



The Comprehensive Plan Background Studies for the US 15 South Planning Area

Brady Township, Clinton
Township, and Montgomery
Borough (Lycoming County) and
Gregg Township (Union County)



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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.

Key Community Development Issues

Through consultation with the Planning Advisory Team (PAT) and interviews with key persons within the planning area and throughout the county, the important issues that could potentially impact the community in terms of social and economic conditions were identified. While many of the issues of importance relate to the county or region as shown in the adjacent highlight box, there were numerous issues noted by the U.S 15 Planning Advisory Team as being of particular importance within the area. The following highlights those issues.

- ☑ **Affordable Housing** – was viewed as positive aspect of the area for maintaining a stable community.
- ☑ **Diverse Economy** – was viewed as a real asset to the future of Lycoming County.
- ☑ **Good Labor Force** – was viewed as important to business development and expansion in the area.
- ☑ **The influence of KOZs** – were noted as key to improving economic conditions in the area.
- ☑ **Parochial Competition** – was considered a detriment in terms of achieving regional cooperation to improve local economic conditions.
- ☑ **Storefront vacancies** – creates a bad image for promoting economic development in the business districts of the boroughs.

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

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- 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)?
- 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

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- 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

Historic population trends for the U.S. 15 South Planning Area municipalities, Lycoming County and Pennsylvania are presented in Table 1-1. From 1970 to 2000, the population of each planning area municipality, except Montgomery Borough, increased significantly. Most of these population gains, however, occurred between 1970 and 1990 and are attributed in part to a shift in the county's population from Williamsport and the boroughs to the rural/suburban townships.

Migration was not the only significant factor contributing to population change in the planning area. The opening of the Allenwood Federal Correctional Complex during the mid-1990s greatly inflated Gregg Township's total population where from 1990 to 2000 the township's population increased by 3,573 to 4,687, or by 321 percent. During this period, the Census reported that the township's institutionalized population increased from zero to 3,652 persons. Minus the institutionalized population, it is likely that the township experienced a net decrease of 179 persons over the 1990 to 2000 Census period.

Brady Township experienced a significant population decrease during the 1990s. During this period, the township's population decreased by 328 persons (-39.9 percent) to 494 in 2000. This trend is primarily attributed to the closing of the Allenwood Prison Camp, which, according to

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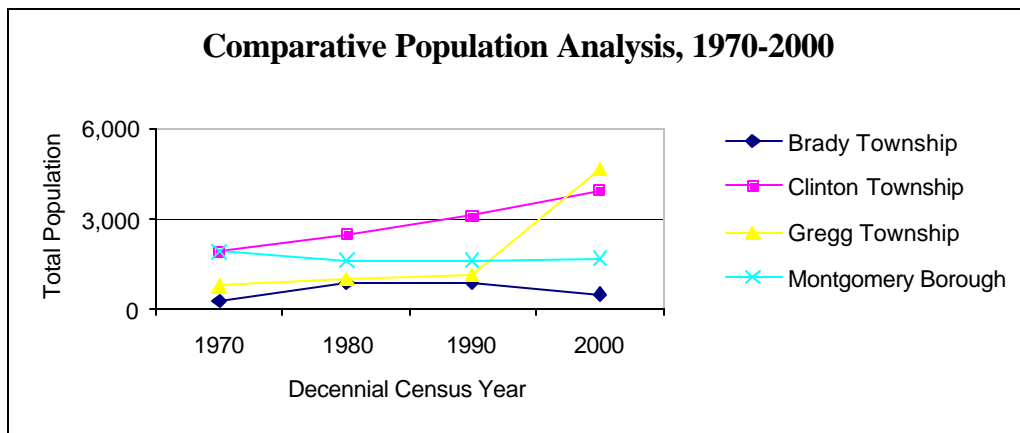
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the Census, resulted in a 300-person decrease in the township’s institutionalized person counts. Given this occurrence, it is likely that the township experienced a net decrease of 28 persons during the 1990 to 2000 Census period.

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%
U.S. 15 South Planning Area	4,883	5,967	6,653	10,823	4,170	62.7%	5,940	121.6%
Brady Township	255	840	822	494	-328	-39.9%	239	93.7%
Clinton Township	1,934	2,467	3,086	3,947	861	27.9%	2,013	104.1%
Gregg Township, Union County	792	1,007	1,114	4,687	3,573	320.7%	3,895	491.8%
Montgomery Borough	1,902	1,653	1,631	1,695	64	3.9%	-207	-10.9%

Source: U.S. Census Bureau

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.

