, Loyalsock Creek and the Susquehanna River. These fisheries have the benefit of good water quality, which supports warm water species and cold-water species, such as trout in Lycoming and Loyalsock Creek. This area is rich with open space, both public and private. It is only a short drive, or in some cases a short walk, to peace and solitude in a rural or forest setting.
- ☑ **Access to the Susquehanna River** - Access to the river is both a strong point and a weakness. The river is a tremendous recreational asset flowing through the community. In some respects it is readily accessible, however, there is room for significant improvements in boating access and general public access.
- ☑ **Bikeway Connectivity** - By the summer of 2003, the Pine Creek Rail Trail will extend from the northwestern border of the County to a trailhead in Jersey Shore. The area has several other bikeways, including the Montoursville/ Loyalsock Bikeway, the Lycoming Creek Bikeway, and designated bike paths throughout the City of Williamsport. Construction plans are in process for completing the section of the Susquehanna Trail that will connect to the Montoursville/ Loyalsock Bikeway, the Lycoming Creek Bikeway, and Susquehanna State Park.
- ☑ **Natural Beauty** - This area of central Pennsylvania is rich in natural beauty, with tree covered mountains and rich valleys. There are vistas and scenic overlooks throughout the County. A single trip along any one of a number of scenic corridors, such as the Pine Creek Valley, Route 15, or Loyalsock Creek, will bring visitors back to our area year after year. There is seasonal beauty with snow-covered mountains in the winter, lush greenery and abundant wildlife in the spring and summer, and a fall foliage that rivals any in the world.
- ☑ **Arts, Music, Museums** - The Greater Williamsport Area is blessed with excellent facilities and programs to address the needs of musicians, artists, and performing artists.
- ☑ **Outdoor Recreation** - There are many opportunities for outdoor recreation with numerous hiking and mountain biking trails in nearby State Forest Land and State Game Lands. The opportunities for outdoor recreation in the vast forestland and open fields of Lycoming County are endless. The region is also rich with quality streams and creeks, plus the Susquehanna River, offering opportunities for swimming, boating and fishing.
- ☑ **Amateur & Professional Sports** - Historic Bowman Field is the home of the Williamsport Crosscutters, which provide local professional baseball at the Single A level. Although there are amateur sports leagues in a variety of sports, this area is known for baseball. The Greater Williamsport Area has been the home of Little League Baseball since its beginning.

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- ☑ **Sports Programs** - The region has a wide variety of sports programs, from youth leagues through adult leagues.
- ☑ **Indoor Recreation (YMCA, YWCA)** - There are indoor recreation facilities within a reasonable distance, including the YMCA & YWCA in Williamsport and several commercial facilities.
- ☑ **Natural Areas** - Lycoming County has a high percentage of forestland and natural fields with State Forest Lands, State Game Lands, and large tracts of land from private hunting and fishing clubs. This abundance of forestland and fields provide natural areas and varied habitat for the enjoyment of all.
- ☑ **Golf Courses** - The region has a variety of quality golf courses, to include the White Deer Golf Complex and the Williamsport Country Club. There are numerous golf courses within an hour drive outside the county.
- ☑ **Recreation Facilities** - There is a YMCA recreation facility and community pools supporting these communities. Recreation facilities such as baseball and soccer fields have been constructed through volunteer efforts, with improvements dependent on donations and volunteerism. There is a lack of community playgrounds.
- ☑ **Abundant Wildlife** - The large number of acres of forest land, natural fields, and waterways with State Forest Lands, State Game Lands, and large tracts of land from private hunting and fishing clubs, provide an abundance and variety of habitat. This abundant habitat supports a variety of wildlife, including a variety of small birds and animals, big game animals, and many migratory birds. The area has seen a resurgence of bobcats and introduction of species such as the otter and fisher. There are several nesting eagle pairs throughout the County.
- ☑ **Preserved Open Space** - There is a large number of acres of forest land, natural fields, and waterways with State Forest Lands, State Game Lands, and large tracts of land from private hunting and fishing clubs that is preserved. There is also a high percentage of private property enrolled in the Clean and Green Program. Additionally, many farms have fields and woodlands enrolled in the Conservation Reserve Program and Wildlife Habitat Improvement Program. The Northcentral Pennsylvania Conservancy is very active in this region.

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Background Infrastructure Data

Public Safety

9-1-1 Communications Center

The Lycoming County's 9-1-1 Communications Center receives emergency phone calls for both Lycoming and Sullivan Counties and dispatches fire, police and emergency medical services in the two county area. Telecommunicators, the individuals who receive and dispatch calls for the 9-1-1 Center, receive approximately 600 hours of training to perform their job functions. Telecommunicators are Pennsylvania State Certified, and Emergency Medical Dispatch (EMD) certified. This permits the Telecommunicator to provide emergency care instructions to the caller prior to arrival of emergency services. The Communications Center dispatches approximately 45,000 to 50,000 incidents and receives over 200,000 telephone calls from the general public annually.

The mission of the Lycoming County Communications Center is to provide a county-wide communications system that permits 9-1-1 access to any individual in need of assistance in the County, dispatch of the appropriate police, fire, emergency medical services, emergency management personnel, and other affiliated agencies to emergency incidents by certified telecommunicators. They work in conjunction with the County Emergency Management Agency, Regional Emergency Medical Services Council, and Hazardous Materials Planning Division of the Department of Public Safety, as well as State agencies.

The 9-1-1 Communications Center is at the heart of Lycoming County's Fire, EMS, Sheriff and Police services. Lycoming County 9-1-1 services operate with state-of-the-art equipment. Telecommunication is performed by experienced, trained, emergency personnel who operate the "Simulcast" communications system, which is a radio tower network tied to the Communications Center. Dispatching decisions are made by the box card system that keeps track of cooperative agreements between fire companies, police, and emergency medical services.

Emergency Management

The Lycoming County Emergency Management Agency (EMA) is responsible for developing plans to respond to natural and man-made disasters, and to protect the lives and property of residents/ visitors to the county. The County Commissioners have appointed a full time Emergency Management Coordinator who is responsible for the development of these plans as well as maintaining a county Emergency Operations Center (EOC) where county officials, support agencies, and volunteers meet to coordinate disaster activities. In addition to these functions, a major task of the Emergency Management Agency is working with all local municipal EMA Coordinators and assisting them with developing their EOC's and emergency operations plans. The Lycoming County Emergency Management Agency is also the focal point in any major disaster that coordinates the activities between federal, state and municipal government agencies.

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The Pennsylvania Emergency Management Services Code (35 Pa. C. S. Section 7101-7707) requires that all counties and municipalities develop and maintain an emergency management program consistent with state and federal emergency management programs. Each county and municipal program is administered by a director, who is appointed by the Governor based upon the recommendation of county and/ or municipal officials and the Pennsylvania Emergency Management Agency.

Floods are the primary source of mass destruction from weather related emergencies in Lycoming County. The National Weather Service and the Lycoming County 9-1-1 Center have access to information from the fifteen (15) IFLOWS gauges within the county. The gauges report a digital signal, through the County owned microwave system, to the IFLOWS computer located in the County EMA Emergency Operations Center.

With any impending major emergency (i.e.: flood, tornado, hazardous materials) the EOC is activated with provisions for 24-hour staffing. Upon determining a need for warning due to flood or other severe weather, the County 9-1-1 Center will dispatch (by pager) all of the County Department of Public Safety (DPS) Management Team staff. This staff will report to the EOC to gather data and determine the complexity and severity of the event as well as to notify elected officials, emergency responders and municipal EMA Coordinators. Warning information is disseminated by the 9-1-1 Communications Center, The National Weather Service via radio stations, door-to-door, and the Disaster Communications Team-made up of amateur radio operators.

During major emergencies such as floods, tornadoes, snow storms and power failures, there is often the need to provide congregate care shelters for residents who may be unable to stay in their own homes. In Lycoming County, the American Red Cross maintains agreements with the owners of over 150 shelter sites.

Emergency Medical Services Council

The Regional Emergency Medical Services Council of Lycoming, Sullivan and Tioga Counties contracts with the Department of Health in Harrisburg to coordinate activities with our local Emergency Medical Services personnel. Basic Life Support, and rescue training is provided by the Regional EMS Council as well as inspections of our local basic and advanced life support vehicles, coordination of the DOH Voluntary QRS (Quick Response Service) program, preparation of grants for purchases of equipment and vehicles, Quality Assurance, Public Education, and data collection of patient information.

Hazardous Materials

In Pennsylvania, each county is required under Act 165 to have a contract with a state certified hazardous materials response team. The program, which is managed by the Pennsylvania Emergency Management Agency (PEMA), establishes operational, staffing, training, medical monitoring, supply, and equipment guidelines. The County has contracted with Teem Environmental Services, a State certified response and recovery Haz-Mat team for their Haz-Mat response services. This team will be responsible for responding to a wide variety of

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incidents involving the storage and transport of hazardous materials. Each of Pennsylvania's 67 counties is designated as a Local Emergency Planning District and each is required to have a Local Emergency Planning Committee (LEPC).

Lycoming County LEPC members are appointed by the governor from a list of nominees submitted by Department of Public Safety director, one County commissioner, and at least one person selected from the following groups:

- Elected officials representing local government within the County;
- Law enforcement, first aid, health, local environment, hospital and transportation personnel;
- Firefighting personnel;
- Emergency management personnel;
- Broadcast and print media;
- Community groups not affiliated with emergency services groups; and
- Owners and operators of facilities subject to the requirements of the Superfund Amendments and Reauthorization Act of 1986 (SARA).

LEPC responsibilities are essentially those established by SARA (Superfund Amendments and Reauthorization Act of 1986) Title III, with additional specific requirements under Pennsylvania Act 165. In Pennsylvania, an offsite emergency response plan is required for each SARA EHS planning facility. This plan becomes a supplement to the County emergency operations plan. Lycoming County has 93 SARA EHS planning facilities, each having a plan filed with the County's emergency management office.

The focus of the Hazardous Materials (Haz-Mat) section is compliance with Federal and Pennsylvania hazardous materials regulations. Through planning, training, and public information, the impact of hazardous chemical emergencies is lessened. Haz-Mat works closely with the Lycoming County Local Emergency Planning Committee, hazardous chemical users, and emergency responders.

Site-specific emergency plans are kept current for 93 facilities in Lycoming County. Training courses, many of them customized for local needs, are offered to emergency responders. Exercises are conducted to allow operators, facilities, responders, and support agencies to operate jointly to solve a common problem. Programs are offered to the public upon request. Haz-Mat assists local responders, the County's Haz-Mat team, the Lycoming Decontamination Task Force, and foam bank during chemical emergencies.

Counter-terrorism

The Commonwealth of Pennsylvania has created nine (9) regional counter-terrorism task forces for the purpose of regionalizing the planning and preparedness for and response to weapons of mass destruction incidents. Lycoming County is the administrative host to one of the task forces. Presently, municipalities can best aid counter terrorism task force efforts by supporting

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their municipal public safety agencies such as fire, police, emergency management, and emergency medical services.

Fire Protection Services

Volunteer fire companies provide service to all of the County’s municipalities. The City of Williamsport has a paid fire department. Some fire companies are using paid day shifts to operate the ambulance(s) for times they do not have volunteer coverage. The county is split into primary service areas for fire protection. Primary service areas represent a specific jurisdiction to which an individual fire company has “first-call” responsibility for providing fire and rescue service. Fire protection services are conducted in a multi-municipal manner for efficient coordination and cooperation. The location of the fire stations and the primary service areas are shown on the Fire Service Areas Map. Primary service providers for the Lycoming County Planning Area include:

Company	Current Number of Active Staff Members *	Optimum Staff of Active Members *	Average Response Time	Dedicated Fire Tax	Remarks
Nisbet Fire Department	20	30	4-6 min.	Yes - Susquehanna Twp	Daytime staffing is a problem. 2:00 p.m. to 4:00 p.m. is the critical time.
Brown Twp Fire Department	10	25	10 min.	Yes - Susquehanna Twp	Response times are very much affected by staff shortages. There are times when there is no one available because of the lack of staff.
Plunketts Creek Twp Fire Department	14	24	8-10 min.	No - Township contributes. Whipple Foundation contributes to ambulance.	Weekday staff shortages affect response times.
Waterville Fire Department	8	20	8 min.	Yes - Cummings Twp	Response time varies with night/day calls.
Antes Fort Volunteer Fire Department	22	35	4 min.	No - Township contributes.	Response time is longer in the daytime hours. If 14 firefighters were available for every call, it would be a great improvement.
Pine Creek Independent Volunteer Fire Company - Cammal	10	20	5 min.	Yes	Manpower is short during weekdays, causing delayed response.
Nippenose Valley Fire Department	34	40	5-6 min.	No - Crawford Twp in Clinton County, Limestone Twp and Bastress Twp contribute	Have 2 locations - Rauchtown & Oval. Daytime responses are more difficult due to less available manpower. 2:00 p.m. to 4:00 p.m. is the critical time.

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Company	Current Number of Active Staff Members *	Optimum Staff of Active Members *	Average Response Time	Dedicated Fire Tax	Remarks
Ralston Fire Department	25	25 (this number is okay, but always looking for more help)	5-7 min.	Yes	Twp owns and maintains the fire department building. Daytime responses are more difficult due to less available manpower. EMS is also hindered by manpower shortage.
Black Forest Fire Department	11	15	5-7 min.	No - Township contributes	
Eldred Township Volunteer Company	18	25	8 min.	Yes - Eldred & Gamble; Upper Fairfield contributes	Weekday daytime hours are the most critical. Considering mutual aid agreement with Montoursville Fire Department to utilize their paid staff for ambulance calls.
Washington Township Fire Department	25	35	4-5 min.	Yes - Washington Twp.; Brady Twp. Contributes	Weekdays are the critical time due to staff shortages.
Unityville Fire Department	10	20	5 min.	Pine and Jordan Townships contribute.	The staff's distance from the station affects response time. Weekday afternoons are the critical times due to staff shortages.

* Information on current and optimum staffing obtained from current Fire Chiefs.

Company	Engine	Tanker	Rescue	Ambulance	Special Unit	Brush	Truck	QRS	Remarks
Nisbet Fire Department	1	1	1	-	-	1	-	-	
Brown Twp Fire Department	-	-	-	-	-	1	2	1	
Plunketts Creek Twp Fire Department	1	1	1	1	1	1	-	-	
Waterville Fire Department	1	1	1	1	-	-	1	-	
Antes Fort Volunteer Fire Department	1	1	1	-	-	-	-	-	
Pine Creek Independent Volunteer Fire Company - Cammal	1	1	-	-	1	1	-	-	

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Company	Engine	Tanker	Rescue	Ambulance	Special Unit	Brush	Truck	QRS	Remarks
Nippenose Valley Fire Department	3	1	1	-	-	-	-	-	
Ralston Fire Department	1	1	1	1	-	-	-	-	
Black Forest Fire Department	1	1	1	1	-	-	-	-	
Eldred Township Volunteer Company	1	1	-	1	-	-	1	-	
Washington Township Fire Department	2	1	1			1			
Unityville Fire Department			1				1		

Cooperative agreements exist between fire companies. These agreements are formed by the fire chiefs of each fire department. These agreements change frequently and are updated as needed in the Lycoming County 9-1-1 system card file. The card file lists each fire chief's preferences and order of call up for the backup from other departments. The County 9-1-1 Telecommunicators use the card file to send backup from other departments.

The biggest issues concerning volunteer fire companies are manpower and equipment costs, because the delivery of fire protection services is almost entirely dependent upon local volunteers. Volunteerism is declining nationwide and this area is no exception. Factors attributing to declining membership include:

1. A volunteer's daily schedule is constrained by time commitments required for family life and employment obligations. Volunteerism, therefore, produces an added burden and increases personnel stress.
2. Interest in volunteering appears to be diminishing because of the large number of hours necessary to conduct fund-raising activities. Constant fund-raising becomes tiresome to the volunteer who is interested in training and fire fighting. The increased need and emphasis on fund-raising often jeopardizes the strength levels of local fire services, and moreover, tends to dissuade new membership.
3. Other service organizations are competing for volunteers and donations, thus, limiting the number of individuals available for membership.
4. Training requirements for becoming a Firefighter or Emergency Medical Technician are extensive.
5. The declining wage level and the loss of family sustainable incomes from a single job have forced more people to work more than one job to support their families. This has led to a decline in volunteerism as people have less time to give.

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As mentioned above, fundraising is an integral part of a volunteer fire company organization. The companies serving in the Lycoming County Planning Area raise money through a variety of community events. Bingo, carnivals, and dinners at the fire stations have historically been successful in both fund-raising and community interaction.

Recent legislation was passed to set aside a fund to make it easier for volunteer fire companies to obtain new equipment.

Emergency Medical Services

Emergency medical services involve the transportation of patients from the scene of a medical emergency to a local medical care facility for treatment. Emergency medical services are provided by Basic and Advanced Life Support ambulance units, as well as non-transport quick response units (QRS) from the volunteer fire companies and the Williamsport Bureau of Fire.

Similar to the system for fire protection, the county is split into primary service areas for emergency medical services. Primary service areas represent a specific jurisdiction to which an individual team has “first-call” responsibility for providing emergency medical service. Because Primary Response Areas are not mutually exclusive, there may be municipalities that are served by one or more EMS services. The location of the services and the primary service areas are shown on the Ambulance Service Areas Map. Primary service providers for the Lycoming County Planning Area include:

- Antes Fort Volunteer Fire Department
- Black Forest Fire Department
- Brown Township Volunteer Fire Company
- Nippenose Valley Volunteer Fire Company
- Nisbet Volunteer Fire Company
- Pine Creek Independent Volunteer Fire Company
- Washington Township Volunteer Fire Company
- Waterville Volunteer Fire Company
- Eldred Township Volunteer Fire Company
- Lairdsville Volunteer Fire Company
- Larry’s Creek Volunteer Fire Company
- Plunketts Creek Volunteer Fire Company
- Ralston Volunteer Fire Company

Fire and Emergency Services Training

Fire Training:

- Basic training for a new recruit is approximately 140 hours consisting of primarily 4-5 courses.
- Re-certification training is needed for Haz-Mat certification each year and consists of 2 classes per year totaling 7 hours.

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- Generally, training is provided at no cost to the firefighter.
- Training is made available through the PA Fire Academy, the Department of Education and several community college systems. The Pennsylvania fire academy in Lewistown, and Bucks County-Doylestown provide classroom instructors, and financially support this system.

Emergency Medical Technician Training:

- Basic training for a new recruit is approximately 120 hours
- Training is made available through the Department of Health several community college systems. The Harrisburg Area Community College provides EMT training, in Lycoming County.

Additional training and practice is provided by local fire training associations:

- Central Area Fire Chiefs Association (CAFCA) – 1750 W. Third Street, Williamsport PA. This training association has a facility with these features:
 - Two burn rooms
 - 4-story drill tower-for rope training evaluations and aerial device training
 - Drafting pit
 - State Firefighter I & II, and Fire Officers I & II testing certification site. Currently the only one within a 50 mile radius of Williamsport.
 - Technical rescue Practice area
 - Concrete pad encircling the 4-story tower and the associated burn rooms
 - Concrete area for vehicle rescue classes
 - Pump test area
- Muncy Area Mutual Aid Association (MAMA) This training association has a facility with these features:
 - Maze building
 - Smoke Building
 - Swede Flashover Building
 - Tower Building-for ladder and repelling training
 - Ventilation Mock-up Building
 - Vehicle Rescue Pad

Police Services

Police protection is an essential service required for the protection of local residents and the business community. The traditional role of the police involves three functions—(1) law enforcement, (2) order maintenance, and (3) community service. Law enforcement involves the application of legal sanctions, usually arrest, to persons who injure or deprive innocent victims of life or property. Order maintenance involves the handling of disputes. The third aspect of

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the police function, and the one most likely to occupy the major portion of the officer's time, are activities not necessarily related to criminal acts and include such tasks as traffic control, education, and other public services.

Police coverage in these municipalities is provided by the Pennsylvania State Police, Troop F. The State Police may call in neighboring local forces.

Troop F has 260 sworn officers and 37 civilian employees. 73 of the Troopers and 14 of the employees are assigned here in Lycoming County, although at times, dependent on their specialty, their duties take them outside the county. The Captain can bring any of the other 187 Troopers assigned to the rest of Troop F to assist in Lycoming County, if necessary. In addition, the Captain can also bring in any number of Troopers from outside the Troop area if exigent circumstances dictated a greater response.

State Police response times vary with the following factors: weather conditions, distance from the Trooper's position in an assigned zone to the incident, number of Troopers working on a particular day and shift, number of other incidents in progress, etc. Since Troopers are assigned to "zones", the response time is figured from the Trooper's position in the zone, not from the Montoursville Barracks. The State Police do not have any holding facilities; however they have designated detainment areas that are CALEA compliant.

Other law enforcement groups that contribute to Lycoming County's public safety include the Lycoming County Sheriff Department, the local office of the Federal Bureau of Investigation.

Correctional Custody

Correctional Custody Services are provided by the Lycoming County Prison located in Williamsport. The inmate capacity of the Lycoming County Prison is 250. Electronic Monitoring is done by the county and usually involves a global positioning system that is contracted to two different companies. House arrest is a more passive involvement where the person is usually confined to a house. Lycoming County also conducts a work release program from the County facility off Warrensville Road in Loyalsock Township, at the Lysock View Complex. The work release program allows prisoners to have full-time jobs in the community that pays a nominal wage. The work crew program is for part-time workers. Lycoming County has entered into an agreement with Clinton County to house female inmates.