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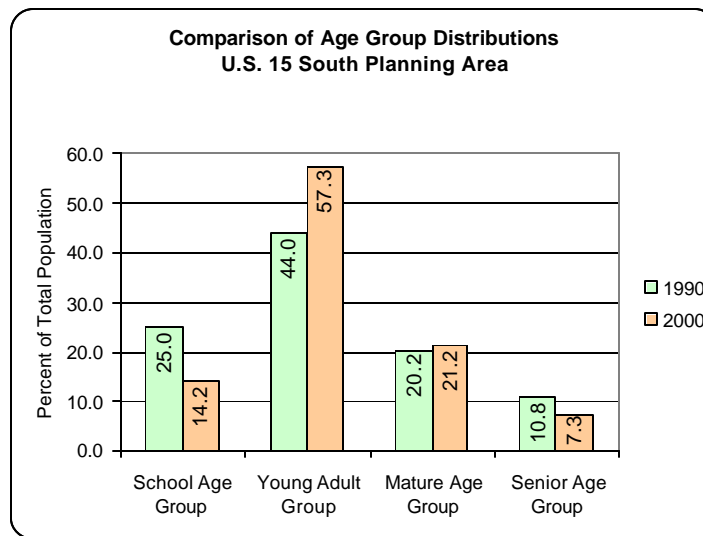
Issue- Exodus of Younger Generation with Increasing Elderly Population

An analysis of the U.S. 15 South's 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 population are aging. Table 1-2 presents the age group enumerations of the U.S. 15 South Planning Area, 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 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 U.S. 15 South's municipalities are not experiencing a decrease in their young adult populations. Their populations are however aging, but are relatively young relative to the county's median age. These trends are supported by the following statements:

Figure 1 - 2



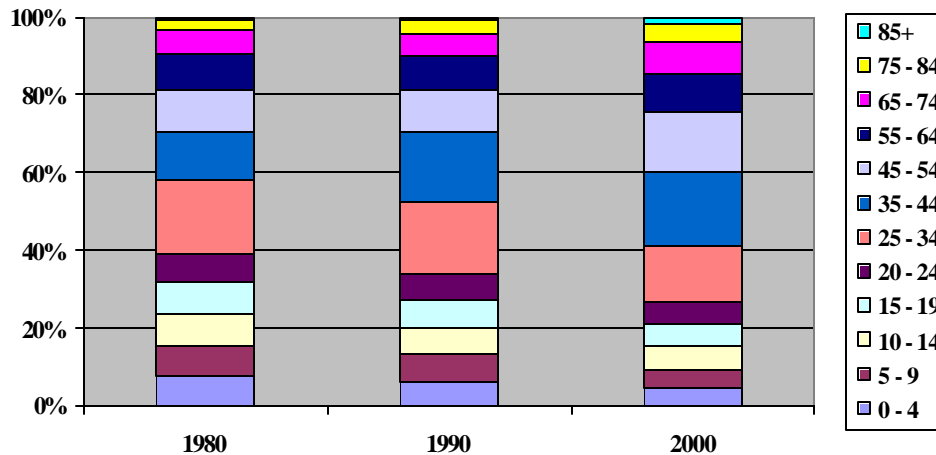
Source: U.S. Census Bureau

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Figure 1 - 3A

Trends in Population by Age Group
U.S. 15 South Joint Planning Area



Source: U.S. Census Bureau

“No Exodus of Young Adults”

- Realizing that the prison population of the Allenwood Federal Correctional Complex in Gregg Township contributed to the increase in the planning area’s young adult population, a review of the young adult population trends for the other planning area municipalities reveals that the proportion of these populations increased from 1990 to 2000. For example, in 1990 Clinton Township’s young adult population comprised 47.8 percent of its total population, but in 2000, this share increased to 52.1 percent. Likewise, Montgomery Borough’s share of its young adult population increased from 37.3 percent in 1990 to 37.5 percent in 2000.

“Aging Population”

- From 1990 to 2000, the population of the U.S. 15 South’s mature age group increased by 954 persons, or by 14.3 percent, to 2,229. Similarly, the population of the planning area’s senior age group increased by 68 persons, or by 1 percent, to 789.
- The planning area’s population is aging given the median age of each municipality has increased since the 1990 Census.