The Muncy State Prison for male and female inmates in Clinton Township, has a population capacity of 843. The Allenwood Federal Prison Complex is located in Gregg Township.

Health Care Facilities

Health care for the residents of the Lycoming County Planning Area is provided by the Susquehanna Health System, Geisinger Health System, Jersey Shore Hospital, and Lock Haven Hospital.

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In July 1994, an alliance was formed among three area hospitals signaling the beginning of a new era in healthcare for the region. This alliance, called Susquehanna Health System, brought together the Williamsport Hospital & Medical Center, Divine Providence Hospital and Muncy Valley Hospital, along with their subsidiaries into a fully-integrated healthcare System. While some services such as general surgery, anesthesiology, laboratory and x-ray services are offered at the three hospital campuses, other specialized services are concentrated at the hospital that has already established itself as a recognized Center of Excellence for those services. Divine Providence Hospital is, for example, designated as the Center of Excellence for Outpatient Services in Williamsport.

Founded in 1915, Geisinger Health System provides more than two million people in 31 counties in Pennsylvania a complete continuum of quality health care. Geisinger Health System offers a complete range of quality health care services. Services for this planning area are provided through satellite centers at Muncy and McElhattan, and at the Jersey Shore Hospital.

Regional Health Care Facilities readily available to the residents of the U.S. 220/ Future I-99 Planning Area include:

Facility	Type	Beds	Location
Divine Providence Hospital	Hospital	31	1100 Grampian Boulevard Williamsport, PA 17701
Jersey Shore Hospital	Hospital	49	Thompson Street Jersey Shore., PA 17740
Lock Haven Hospital	Hospital	77 Acute Care 120 ECU	24 Cree Drive Lock Haven, PA 17745
Muncy Valley Hospital	Hospital	25 Acute Care 139 Long Term	215 East Water Street Muncy, PA 17756
Williamsport Hospital & Medical Center	Hospital	260	777 Rural Avenue Williamsport, PA 17701
Interim Health Care of Central PA	Home Health	-	160 Chad Road Muncy, PA 17756
Susquehanna Regional Home Health Services	Home Health	-	1100 Grampian Boulevard Williamsport, PA 17701
North Central PA Dialysis Clinics	End Stage Renal Disease	-	1660 Sycamore Road Montoursville, PA 17754
Evangelical Community Hospital	Hospital	190	One Hospital Drive Lewisburg, PA 17837
Susquehanna Regional Hospice Services	Hospice	-	1100 Grampian Boulevard Williamsport, PA 17701

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Facility	Type	Location
Behavioral Health Center	Mental Health	1100 Grampian Blvd, Williamsport, PA
Central Penna Therapy and Wellness Center	Mental Health	252 Broad St., Montoursville, PA
Community Services Group	Mental Health	201 Academy St. Williamsport, PA
Counseling & Consulting Specialists	Mental Health	1965 Lycoming Creek Road, Williamsport, PA
Green Ridge Counseling Center	Mental Health	520 West Fourth, Williamsport, PA
Lycoming-Clinton Mental Health & Retardation Program	Mental Health	200 East Street, Williamsport, PA
Miele Nicole LCSW	Mental Health	904 Campbell Street, Williamsport, PA
Williamsport Psychological Associates	Mental Health	811 Market Street, Williamsport, PA
Genesis Eldercare	Nursing Home	1201 Rural Ave., Williamsport, PA
Manorcare Health Services	Nursing Home	101 Leader Dr., Williamsport, PA
Muncy Valley Hospital Skilled Nursing Unit	Nursing Home	215 East Water Street, Muncy, PA
Millville Health Center	Nursing Home	State Street, Millville, PA
Williamsport Home	Nursing Home	1900 Ravine Road, Williamsport, PA
Valley View Nursing Center	Nursing Home	2140 Warrensville Road, Montoursville, PA
Sycamore Manor Health Center	Nursing Home	1445 Sycamore Road, Montoursville, PA
Susque-View Home & Health Center	Nursing Home	22 Cree Drive, Lock Haven, PA
Outlook Pointe At Loyalsock	Nursing Home	2985 Four Mile Drive Montoursville, PA
Insinger's Personal Care-South	Nursing Home	6 East Central Ave. South Williamsport, PA

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Educational Facilities

Public Facilities

The Jersey Shore Area School District has a current enrollment of 3158 students in grades Kindergarten through 12. The Jersey Shore Area School District is comprised of 385.9 square miles. The buses transport approximately 2,800+ of the students over 3,000 miles per day. There are six schools in the District: Jersey Shore Senior High, Jersey Shore Junior High, Jersey Shore Elementary, Avis Elementary, Nippenose Elementary, and Salladasburg Elementary. The District Administrative offices are located at 175 A & P Drive, Jersey Shore, PA 17740-9268.

The Jersey Shore Area School District offers a wide range of electives in the areas of the sciences, language arts, social studies, mathematics, business, art, and music. The District offers approved Occupational Vocational Education programs in Business and Trades and Industry. Prior to 2002, students from Jersey Shore participated in Occupational Vocational Education programs at the Keystone Central School District. The District will continue to expand Occupational Vocational Education programs over the next few years.

The table below provides student capacity, 2001-2002 actual student population, and student population projections from 2002 through 2012. Projections are from the Pennsylvania Department of Education statistical reports published at "[http:// enrlproj.ed.state.pa.us/](http://enrlproj.ed.state.pa.us/)."

JERSEY SHORE AREA SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Capacity	Capacity					Capacity				Capacity				
2001-2002	188	218	237	232	226	250	265	269	274	274	279	239	207	3158
2002-2003	177	219	211	242	230	227	252	282	263	265	260	280	210	3118
2003-2004	190	194	212	215	240	231	229	268	276	254	252	261	246	3068
2004-2005	187	209	188	216	214	241	233	243	262	267	241	253	230	2984
2005-2006	192	205	203	192	215	215	243	247	238	253	254	242	222	2921
2006-2007	190	211	199	207	191	216	217	258	242	230	240	255	213	2869
2007-2008	188	209	205	203	206	192	218	230	252	234	219	241	224	2821
2008-2009	187	207	203	209	202	207	194	232	225	244	222	220	212	2764
2009-2010	185	205	201	207	208	203	209	206	227	217	232	223	193	2716
2010-2011	183	203	199	205	206	209	205	222	201	219	206	233	196	2687
2011-2012	181	201	197	203	204	207	211	218	217	194	208	207	205	2653

*From PA Department of Education School District Projections 2001

The East Lycoming School District is located in the southeastern section of Lycoming County, Pennsylvania. The district covers 147.6 square miles, including seven townships (Franklin, Jordan, Mill Creek, Moreland, Penn, Shrewsbury and Wolf) and two boroughs (Hughesville and Picture Rocks). The district is situated less than five miles from Interstate 180 and the

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Lycoming Mall and 17 miles from Williamsport. Rural living with urban convenience is all part of the East Lycoming Experience.

Three excellent elementary schools serve 879 students. The George A. Ferrell (K-6) Elementary School is located in the borough of Picture Rocks adjacent to the Picture Rocks Park. The Carl G. Renn (K-6) Elementary School is located along State Route 118 in the village of Lairdsville. The Joseph C. Ashkar (K-6) Elementary School is located on Broad Street in the borough of Hughesville adjacent to the Junior/ Senior High School. This campus site encompasses 118 acres.

The Hughesville Junior/ Senior High School is the focal point of the campus site located in the borough of Hughesville on West Cemetery Street. This facility serves 958 students in grades 7-12.

The table below provides student capacity, 2001-2002 actual student population, and student population projections from 2002 through 2012. Projections are from the Pennsylvania Department of Education statistical reports published at “<http://enrlproj.ed.state.pa.us/>.”

EAST LYCOMING SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Capacity	2060													
2002-2003	102	133	115	133	129	140	133	165	160	161	170	154	149	1844
2003-2004	114	106	134	118	134	135	143	137	160	160	159	166	148	1814
2004-2005	99	119	107	137	119	140	138	148	133	160	158	155	159	1772
2005-2006	104	103	120	110	138	124	143	142	144	133	158	154	149	1722
2006-2007	102	108	104	123	111	144	126	148	138	144	132	154	148	1682
2007-2008	100	106	109	107	124	116	147	130	144	138	142	129	148	1640
2008-2009	98	104	107	112	108	129	118	152	126	144	136	139	124	1597
2009-2010	96	102	105	110	113	113	131	122	148	126	142	133	133	1574
2010-2011	94	100	103	108	111	118	115	135	118	148	125	139	128	1542
2011-2012	92	98	101	106	109	116	120	119	131	118	146	122	133	1511

*From PA Department of Education School District Projections 2001

The Southern Tioga School District is located on the major Route 15 corridor in north central Pennsylvania. Our boundaries encompass 485 square miles in southeastern Tioga and northeastern Lycoming Counties. The major population communities within our district include Blossburg, which provides the largest source of employment for district residents through Ward Manufacturing, Inc.; Liberty, with its majestic mountains and rural farmlands; and Mansfield, home of Mansfield University.

Professional services and human services are readily available in our immediate area; higher

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education needs are met through Mansfield University and Pennsylvania College of Technology. Beyond the many services of our own communities, our proximity to the metropolitan areas of Corning and Elmira, New York and Williamsport, Pennsylvania make Southern Tioga School District an ideal location in which to live.

The table below provides actual student population, for the Liberty Elementary and High Schools.

SOUTHERN TIOGA SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
2002-2003	35	44	37	33	27	46	35	51	45	52	42	43	38	528

The Wellsboro Area School District is located in Tioga and Lycoming Counties, situated in the Northern Tier of Pennsylvania. The district is comprised of 335 square miles, consisting of the Borough of Wellsboro; Delmar, Shippen, Charleston, Duncan, and Middlebury Townships in Tioga County; and Pine Township in Lycoming County.

The table below provides student capacity, 2001-2002 actual student population, and student population projections from 2002 through 2012. Projections are from the Pennsylvania Department of Education statistical reports published at “<http://enrlproj.ed.state.pa.us/>.”

WELLSBORO AREA SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Capacity	130	130	130	130	130	150	150	150	150	150	150	150	150	1850
2002-2003	96	100	129	123	114	131	126	137	134	153	165	141	156	1705
2003-2004	114	99	105	132	120	114	129	129	135	146	140	154	134	1651
2004-2005	100	117	104	107	129	120	113	132	127	147	133	131	146	1606
2005-2006	120	104	123	106	104	129	118	116	130	139	134	124	124	1571
2006-2007	122	124	109	125	103	104	127	121	114	142	127	125	117	1560
2007-2008	124	126	130	111	122	103	103	130	119	124	130	118	118	1558
2008-2009	125	127	132	133	108	122	102	105	128	130	113	121	112	1558
2009-2010	127	129	133	135	130	108	120	104	103	140	119	105	115	1568
2010-2011	129	131	135	136	132	130	107	123	102	112	128	111	99	1575
2011-2012	131	133	137	138	132	132	128	109	121	111	102	119	105	1598

*From PA Department of Education School District Projections 2001

The Montoursville Area School District is located in the southeastern section of Lycoming County. It is comprised of the Borough of Montoursville and the following townships: Cascade, Eldred, Fairfield, Gamble, Plunkett’s Creek, and Upper Fairfield. The district is over 12,000 and the district covers 185 square miles.

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The table below provides student capacity, 2001-2002 actual student population, and student population projections from 2002 through 2012. Projections are from the Pennsylvania Department of Education statistical reports published at “<http://enrlproj.ed.state.pa.us/>.”

MONTOURSVILLE AREA SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Capacity	1075							2092							3167
2002-2003	130	126	124	141	134	195	178	193	187	212	177	167	201	2165	
2003-2004	127	123	129	124	141	137	180	180	189	191	186	170	157	2034	
2004-2005	136	120	126	129	124	144	127	182	176	193	167	179	160	1963	
2005-2006	116	128	123	126	129	127	133	128	178	179	169	160	168	1864	
2006-2007	113	110	131	123	126	132	117	134	125	181	157	162	151	1762	
2007-2008	110	107	113	131	123	129	122	118	131	127	159	151	152	1673	
2008-2009	107	104	110	113	131	126	119	123	116	133	111	153	142	1588	
2009-2010	104	101	107	110	113	134	116	120	120	118	116	106	144	1509	
2010-2011	101	98	103	107	110	115	124	117	117	122	103	111	100	1428	
2011-2012	100	95	100	103	107	112	106	125	115	119	107	99	104	1392	

*From PA Department of Education School District Projections 2001

The townships of Susquehanna and Armstrong and the Boroughs of Duboistown and South Williamsport comprise the South Williamsport Area School District. It includes approximately 38.2 square miles. It is located along the West Branch of the Susquehanna River across from Williamsport. The district has two elementary schools Central and Rommelt Elementary. The South Williamsport Area Junior/ Senior High School houses grades seven through twelve.

The table below provides student capacity, 2001-2002 actual student population, and student population projections from 2002 through 2012. Projections are from the Pennsylvania Department of Education statistical reports published at “<http://enrlproj.ed.state.pa.us/>.”

SOUTH WILLIAMSPORT AREA SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Capacity	952							950							1902
2002-2003	74	84	93	112	137	115	138	143	147	125	125	118	119	1530	
2003-2004	67	77	84	97	122	144	117	156	142	138	120	123	103	1490	
2004-2005	88	71	77	87	105	128	146	132	155	133	133	118	107	1480	
2005-2006	86	92	71	80	94	110	130	165	131	146	128	131	103	1467	
2006-2007	84	90	92	74	87	98	112	147	164	123	140	126	114	1451	
2007-2008	82	88	90	96	80	91	99	127	146	154	118	137	110	1418	
2008-2009	80	86	88	94	104	84	92	112	126	137	148	116	119	1386	
2009-2010	79	84	86	92	102	109	85	104	111	118	132	145	101	1348	
2010-2011	77	82	84	90	100	107	111	96	103	104	113	130	126	1323	
2011-2012	75	80	82	87	98	105	109	126	95	97	100	111	113	1278	

*From PA Department of Education School District Projections 2001

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The Canton Area School District is located in Bradford, Lycoming and Tioga Counties in the northeastern section of Pennsylvania, with the Borough of Canton as the center of the district. The Borough of Canton is approximately 40 miles north of the city of Williamsport, PA and 35 miles south of the city of Elmira, NY. The Canton Area School District includes the Borough of Canton and the Townships of Canton, and LeRoy, in Bradford County; the Townships of McIntyre and McNett, in Lycoming County; and the Townships of Union, in Tioga County.

The School District has a total land area of approximately 206 square miles. A large portion of the area is rural in character, and for the most part consists of steep, wooded hillsides, spotted with narrow bottom-lands along the streams.

The table below provides actual student enrollment, for students from McNett and McIntyre Townships.

CANTON AREA SCHOOL DISTRICT

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
2002-2003							122							122

Private Facilities

A number of private schools are located in the Lycoming County Planning Area. These additional educational resources provide a variety of options to the community residents.

LICENSED, PRIVATE ACADEMIC SCHOOLS:

School	Enrolled	Location
Bostley's Preschool Learning Center	31	Williamsport
Bostley's Preschool Learning Center	80	Hughesville
Fairfield Private Academic School	35	Montoursville
LCCC's Children's Development Center	700 served	Williamsport
Lycoming Nursery School		Williamsport
Magic Years	70	Williamsport
Miller Training Center	85	Williamsport
Paddington Station	186	South Williamsport
West Branch School		Williamsport

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NON-LICENSED, PRIVATE ACADEMIC SCHOOLS:

School	Enrolled	Location	Affiliation
Bishop Neumann High School	198	Williamsport	Roman Catholic
Christian School At Cogan Station	54	Cogan Station	Other Christian Denomination
Immaculate Conception School	88	Williamsport	Roman Catholic
Independent Christian Academy	unknown	Montoursville	Baptist
Memorial Baptist Christian School	75	Williamsport	Baptist
Pine Woods Nippenose Valley	unknown	Jersey Shore	Amish
St Ann's Elementary School	161	Williamsport	Roman Catholic
St Boniface School	171	Williamsport	Roman Catholic
St Josephs School	115	Williamsport	Roman Catholic
Valley Bell School	unknown	Montgomery	Amish
Walnut Street Christian School	188	Jersey Shore	Baptist
White Deer Valley School	unknown	Allenwood	Amish
Williamsport Christian School	unknown	Williamsport	Baptist
YMCA Kindergarten	238	Williamsport	Other Christian

Charter Schools and Home Schooling

There are no Charter Schools in the in the Lycoming County Planning Area.

Facilities for Higher Education

Residents of the Lycoming County Planning Area who choose to pursue higher education levels have access to a number of excellent facilities within Lycoming County and adjacent counties. The following institutions provide the residents with additional higher education opportunities:

- Bloomsburg University
- Bucknell University
- Lock Haven University
- Lycoming College
- Newport Business Institute
- Pennsylvania College of Technology

Library Facilities

The Lycoming County libraries share a common online catalog, participate in resource sharing, and work together to bring superb library services to the citizens of Lycoming County. Library card holders have access to any of the online resources using their library card barcode number.

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The members of the Lycoming County Library System (LCLS) run a daily shuttle between all of the public libraries in Lycoming County. You can request and return materials to any of the member facilities by using only one card.

Members of the Lycoming County Library System	
Facility	Location
James V. Brown Library	Williamsport
Dr. W.B. Konkle Memorial Library	Montoursville
Montgomery Public Library	Montgomery
Muncy Public Library	Muncy
Hughesville Public Library	Hughesville
Jersey Shore Public Library	Jersey Shore

Other Libraries	
Facility	Location
John G. Snowden Memorial Library (Lycoming College)	Williamsport
PA College of Technology Library	Williamsport
Lycoming County Courthouse Law Library	Williamsport
Learning Resources Center (Medical Library Susquehanna Health Systems)	Williamsport

Municipal Facilities and Services

	Municipal Building	Business Hours	Public Meeting Space Capacity	Automation					Maintenance		Outside Storage	
				Municipal PC	Word Processing	E-Mail	Internet	Accounting / Billing	Web Page	Building		# Bays
Anthony Township	Y		50	N	Y					Y	2	Y
Bastress Township	Y	8-12 1 ST Mon	50	N						Y	3	Y
Brown Township	Y		40	Y	Y	Y	Y			Y	1	Y
Cascade Township	Y		20	Y	Y					Y	2	Y
Cogan House Township	Y		50	Y	Y	Y	Y	Y		Y	3	Y
Cummings Township	Y		15	Y	Y			Y		Y	3	Y

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	Municipal Building	Business Hours	Public Meeting Space Capacity	Automation					Maintenance		Outside Storage	
				Municipal PC	Word Processing	E-Mail	Internet	Accounting / Billing	Web Page	Building		# Bays
Eldred Township	N	9-3 T,TH	50	Y	Y			Y		Y	1	Y
Franklin Township	Y		20	Y	Y	Y	Y			Y	1	Y
Gamble Township	Y		50	Y	Y			Y		Y	3	N
Jackson Township	Y		50	N						N		N
Jordan Township	Y		75	N						Y	6	Y
Limestone Township	Y	7-3	40	Y	Y					Y	2	Y
McHenry Township	N	9-5	50	Y	Y	Y	Y	Y	Y	Y	2	Y
McIntyre Township	Y		200	Y	Y	Y	Y			N		N
McNett Township	Y		15	N						Y	2	Y
Mifflin Township	Y	8-4	25	Y	Y	Y	Y	Y	Y	Y	3	Y
Mill Creek Township	Y		35	Y	Y					N		Y
Moreland Township	Y	10-6 M,W,F	35	Y	Y	Y	Y	Y		Y	2	Y
Nippenose Township	Y	8-3:30 T,W	20	Y	Y			Y		Y	3	Y
Penn Township	Y		15	N						Y	4	N
Pine Township	Y		30	Y	Y	Y	Y	Y		Y	2	Y
Plunketts Creek Township	Y	2-5 M										
Susquehanna Township	Y	9-1 T	35	Y	Y	Y	Y			Y	2	Y
Upper Fairfield Township	Y		40	Y	Y	Y	Y	Y		Y	3	Y
Washington Township	Y		40	N						Y	3	Y
Watson Township	N		25	Y	Y	Y		Y	Y	Y	2	Y
Salladasburg	N		100	N						N		N

Solid Waste Management

Lycoming County Resource Management Services has a 505 acre site situated along U.S. Route 15 which is used for land filling and recycling. The facility primarily serves Lycoming, Columbia, Montour, Northumberland, Snyder, and Union Counties, with a few other counties having small tonnages. The landfill accepts municipal, residual, sewage sludge, infectious, construction / demolition, ash, and asbestos wastes.

The permitted landfill facility of 175.2 acres is 85% in use for active land filling. The site is projected to be in use until August 2011 if filling rates remain on their current trend. Permits allow filling at a rate of 1600 ton/ day average with a 2000 ton maximum per day. The current average rate of filling is 1113 tons/ day. This rate being less than the maximum is acceptable since it extends the useful life of the landfill.

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The Authority is constantly seeking ways to improve its processes, and as a result has been operating a fully integrated recycling system since 1993. The Authority recently received a federal grant to build a 7.6 Million dollar recycling plant that is currently under construction.

The goal of the Authority is to reduce the amount of land filling and gain maximum use of the permitted 175 acre site. To achieve this, the Authority is using the recycling operations to generate revenue, and to slow the filling rate. Also the Authority is operating experimental anaerobic digesters that are being developed by university researchers, with the goal of full implementation, which will extend the useful life of the landfill by reducing the filling rate by 50%. The Authority is already selling approximately 1000 kilowatt hours per day of electrical energy to PPL that is generated by the burning of methane 2 co-generation units. The authority is also in the process of setting up the permits and the pipeline to supply methane gas to the Federal Bureau of Prisons which is located nearby. The new recycling plant will also make use of methane gas for heating the facility.