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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
School Age Group (0-19)						
Brady township	189	23.0%	130	26.3%	-59	-7.2%
Clinton township	586	19.0%	570	14.4%	-16	-0.5%
Gregg township, Union County	345	31.0%	270	5.8%	-75	-6.7%
Montgomery borough	541	33.2%	568	33.5%	27	1.7%
US 15 South Joint Planning Area	1,661	25.0%	1538	14.2%	-123	-1.8%
Lycoming County	33292	28.0%	31895	26.6%	-1397	-1.2%
Pennsylvania	3158578	26.6%	3270584	26.6%	112006	0.9%
Young Adult Group (20-44)						
Brady township	429	52.2%	169	34.2%	-260	-31.6%
Clinton township	1,474	47.8%	2,055	52.1%	581	18.8%
Gregg township, Union County	415	37.3%	3,337	71.2%	2,922	262.3%
Montgomery borough	608	37.3%	636	37.5%	28	1.7%
US 15 South Joint Planning Area	2,926	44.0%	6197	57.3%	3,271	49.2%
Lycoming County	43,954	37.0%	40,795	34.0%	-3,159	-2.7%
Pennsylvania	4,520,330	38.0%	4,254,648	34.6%	-265,682	-2.2%
Mature Age Group (45-64)						
Brady township	166	20.2%	141	28.5%	-25	-3.0%
Clinton township	671	21.7%	917	23.2%	246	8.0%
Gregg township, Union County	226	20.3%	935	19.9%	709	63.6%
Montgomery borough	282	17.3%	306	18.1%	24	1.5%
US 15 South Joint Planning Area	1,345	20.2%	2299	21.2%	954	14.3%
Lycoming County	23,524	19.8%	28,103	23.4%	4,579	3.9%
Pennsylvania	2,373,629	20.0%	2,836,657	23.1%	463,028	3.9%
Senior Age Group (65+)						
Brady township	38	4.6%	54	10.9%	16	1.9%
Clinton township	355	11.5%	405	10.3%	50	1.6%
Gregg township, Union County	128	11.5%	145	3.1%	17	1.5%
Montgomery borough	200	12.3%	185	10.9%	-15	-0.9%
US 15 South Joint Planning Area	721	10.8%	789	7.3%	68	1.0%
Lycoming County	17,940	15.1%	19,251	16.0%	1,311	1.1%
Pennsylvania	1,829,106	15.4%	1,919,165	15.6%	90,059	0.8%
Planning Area Total	6,653	100.0%	10,823	100.0%	4,170	62.7%

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
U.S. 15 South Planning Area	45.3	48.6
Brady Township	34.1	40.2
Clinton Township	36.0	37.5
Gregg Township, Union County	34.6	35.8
Montgomery Borough	31.3	32.3

Source: U.S. Census Bureau

Population Projections

Given that the existing population of the U.S. 15 South 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 in the county and region. Public and private efforts are underway, however, to revitalize downtown Williamsport and support economic stability and growth throughout the region. The success of these efforts will serve as a catalyst for population growth.

Population projections developed by BonData—a professional data-consulting firm based in Middletown, PA—were used to calculate the planning area’s growth levels. The population projections 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 projections 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.

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 projections for the U.S. 15 South Planning Area municipalities and Lycoming County. As shown, the populations of the planning area municipalities, save Brady Township, are expected to increase through the year 2020. For Gregg Township (Union County), it should be noted that BonData projects the rate of population increase in the 1990s into future decades. This may not be realistic; consequently, Union County Planning Department’s population projections are used for Gregg Township.

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Table 1-4
Population Projections, 2005-2020
U.S. 15 South Joint Planning Area

Municipality	Census Counts		Population Projections				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
U.S. 15 South Joint Planning Area	6,657	10,823	13,719	17,630	23,283	30,947	17,227	125.6
Brady Township	822	494	340	191	229	177	-163	-47.9
Clinton Township	3,087	3,947	4,404	4,881	5,370	5,888	1,484	33.7
Gregg Township, Union County	1,116	4,687	N.A.	4,780	N.A.	4,830	N.A.	N.A.
Montgomery Borough	1,632	1,695	1,726	1,758	1,786	1,816	89	5.2

Source: BonData, 2002 & Union County Planning Department

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. If one looks at past housing trends (See Table 1-11), a completely different picture evolves in terms of potential growth.