The County operates one solid waste transfer station in the City of Williamsport, which is located along Third Street, and it is primarily for the convenience of public.

One of the major concerns for the landfill/ recycling facility is to have long term financial assurance to maintain the landfill years after it is filled. The law requires that a landfill be maintained at least 30 years beyond the closing of the site, and this will be a major cost long after revenues being generated through the selling of space have ceased.

Within Lycoming County, a large recycling system is in operation through County government. Recycling drop off centers for the Lycoming County Planning Area include these locations: Brown Township at the municipal building, Cogan House Township at the Township building, Eldred Township at the fire company, Nippenose Township at the Antes Fort municipal building, Plunketts Creek Township at the fire hall in Barbours, Upper Fairfield Township at the municipal building in Loyalsockville, Watson Township at the municipal building.

Stormwater Management Planning (Act 167)

Two (2) Act 167 Stormwater Management Plans have been completed for the watersheds in the Lycoming County Planning Area. The Chatham Run watershed in Watson Township lies at the headwaters of Chatham Run near Springer Corners, and has an Act 167 Plan. The Miller's Run, Grafius Run, and McClures Run watersheds have been studied and approved by Lycoming County. The Miller's Run watershed extends into Hepburn and Eldred Townships. An Act 167 Stormwater Management Plan is in the process of being developed for White Deer Creek which receives stormwater from the southern fringe of Washington Township. Where a specific stormwater management ordinance is not developed, stormwater management is controlled through Subdivision and Land Development Ordinance provisions.

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National Pollutant Discharge Elimination System (NPDES) permit regulations require a degree of stormwater management on some projects. Persons proposing earth disturbance activities which disturb one (1) to less than five (5) acres with a point source discharge to surface waters of the commonwealth, or five (5) or more acres require an NPDES permit. As part of the NPDES permit requirements, a Post Construction Stormwater Management Plan (PCSM) is needed. A PCSM Plan identifying Best Management Practices (BMPs) to be installed, which manage and treat the stormwater discharges to protect water quality after construction, must be prepared and implemented. Such BMPs should be designed to maximize groundwater infiltration, to protect the structural integrity of the stream, and to protect existing and designated uses. The PCSM Plan is designed to manage the stormwater resulting from the 2-year/ 24-hour storm.

Recreation and Open Space

An updated Lycoming County Recreation, Parks and Open Space Plan is being prepared concurrently with this Plan. This update process includes an Advisory Committee, a public survey, and a public involvement process. Key recreation issues developed for this Planning Area have been provided to the Advisory Committee for inclusion in that plan.

The Lycoming County Recreation, Parks and Open Space Plan contains more information pertaining to recreation and open space. The residents of this Planning Area live in close proximity to a multitude of public and private recreation facilities. Please refer to the Public Recreation Facilities Map for identification and location of public recreation facilities.

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No. 6 – Natural and Cultural Resources Profile

Introduction

Lycoming County is located in north-central Pennsylvania. It encompasses 1,215.5 square miles. There are two distinct geomorphic provinces within the County – the Appalachian Plateau Province, located in the northern part of the County, and the Valley and Ridge Province in the south. The Susquehanna River and several of its tributaries, including Pine Creek, Larry’s Creek, Lycoming Creek, Loyalsock Creek, and Muncy Creek flow through the area. Approximately 77% of the County is forested.

The natural and cultural resources associated with this landscape are numerous and are key elements of the quality of life found here. It is also important to remember that these resources are not only limited, but also interdependent – a change in one will result in changes in others. The challenge for planners is to find a balance between protecting these resources while still allowing for continued economic development in the area.

Key Natural and Cultural Resource Trends and Issues

The following is a summary of the key trends and issues regarding the natural and cultural resources of the County. These have been identified through consultation with the Lycoming County Planning Commission and through a Countywide Focus Group Workshop held on September 26, 2002.

- ☑ **Preserving prime agricultural lands is a priority.** Not only does it produce income, it also provides open space and wildlife habitats. Agricultural preservation programs and tax incentives are just two ways of accomplishing this goal.

- ☑ **Approximately 50% of the County’s acreage has a slope of 15% or greater.** Development in these areas has several negative impacts, including landslide hazards, runoff problems, and loss of scenic areas. This poses a problem for growth because available space for new development is greatly reduced. Site-specific soil and geology reports, steep slope overlay zoning and subdivision/land development ordinances will regulate and minimize the negative impacts of the development that does occur in these areas.

- ☑ **Portions of the County’s landscape are underlain by limestone based geologic formations** that are susceptible to the formation of solution caverns and sinkholes. Also known as karst topography, these areas are considered to be both hazardous, because of the danger of collapse, and beneficial because they provide unique habitats, mineral sources, and recreational opportunities. These areas are very sensitive to changes in land use and development.

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- ☑ **Groundwater is a main source of drinking water, and its protection will require sound practices regarding sewage and septic systems.** In addition, new development will need to be sensitive to the fact that paving and other surface alterations will impact both the quality and quantity of accessible ground water.

- ☑ **The surface waters of the Susquehanna River and its tributaries provide drinking water, recreational opportunities, and wildlife habitat.** Stormwater management, soil conservation measures, and riparian buffers are key tools for maintaining their quality.

- ☑ **The floodplains of the surface waters pose additional challenges.** Because these areas are relatively flat and have good soils, they are convenient for development. However, natural flooding cycles can cause tremendous damage to man-made structures. Accurate delineation of floodplains will help ensure that new development is sensitive to this hazard. Protection of new and existing development by means of dikes and levees is an option, but the associated costs and benefits must be weighed.

- ☑ **Wetlands** are unique communities of soils, plants, and animals, and are both functional (temporary storage and filtering) and beautiful. Federal and state regulations exist for their protection and need to be enforced. Accurate identification of these areas will help in the planning of new growth areas.

- ☑ **Air Quality** – The County has good air quality at present, which contributes to the overall quality of life in the area. Open burning and auto emissions are two major contributors of air pollution, and ideas for reducing their impact need to be explored.

- ☑ **Scenic Resources** – The natural beauty of the area is one of the County’s greatest assets and is very important not only to the people who live there, but also to those who visit. The 1973 study, *Scenic Resources of Lycoming County* identified many of the scenic vistas in the planning area. New development needs to be sensitive to the intrinsic value of these areas by using design techniques that preserve the views and scenic beauty of the area.

- ☑ **Cultural Resources** – Cultural and historical resources can be found throughout the area. These too are an integral part of the overall quality of life in the region. A strong sense of community and volunteerism help to promote these resources. Little League Baseball, archaeological and other historic sites, Century Farms, and community festivals are all part of the cultural heritage of the area and have value to those who live and visit here.

Natural Resources Inventory

The following sections of the plan identify in more detail the natural resources of the planning area so they can be incorporated into the final recommendations. This will help ensure that future development in the Lycoming County Planning Area takes place in an environmentally sensitive manner.

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Land Resources

Prime Farmland Soils - The Soil Survey of Lycoming County, Pennsylvania (1986) describes the soils found across the County and utilizes soil associations to describe how soil depth, slope, and drainage affect potential land use. Most of the soils are well drained; however, in many areas steep slopes are a limitation to development or agricultural uses. There are approximately 106,000 acres of Prime Farmland soils in Lycoming County, which is 13 percent of the total acreage in the County. These soils produce the highest yields with minimal additional inputs. The next most productive soils are classified as Soils of Statewide Importance. There are approximately 110,000 acres that fall into this classification – almost 14 percent of the total acreage. Many farmland protection programs use soil classifications as criteria for farmland preservation. (Soil Characteristics Map)

On-lot Septic Suitability - As outlined in the survey, soil type also affects septic tank absorption. Soils are rated according to their absorption capabilities, and range from slight, i.e., few limitations to absorption, to severe, i.e., limitations so extreme that special designs and additional costs are necessary. Approximately 73% of the County's soils fall into the severe classification. While this does not preclude development, the cost of installing adequate on-lot sewage disposal systems is much higher. Without the proper systems, the chances of groundwater contamination due to system failure are much greater. Site-specific analysis for new development is essential to ensure that the proper systems are put in place.

The Pennsylvania Sewage Facilities Act of 1966 as amended is also known as Act 537. It is the primary law controlling individual and community sewage disposal systems. It requires every municipality in the state to prepare and maintain an up-to-date sewage facilities plan. These plans are required to be reviewed and updated as necessary every five years. All of the municipalities in the County have adopted Act 537 plans. The following table provides a summary of their current status and shows that many municipalities have not updated their plans to reflect current development and future planning.

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Act 537 Sewage Facilities Plan - Current Status

MUNICIPALITY	PLAN APPROVAL DATE	STATUS	MUNICIPALITY	PLAN APPROVAL DATE	STATUS
Anthony Township	1/11/71	Plan Approval Date 1966 - 1971	McNett Township	1/11/71	Plan Approval Date 1966 - 1971
Armstrong Township	11/22/97	Plan Approval Date Less Than 5 Years Old	Mifflin Township	1/11/71	Plan Approval Date 1966 - 1971
Bastress Township	1/11/71	Plan Approval Date 1966 - 1971	Mill Creek Township	1/11/71	Plan Approval Date 1966 - 1971
Brady Township	1/11/71	Plan Approval Date 1966 - 1971	Montgomery Borough	8/7/72	Plan Approval Date 1971 - 1976
Brown Township	1/11/71	Plan Approval Date 1966 - 1971	Montoursville Borough	1/5/95	Plan Approval Date 1991 - 1996
Cascade Township	1/11/71	Plan Approval Date 1966 - 1971	Moreland Township	1/11/71	Plan Approval Date 1966 - 1971
Clinton Township	8/25/94	Plan Approval Date 1991 - 1996	Muncy Borough	11/15/94	Plan Approval Date 1991 - 1996
Cogan House Township	1/11/71	Plan Approval Date 1966 - 1971	Muncy Creek Township	10/31/95	Plan Approval Date 1991 - 1996
Cummings Township	1/11/71	Plan Approval Date 1966 - 1971	Muncy Township	7/24/94	Plan Approval Date 1991 - 1996
Duboisstown Borough	1/6/99	Plan Approval Date Less Than 5 Years Old	Nippenose Township	1/11/71	Plan Approval Date 1966 - 1971
Eldred Township	2/6/76	Plan Approval Date 1971 - 1976	Old Lycoming Township	2/3/00	Plan Approval Date Less Than 5 Years Old
Fairfield Township	1/5/95	Plan Approval Date 1991 - 1996	Penn Township	1/11/71	Plan Approval Date 1966 - 1971
Franklin Township	1/11/71	Plan Approval Date 1966 - 1971	Piatt Township	1/11/71	Plan Approval Date 1966 - 1971
Gamble Township	1/11/71	Plan Approval Date 1966 - 1971	Picture Rocks Borough	9/13/90	Plan Approval Date 1986 - 1991
Gregg Township, Union County	9/12/90	Plan Approval Date 1986 - 1991	Pine Township	1/11/71	Plan Approval Date 1966 - 1971
Hepburn Township	4/8/91	Plan Approval Date 1986 - 1991	Plunketts Creek Township	1/11/71	Plan Approval Date 1966 - 1971
Hughesville Borough	11/1/90	Plan Approval Date 1986 - 1991	Porter Township	1/11/71	Plan Approval Date 1966 - 1971
Hughesville Borough	11/1/90	Plan Approval Date 1986 - 1991	Salladasburg Borough	9/1/72	Plan Approval Date 1971 - 1976
Jackson Township	1/11/71	Plan Approval Date 1966 - 1971	Shrewsbury Township	1/11/71	Plan Approval Date 1966 - 1971
Jersey Shore Borough	2/22/83	Plan Approval Date 1981 - 1986	South Williamsport	2/7/91	Plan Approval Date 1986 - 1991
Jordan Township	1/11/71	Plan Approval Date 1966 - 1971	Susquehanna Township	1/6/99	Plan Approval Date Less Than 5 Years Old
Lewis Township	1/11/71	Plan Approval Date 1966 - 1971	Upper Fairfield Township	1/11/71	Plan Approval Date 1966 - 1971
Limestone Township	1/11/71	Plan Approval Date 1966 - 1971	Washington Township	1/11/71	Plan Approval Date 1966 - 1971
Loyalsock Township	1/6/99	Plan Approval Date Less Than 5 Years Old	Watson Township	1/11/71	Plan Approval Date 1966 - 1971
Lycoming Township	1/6/99	Plan Approval Date Less Than 5 Years Old	Williamsport City	1/6/99	Plan Approval Date Less Than 5 Years Old
McHenry Township	1/11/71	Plan Approval Date 1966 - 1971	Wolf Township	11/1/90	Plan Approval Date 1986 - 1991
McIntyre Township	1/11/71	Plan Approval Date 1966 - 1971	Woodward Township	3/8/71	Plan Approval Date 1966 - 1971

Source: PADEP, http://www.dep.state.pa.us/dep/deputate/watermg/wqp/WQP_WM/537Me

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Highly Erodible and Hydric Soils - A number of soils are particularly sensitive to disturbance and development. Highly erodible soils are typically found on steep slopes, which, as previously mentioned, cover about 50% of the County. These soils are unstable under conditions of disturbance and pressure and contribute sediment to surface waters. Many of these soils are already protected from development by steep slope regulations. In addition, existing woodlands also provide protection from erosion.

Hydric soils are those that retain water during a portion of the year and are usually associated with wetlands. As a natural resource, hydric soils provide water storage and filtration that naturally regulates water sources and flows. These soils are susceptible to compaction and uneven settling when developed. Development in these areas not only impacts the soils but also the hydrologic system. These factors will ultimately impact land use decisions. (Soil Characteristics Map)

Carbonate (Karst) Geology – As previously described, limestone and dolomitic formations can affect development in three ways: as hazards, mineral resources, and ground-water reservoirs. In Lycoming County, this type of geology is found in a band that roughly mirrors the path of the Susquehanna and in the northern half of Limestone Township, which is located in the southwest corner of the County. (Karst Topography Map)

In these areas, detailed, site-specific studies must take place in order to determine foundation conditions for large structures. In addition, since limestone is used extensively as a mineral resource for production of crushed stone for roads and railways, these formations may offer extractable resources. These areas may also contain water supplies that would allow for new development. However, extreme caution must be used in designing septic systems in these areas due to the fact that the same conditions that allow water to seep into these cavities, also allow seepage of sewage into the groundwater.

Private and Public Lands – Approximately 77% of the County is forested. State Game and State Forest Lands account for 30% of forestlands, the remaining 47% is privately held by both individuals and large hunting and fishing clubs. The membership of many of these clubs has decreased over the years and as a result, the potential for selling and developing the land has increased. While the state lands are protected against development, the areas surrounding them, including these club lands, are subjected to increased pressures for seasonal and year-round development, particularly resort development. The land use changes that could result would have enormous impacts not only on natural resources, but also on roads and other man-made facilities. Also, a trend towards increased subdivision of the wooded areas has made it more difficult to ensure the use of Best Management Practices in regards to timbering. (State and Federal Lands Map)

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Another issue that is becoming more important in terms of its impact on the natural environment is that of gas exploration. Currently, there are state regulations for gas exploration and drilling that apply to both public and private lands and that are currently administered by the DEP Bureau of Mining. In addition, the Bureau of Forestry has a special lease agreement that goes beyond the minimal DEP requirements, however it does not appear to address specific brine contamination potential and safety hazards of deep gas drilling.

Scenic and Natural Areas - Undisturbed natural areas have inherent scientific, recreational, ecological, and economic value in addition to providing refuge from an increasingly complex world. A Natural Areas Inventory was completed in 1993 of the special quality and irreplaceable natural areas and habitats that exist in Lycoming County. Over 95 habitat sites were identified and ranked according to “state-wide significance for the protection of biological diversity” (*A Natural Areas Inventory of Lycoming County, Pennsylvania*, 1993). The report also provides numerous recommendations for levels of protection based on their findings. The following table lists the top 10 natural areas of statewide significance according to the study.

Top 10 Natural Areas of Statewide Significance in Lycoming County

County Rank	Site Name	Location	Natural Feature
1	Crystal Lake Camp Wetlands	Plunketts Creek Twp.	Wetlands and vernal ponds
1	Sand Spring Barren	Plunketts Creek Twp.	Fair to good quality Ridgetop Dwarf- tree forest Community
2	Eiswert Cave/Galde	Limestone Twp.	Limestone glade natural community and cave complex
2	Clay Mine Swamp	Brown Twp	Good populations of 2 rare invertebrates in shrub swamp
2	Mohn Mill Ponds	Washington Twp.	2 rare plant species and a good occurrence of a natural community
3	Algerine Swamp	Brown Twp.	Boreal conifer swamp community
3	Maple Hill Sinks	Washington & Brady Twps.	Best statewide occurrence of an Ephemeral/Fluctuating Limestone Sinkhole pond Community
3	Morris Run Cliff	Brown Twp.	2 PA-listed animals and potential for one other
3	Engle Run Site	Cascade & Plunketts Twp.	Exceptional Value Stream; High-gradient Clearwater Creek natural community
3	Nippenose Springs	Limestone Twp.	Largest 2nd magnitude spring in PA

Source: A Natural Areas Inventory of Lycoming County, Pennsylvania, 1993

In 1989, a study team was put together to develop a management plan for the Pine Creek Valley. As more recreational opportunities become available, e.g., the rail-trail from Jersey Shore Borough, concerns have grown regarding the potential adverse impacts of increased use.

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The Pine Creek Valley Management Plan's purpose is "to assess the impacts of existing and forecasted recreation use, facility development, and growth on the resources of the Pine Creek Valley" and to "attain a consensus between all affected parties...regarding management recommendations and responsibilities." The plan was approved by the Pine Creek Council of Governments in 1996.

Unique and scenic attributes of Lycoming County worthy of preservation extend beyond the natural environment to include the man-made environment as well. The County's historical pattern of development, consisting of towns and villages, surrounded by fertile valley farmland and forested hillsides and mountains, provides not only visual uniqueness and beauty, but also a clear sense of community. A study conducted in 1973, and referenced again in the 1997 County Comprehensive Plan, delineates these scenic areas. Protecting them will require a combination of both zoning ordinances and design standards. (Natural Resource Protection Areas Map)

Water Resources & Air Quality

Surface Waters - Surface waters include rivers, streams and ponds that provide aquatic habitat, carry or hold runoff from storms, and provide recreation and scenic opportunities. Lycoming County lies entirely within the Susquehanna River Basin. Thirty-eight miles of the west branch of the river flow through the County, along with several major tributaries. These include Pine Creek, Larry's Creek, Lycoming Creek, Loyalsock, Creek, and Muncy Creek. Altogether, there are approximately 2,200 miles of streams throughout the County. (Surface Water Features Map)

Water Quality - The Pennsylvania Chapter 93 Water Quality Standards classify surface waters according to their water quality criteria and protected water uses. Selected bodies of water that exhibit exceptional water quality and other environmental features are referred to as "Special Protection Waters." Land development, sewage treatment and disposal, industrial and municipal waste, mining and quarrying, timber harvesting, stormwater management, and confined feeding operations in these watersheds must follow guidelines found in the Pennsylvania Department of Environmental Protection (PADEP) Special Protection Waters Implementation Handbook. A large portion of the Appalachian Plateau, which is located in the County, has been designated as either exceptional value or high quality watershed. (Surface Water Quality Map)

Various public agencies and organizations are currently working for the protection and restoration of the County's watersheds. The Lycoming County Conservation District is actively involved in both waterway protection and Erosion and Sedimentation Pollution Control programs. Other local organizations include the Lycoming Creek Watershed Association and the Muncy Creek Watershed Association, and the new Clean Water Institute being developed by Lycoming College Biology Department, which is very active in the assessment of the water

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quality in the County. This summer, nine students began studying several streams, including Lycoming Creek. Their website details current projects and their results and can be found at www.lycoming.edu/biology/cwi. The Susquehanna Chapter of PA Trout Unlimited, The Northcentral Pennsylvania Conservancy, the Susquehanna River Basin Commission (SRBC), and The Alliance for Aquatic Resource Monitoring (ALLARM) are also active in the area.

Currently, the County has begun a system-wide investigation of Combined Sewer Overflow in the Williamsport Sanitary Authority (WSA) sewer service area. Known as the Lycoming County Comprehensive Combined Sewer Overflow (CSO) Study, it is a series of nine related projects that will be integrated into a single comprehensive analysis of the WSA area. Their website provides specific details of the projects, and can be accessed through a link on the County Website – www.lyco.org.

Stormwater Management - The Pennsylvania Stormwater Management Act, Act 167 of 1978, requires counties to prepare stormwater management plans that provide standards for controlling runoff from new development on a watershed basis. These plans must be prepared in consultation with the affected municipalities. PADEP's Stormwater Management Program administers a grant program under Act 167 for counties to prepare watershed plans. A key objective of a stormwater management plan is to coordinate decisions of the watershed municipalities. Once the plans have been approved by the PADEP, they may then be implemented through mandatory municipal adoption of ordinance provisions consistent with the plan.

At the present time, stormwater management is handled at the local level within municipal subdivision ordinances. Only the City of Williamsport, and Loyalsock, Eldred, Hepburn, Old Lycoming and Clinton Townships have separate Stormwater Management Ordinances. County stormwater regulations are found in the Subdivision and Land Development Ordinances and are in the process of being updated. Lycoming County has initiated a stormwater management plan for the Lycoming Creek Watershed. The first subwatershed plan for the Grafius, McClures and Millers Run watershed region was completed in 2000.