Issue – Diverse Culture

The diversity of the local culture is viewed as a positive aspect of the U.S. 15 South 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 U.S. 15 South Planning municipalities are culturally diverse. As shown in Table 1-5, the municipal populations are predominantly white. However, the local populations are becoming more diverse as the percentage of non-white populations increased in each municipality over the 1990 to 2000 Census periods. The dramatic increase in Gregg Township's share of non-white populations is due to the opening of the Allenwood Federal Correctional Complex during the mid-1990s.

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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
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%
U.S. 15 South Planning Area	6,106	547	9.0%	7,833	2,990	38.2%
Brady Township	749	73	8.9%	493	1	0.2%
Clinton Township	2,659	427	13.8%	3,092	855	21.7%
Gregg Township, Union County	1,090	24	2.2%	2,586	2,101	44.8%
Montgomery Borough	1,608	23	1.4%	1,662	33	1.9%

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 U.S. 15 South 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 (38.4 percent), Irish (10.9 percent) and English (7.0 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	U.S. 15 South Joint Planning Area Total	Lycoming County Total	Pennsylvania Total
Arab	0.03%	0.10%	0.36%
Czech	0.32%	0.26%	0.52%
Danish	0.00%	0.09%	0.12%
Dutch	4.80%	3.93%	1.88%
English	6.96%	8.47%	7.12%
French (except Basque)	2.58%	2.53%	1.56%
French Canadian	0.21%	0.32%	0.23%
German	38.43%	35.64%	22.95%
Greek	0.11%	0.21%	0.42%
Hungarian	0.18%	0.33%	0.97%
Irish	10.48%	11.31%	14.61%
Italian	4.20%	6.59%	10.45%
Lithuanian	0.08%	0.25%	0.58%
Norwegian	0.26%	0.29%	0.29%
Polish	1.95%	3.66%	6.07%
Portuguese	0.00%	0.06%	0.10%
Russian	0.44%	0.37%	1.32%
Scotch-Irish	1.79%	1.51%	1.61%
Scottish	1.41%	1.45%	1.36%
Slovak	0.31%	0.44%	1.79%
Subsaharan African	0.11%	0.22%	0.43%
Swedish	0.52%	1.01%	0.78%
Swiss	0.21%	0.33%	0.44%
Ukrainian	0.15%	0.18%	0.90%
United States or American	12.48%	8.60%	4.66%
Welsh	1.74%	1.47%	1.34%
West Indian (excluding Hispanic groups)	0.31%	0.05%	0.27%
Other ancestries	9.93%	10.30%	16.86%

Source: U.S. Census Bureau, 2000

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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 U.S. 15 South 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 residents 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 U.S. 15 South Planning Area municipalities. As shown, the U.S 15 South's mobility rate of 50.5 percent is the highest of all of the surveyed jurisdictions. This high mobility rate, however, is attributed to the high turnover rate of institutionalized persons housed at the Allenwood Federal Correctional Complex.

By subtracting the number of institutionalized persons from the mobility calculation (3,652), the U.S. 15 South Planning Area's real mobility rate is 28.8 percent, which is lower than the rates calculated for Lycoming County (39.0 percent) and Pennsylvania (36.5 percent). This, in turn, suggests that the majority (71.2 percent) of the planning area's residents are long-term or permanent, which suggests that these residents have strong ties to the area and are therefore close-knit.

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 is illustrated in Figure 1-4. Relative to the other surveyed jurisdictions, a high correlation does not exist for the U.S. 15 South Planning Area relative to the county, state, and other planning areas.

**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
U.S. 15 South Joint Planning Area	10,490	4,740	5,750	54.8%	22.1%	55.5%	11.2%	11.2%
Brady Township	450	329	121	26.9%	50.4%	33.9%	15.7%	0.0%
Clinton Township	3,851	1,873	1,978	51.4%	33.6%	48.8%	1.9%	15.6%
Gregg Township, Union County	4,632	1,665	2,967	64.1%	2.6%	69.5%	16.9%	11.0%
Montgomery Borough	1,557	873	684	43.9%	68.3%	17.7%	12.9%	1.2%