Wetlands - Wetlands are unique environments that are transitional areas between terrestrial and hydrologic systems. Wetlands help to maintain surface stream flow and groundwater recharge. They moderate stormwater runoff and downstream flood crests because they are natural water storage areas. They also provide important habitat for many species of plant and animal life. There are approximately 4,600 acres of Wetlands in Lycoming County – about 0.6 percent of the total acreage. The Federal Clean Water Act and similar state and local laws have led to the enforcement of wetland protection. In Pennsylvania, the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection strictly regulate development in wetland areas. Therefore, any development of these areas is subject to both federal and state permitting processes.

Groundwater - Historically, groundwater resources have provided an adequate water supply to wells in the region. However, in recent years, water supply has not been as reliable. As unprotected aquifer recharge areas are developed, precipitation is directed to stormwater facilities, rather than infiltrated to the aquifers below. In addition, increasing numbers of private

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wells have drawn the aquifer below existing well elevations, leaving longtime residents without water. Increasing privatization makes monitoring and management of groundwater resources more challenging. Recent droughts have further impacted both surface and groundwater resources. Groundwater protection is critical to Lycoming County because, once contaminated, groundwater supplies are extremely difficult to clean up. According to 1990 census data, over one third of the County's households depend on individual drilled or dug wells. (Not available in 2000 Census data) (Groundwater Recharge Areas Map & Groundwater Availability Map)

Water quality has traditionally been good, however concerns regarding nitrate and coliform contamination from a variety of sources (septic systems, agricultural applications, and illegal dumping) remain a steady issue in areas where on-lot septic and waste disposal predominate. Groundwater pollution is costly to mitigate and can result in the loss of land value, as has already occurred in the County.

Floodplains - Floodplain areas perform a number of critical ecologic functions. In addition, since these areas are relatively flat and have good soils, they are also ideal for development. However, natural flooding cycles can cause tremendous damage to man-made structures. Due to historical development patterns, specifically settling along major waterways, most of the heavily populated areas in Lycoming County are located in the floodplains of the Susquehanna River and its tributaries. The Federal Emergency Management Agency (FEMA) has prepared a new set of maps that redefine the flood-hazard areas of Lycoming County. The new mapping addresses the whole County and is available in digital format, to allow for viewing on computers. The maps were sent to County municipalities in September 2002, and are scheduled for public review in early November 2002. Eventually, the maps will also be used to determine flood insurance rates for floodplain properties.

The Pennsylvania Floodplain Management Act (Act 166 of 1978) requires municipalities that have been identified as flood-prone to enact floodplain regulations that, at a minimum, meet the requirements of the National Flood Insurance Program (NFIP). The NFIP is a federal program that allows property owners in participating communities to purchase insurance protection against losses from flooding.

The Lycoming County Hazard Mitigation Partnership, also known as Project Impact, is a disaster resistance initiative with a mission "to identify risks and take actions which eliminate life threats and reduce financial losses," including flood hazards, for residents of Lycoming County. Project Impact has a website that is accessible through a link on the County Website. A list of current projects and a new Flood Hazard Vulnerability Map can be found there.

Project Impact completed and adopted the Lower Lycoming Creek Flood Hazard Reduction Plan in 2001. The plan outlines hazard areas, risk factors and mitigation objectives and then provides a collection of recommended policies and implementation strategies. They are also pursuing flood mitigation projects, including The Lycoming Creek Flood Insurance Study and a study of flood damage retrofits and flood warning improvements for business and industry along Lycoming Creek in conjunction with the County Flood Warning System Upgrade. In

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September 2002, a dike feasibility study was approved for Montoursville. (Environmental Hazards Map)

Air Quality - Currently, the PADEP has an Air Quality Index monitoring station located in Montoursville. Air quality in the planning area continues to be in compliance with The Clean Air Act's criteria. Officials of the Muncy Borough are in the process of enacting a new ordinance that will ban non-recreational outdoor burning. The first reading of the ordinance was held in early October 2002, and should be enacted by early November, after a 30-day public input period.

Biological Resources

Vegetation – Approximately 75% of the County is forested. According to the 1986 Soil Survey, these woodland areas consist of stands of second and third growth trees. Over 60% of the forest cover falls into the oak-hickory and associated varieties classification. Maple-beech-birch and associated species are the second most prevalent. Other varieties include cherry, ash, white pine, and hemlock. These areas serve many purposes including watershed protection, wildlife habitat, outdoor recreation, and as a source of income from wood crops. (Timber Resources Map)

Wildlife - Lycoming County's wildlife reflects both the forested landscape, as well as changes to its vegetative patterns due to human activities. Game species, such as deer, black bear, turkey, grouse, pheasant, and coyote, thrive in forest and forest edge habitats. At present, there are concerns about the increasing size of the deer population. This has prompted the State Game Commission to change hunting regulations as a method of controlling the herds. Non-game species flourish as well, including bobcat, otter, herons, bald eagles, osprey, hawks and owls. Native brook trout inhabit the cold-water streams, while large and small mouth bass and muskies populate the warmer waters.

There are a number of organizations that are currently involved in monitoring and protecting the biological resources throughout Pennsylvania, including Lycoming County. They include The Department of Conservation and Natural Resources (DCNR), The Bureau of Forestry, The PA Boat and Fish Commission, and the PA Game Commission. Also, The Pennsylvania Natural Diversity Inventory (PNDI), which is a partnership of DCNR, The Nature Conservancy, and the Western Pennsylvania Conservancy, has conducted inventories and collected data to identify and describe the Commonwealth's most rare and significant ecological features, both individual species and their habitats.

The Northcentral Pennsylvania Conservancy is another organization that is working to protect the rural nature of the County. Their mission is to conserve, protect, and utilize lands,

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landmarks, and waterways of special natural, cultural and historic value for the enjoyment and well being of present and future generations. To date they have protected 13 properties in Lycoming County, totaling over 1200 acres. The projects are summarized in the following table.

Northcentral Pennsylvania Conservancy - Lycoming County Projects

Project Title	Location	Size	Date
The Ault Site - Conservation Easement	Along the Susquehanna River near Canfield Island	2 acres	1994
Bruch Property - Façade Easement	Muncy's Historic District	0 acres	1996
Fisher Property - Acquisition	Near Village of Cammal on Pine Creek	83 acres	1995
Kohler Property - Conservation Easement	Along Lick Run, a tributary of Muncy Creek	158 acres	1993
Logue Property - Conservation Easement	Pepper Street*	17 acres	1994
Ludwig Property - Conservation Easement	Near Twin Run, a tributary of Turkey Run	87 acres	1994
Miller Property - Acquisition	Lewis Township	6 acres	1997
Shafer Property - Conservation Easement	Jay's Run, a tributary of Quenshukeny Run	23 acres	1999
Smithall/Ging Property - Conservation Easement	Adjacent to Tiadaghton State Forest Lands	362.5 acres	2001
Townsend Property - Acquisition	South of Waterville along Pine Creek	176 acres	1991
Van Horn Property - Conservation Easement	Adjacent to Big Run, a tributary of Muncy Creek	93 acres	1993
Van Horn Homestead - Conservation Easement	Shrewsbury Township	55 acres	1998
Morgan Valley Road - Conservation Easement	Bastress Township	150 acres	2002
Weaner Property - Conservation Easement	not listed	142 acres	1993

Source: Northcentral Pennsylvania Conservancy Website (www.npcweb.org)

Cultural Resources

Archaeological/Historical – At present, there are 36 properties located throughout Lycoming County that are either eligible or listed on the National Register of Historic Places. 21 of these are in the City of Williamsport. The Ault site, which is located along the Susquehanna River near the Canfield Island archaeological site (Riverfront Park), contains the remains of a fortified Native American village. It is Lycoming County's most significant archaeological site to date. Discovered in 1993, thousands of artifacts have been uncovered, some dating back 3,500 years. It is protected permanently by a conservation easement. There are also several Century Farms,

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i.e., farms that have been held by the same family for over 100 years, located throughout the area. (Historical Resources Map)

Cultural – In addition to the historical resources, numerous cultural activities and resources add to the quality of life in Lycoming County. The City of Williamsport is the County Seat and cultural hub of the area. The new Community Arts Center is home of the Williamsport Symphony Orchestra, and also hosts a variety of theatrical and musical shows. The Williamsport/ Lycoming Arts Council is a key organization as they “provide services and support for...34 affiliate organizations and promotes the arts and cultural life...” within the community. Their website, www.lycoarts.com provides additional information about the arts throughout the County.

The Thomas T. Taber Museum, the Little League Baseball Museum, and the James V. Brown Library are just a few of the other cultural resources that are located in Williamsport. The Little League Baseball World Series is held there every August and the Susquehanna Festival of the Arts has also become an annual event. Lycoming College and Penn College of Technology are located in Williamsport, and continue to sponsor major artists’ series, lecture series, art exhibitions and summer theater programs. Numerous other cultural events and festivals are held in Williamsport and in communities throughout the County. These events help to define the communities and celebrate their cultural heritage.

Recreational – The vast areas of unspoiled lands throughout the County make it an extremely attractive place for many types of outdoor recreation, including hiking, camping, fishing, hunting, snowmobiling, and cross country skiing. These activities continue to become more popular and the economic potential for the County is well recognized.

In addition to Tiadaghton State Forest, there are a number of State Game Lands in Lycoming County. There are three State Parks in the County – Little Pine State Park and Upper Pine Bottom State Park in Cummings Township, and Susquehanna State Park in the City of Williamsport. Numerous municipal parks can be found throughout the planning area as well. Most are found along the many waterways of the County. Parts of the County are to be included in the new Lumber Heritage Region Park. The Heritage Regions are a statewide program designed to both protect natural resources and to develop tourism – the second largest industry in Pennsylvania.

At present, the County is in the process of updating its Parks and Recreation Plan. See the Community Facilities and Services section for more information on recreational opportunities.

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Introduction

Flooding is a natural phenomenon that occurs wherever there are surface waters, i.e., streams, rivers, lakes, etc. Once human activity is introduced to the areas immediately adjacent to a body of water, flooding becomes a hazard. Lycoming County has approximately 2,200 miles of streams that are subject to flooding. In fact, flooding is the number one hazard that the county has to deal with. This section reviews the nature of flooding within the county, provides a brief discussion of past flood events, and details the current status of the county's efforts to mitigate the impact of future flood events.

The Nature of Flood Hazards

There are two basic factors that impact the nature of flood hazards: topography and historic development patterns. The county's topography is very rugged and is traversed by numerous streams. The West Branch of the Susquehanna River flows through the county, and along with its main tributaries – Pine, Larry's, Lycoming, Loyalsock, and Muncy Creeks – drains thousands of square miles of land. Whenever there is excessive rainfall and/ or snowmelt, flooding occurs. Over the centuries, the regular flooding of these waters has created areas of relatively flat, fertile land that are ideal for human settlement.

Yet, it is the presence of human settlements that makes flooding a hazard. Damage to buildings, sewage systems, and other elements of the human landscape are frequently the results of flooding. The River's historic role as a major transportation corridor, in addition to the physical nature of the land itself, has meant that much of the area's development has occurred on the floodplains. As a result, each time the river or one of its tributaries flood, there is usually significant damage to homes and businesses. Residents are acutely aware of the problem, as evidenced by the fact that there is approximately \$165,000,000.00 worth of flood insurance coverage in the County at the present time.

Flood Impacts

There have been 48 significant floods of record in the county since 1814. Most notable are the Flood of 1889, Tropical Storm Agnes in 1972, and the winter storm of 1996.

After the flood of 1889, the city engineer counted 3,402 residential buildings that had been washed away. More than 8,000 people - nearly a quarter of Williamsport's Citizens at the time - lost all possessions. "Inventory was waterlogged in first-floor businesses downtown. Food stocks were ruined and re-supply was impossible. Starvation and disease became serious worries for hastily formed relief committees. Huge piles of lumber filled the streets and practically every bridge in the county was gone. Roads washed so badly that horse-drawn wagons could not use them. Railroads lost dozens of bridges and many miles of track. The West Branch Division of the Pennsylvania Canal was clogged with debris. Telephone and

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telegraph lines washed away, cutting off the city from the rest of the world. The city's fledgling electrical generating plant and the natural gas were shut down. Mayor James S. Foresman hired 50 temporary special policemen to prevent looting and ordered all saloons closed." (Lycoming County Flood History, Project Impact Website) By all accounts, there were many things that were never the same in the area after that flood.

In June of 1972, Tropical Storm Agnes dumped enough rain in the area to cause the Susquehanna to rise more than a foot above the City of Williamsport's dikes' design limits. According to County records, over 2,000 buildings in the city and an additional 4,000+ throughout the rest of the county were within the flooded areas. This resulted in millions of dollars worth of damages.

In the winter of 1996, an unusual combination of factors caused flooding that resulted in more than \$25 million in real-estate property damages; 6 deaths, 88 hospitalizations, and 200 injuries; 1,418 damaged homes, with 674 destroyed or heavily damaged, and 160 businesses damaged, putting 1000 jobs at risk.

Flood Hazard Mitigation

Unfortunately, there is no way to prevent flooding; however, it is possible to minimize the damages that might occur as a result of flooding. Flood hazard mitigation is a top priority for the County. In conjunction with numerous organizations, Lycoming County continues to improve the safety of area residents and businesses through a combination of programs and projects designed to reduce flood damages.

Agencies and Organizations

There are many organizations that are involved in the ongoing flood mitigation efforts in Lycoming County. In addition to the Federal Emergency Management Agency (FEMA) and the Pennsylvania Emergency Management Agency (PEMA), there are two local groups that are critical to these efforts: The County's Emergency Management Agency and The Lycoming County Hazard Mitigation Partnership, Inc., also known as Project Impact. The US Army Corps of Engineers is also a key player.

FEMA and PEMA

The Federal Emergency Management Agency is an independent agency that reports to the President and is tasked with responding to, planning for, recovering from and mitigating against disaster. FIMA, the Federal Insurance & Mitigation Administration is the division that manages the National Flood Insurance Program (NFIP) and oversees FEMA's mitigation programs. The NFIP consists of three components: flood insurance, floodplain management, and flood hazard mapping. "Flood insurance is designed to provide an alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings

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and their contents caused by floods. Flood damage is reduced by nearly \$1 billion a year through communities implementing sound floodplain management requirements and property owners purchasing of flood insurance. Additionally, buildings constructed in compliance with NFIP building standards suffer approximately 80 percent less damage annually than those not built in compliance. And, every \$3 paid in flood insurance claims saves \$1 in disaster assistance payments.” In addition, the NFIP identifies and maps the Nation's floodplains, which creates broad-based awareness of the flood hazards and provides the data needed for floodplain management programs. (FEMA Website)

The Pennsylvania Emergency Management Agency (PEMA) is charged with supporting county and local government in the areas of civil defense, disaster mitigation and preparedness, and planning, response and recovery from man-made or natural disasters. PEMA manages the Integrated Flood Observation and Warning System, also known as IFLOWS. This is a state-wide system of rain and stream gauges that provide rainfall and stream level data via radio and satellite to the counties, the state Emergency Operations Center, PEMA area offices and the National Weather Service offices in Pennsylvania.

County Organizations

The Lycoming County Emergency Management Agency coordinates and supports several programs, including emergency operations planning for all 52 municipalities, emergency planning assistance to public, private, and government agencies, the Flash Flood Warning Volunteer Program, SKYWARN weather observation volunteer program, and National Weather Service assistance and cooperation. They use a combination of Emergency Operations Plans (EOPs), organizations, local Emergency Management Coordinators, and mutual aid agreements to mobilize all possible resources during an emergency situation.

The Agency maintains communications links with the National Weather Service, PEMA, and all other Counties in Pennsylvania. They are also connected via radio through the Emergency Communications Center to police, fire and ambulance services. The County Emergency Operations Center (EOC) is staffed by 30 – 40 volunteers, depending on the situation, who are responsible for the “dispatch and maintenance of equipment, supplies, and personnel...for efficient and effective response”. (Lycoming County Department of Public Safety – Website)

Project Impact is a disaster resistance initiative with the following mission: “...to identify risks and take actions which eliminate life threats and reduce financial losses by being proactive, measuring success, creating incentives for local communities, educating the public to help themselves, providing and implementing long-term solutions, maintaining the initiative and providing leadership” (Project Impact Website)

The organization is a partnership of local utility providers, the chamber of commerce, civic and non-profit groups, private businesses & industries, financial institutions, school districts, local governments, etc. The first full meeting of the Advisory Board was convened on November 24, 1998. Presently, the Lycoming County Project Impact Membership is nearly 200 individuals

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and organizations. Their website provides a list of current board members and partners, as well as details on current projects and funding.

Mitigation Projects

The County Flood Warning System, which originally consisted of stream gauges that were monitored by Volunteer Flood Coordinators and now is coordinated with the state IFLOWS program, has been in place since the early 1970's. It has received State and Federal recognition and is used as a model system by flood prone communities throughout the United States. The Williamsport Dike Flood Protection System was originally approved in 1940 and construction soon began: however, work was interrupted by the outbreak of World War II. The system was finally completed in 1955, and since then has been improved and extended to provide maximum protection. In fact, a look at FEMA mapping shows that the areas protected by the dike system are only included in the 500 year flood plain, not the 100 year.

Numerous other flood hazard mitigation projects are in progress throughout the County. In addition to the projects listed below, the County is also working in partnership with FEMA and the USGS on a Countywide Digitized Flood Insurance Rate Map (DFIRM) to improve flood hazard mapping for all 52 municipalities. Also, flood hazard mitigation planning is underway for the County and Jersey Shore Borough, and has been completed for the Lower Lycoming Creek Area.

Project Impact is working on the following:

- Acquire and demolish 124 residential properties that have been repeatedly flooded
- Acquire and remove 30 Mobile homes and convert the space to a community park
- Development of a "How to Retrofit" video
- Muncy Flood Mitigation Project – flood damage retrofit of utilities in 42 residences and 3 businesses
- Ralston Flood Hazard Mitigation Project – reduce 100-year flood levels in the village by 3-4 feet.
- Retrofit utilities in Jersey Shore Municipal Building and evaluate need for such in the Police Station and The Fire Co./ Red Cross Shelter
- Development of GIS Vulnerability Analysis Database (VAD)
- Partnership Development and Community Awareness

There are also other projects underway in cooperation with PEMA, FEMA, and the Army Corps of Engineers, which include the following:

- Flood warning system upgrade Phase I, I b and II a
- Montoursville Flood Protection
- Trout Run Stream Stabilization
- McClure's Run Flood Protection

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- Heshbon/ Hepburnville Phase B

Zoning

As previously mentioned, the NFIP consists of three components: flood insurance, floodplain management, and flood hazard mapping. Currently each of the county's municipalities participate in the NFIP, and flood insurance coverage in the county is valued at over \$165,000,000.00. Floodplain management is accomplished by zoning ordinances. Several municipalities have local ordinances in effect, and the county has made provisions within the county zoning ordinances to satisfy the state and federal requirements for the Federal Flood Insurance Program for those municipalities that do not have a local ordinance.

In most cases, there are three types of Floodplain Districts: the General Floodplain District (FP), the Flood Fringe District (FF), and the Floodway District (FW). These designations apply to those areas subject to the 100-year flood as identified in the Flood Insurance Study (FIS) and/ or maps prepared by FEMA. They are usually considered an overlay on existing uses as shown on the official Zoning Ordinances Maps, meaning that existing uses are still permitted, but new development and substantive improvements are subject to specific flood proofing requirements. If a conflict exists between existing use and floodplain requirements, the more restrictive floodplain provisions apply.

Generally speaking, new development in the FP and FF Districts is permitted as per the underlying uses as long as they are undertaken in strict compliance with required flood proofing measures and are not located "within the area measured fifty (50) feet landward from the top-of-bank of any water course". (Lycoming County Zoning Ordinance) Flood proofing measures include, but are not limited to lowest floor regulations, fill specifications, placement of buildings, anchoring of structures, and flooring, walls, and utilities specifications. There are also special requirements for mobile homes and water management.

In the FW Districts, no new development is permitted that would cause an increase in the elevation of the 100-year floodplain, although in some cases it is permitted if "the effects of such on flood heights is fully offset by accompanying stream improvements" (Old Lycoming Township Zoning Ordinance) and all necessary permits have been obtained. In addition, there are several municipalities that prohibit mobile homes within the FW District. It should be noted that there are several additional uses that are permitted in these districts, namely, agricultural uses such as general farming, outdoor plant nurseries, and forestry; recreational uses such as hiking trails and nature preserves (e.g. the Susquehanna Greenway), and temporary uses such as carnivals.

Flood Hazard Mitigation and Economic Development

The 1997 County Comprehensive Plan incorporates the Lycoming County Commissioners Economic Development Strategy. The overriding goal of the strategy is "To implement changes

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which will improve the local economy and make Lycoming County a better place to live and conduct business.” (County Comprehensive Plan) Flood hazard mitigation plays a critical role by helping to ensure the safety of the County’s residents and businesses.

Since there is no way to prevent flooding, the next best thing is to implement as many measures as possible to minimize the potential damages. As put forth in the county zoning ordinances, “The purpose of these (zoning) provisions is to prevent the loss of property and life, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base...” (Lycoming County Zoning Ordinance) By creating a safer environment, it is more likely that existing businesses will stay in the area, and new businesses will choose to locate here, which in turn promotes further economic development.