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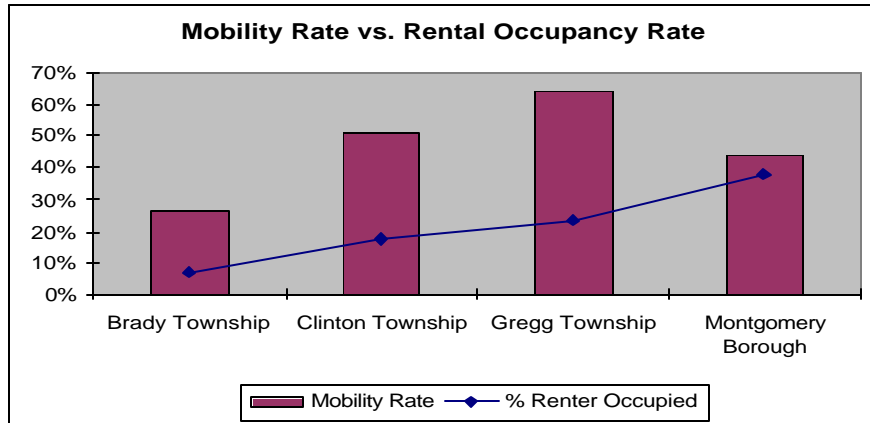
Table 1-8 Resident Mobility								
	Population 5 years and over	Same house in 1995	Movers	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Greater Williamsport Area 2000 Alliance Planning Area	52,437	28,550	23,887	45.6%	65.5%	22.7%	10.4%	1.5%
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	21,120	15,431	5,689	26.9%	69.6%	20.8%	8.9%	0.6%
Montoursville/Mu nucy Growth Corridor	8,057	5,314	2,743	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	10,490	4,740	5,750	54.8%	22.1%	55.5%	11.2%	11.2%
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

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Figure 1 - 4

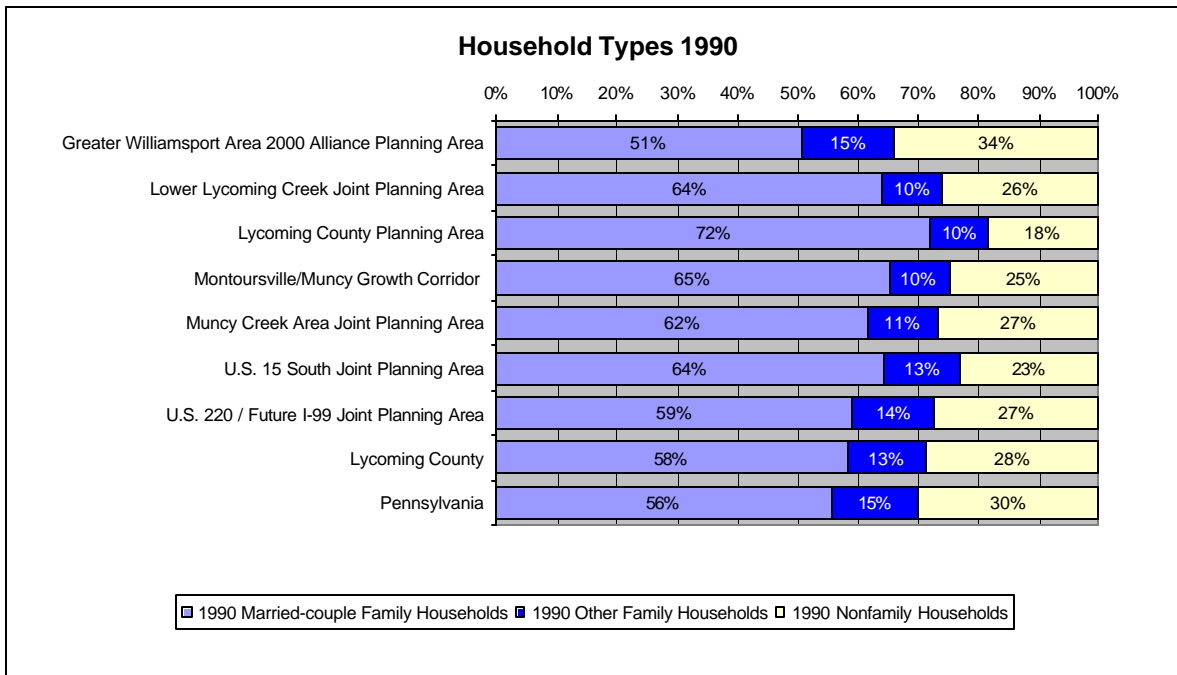


Source: U.S. Census Bureau

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

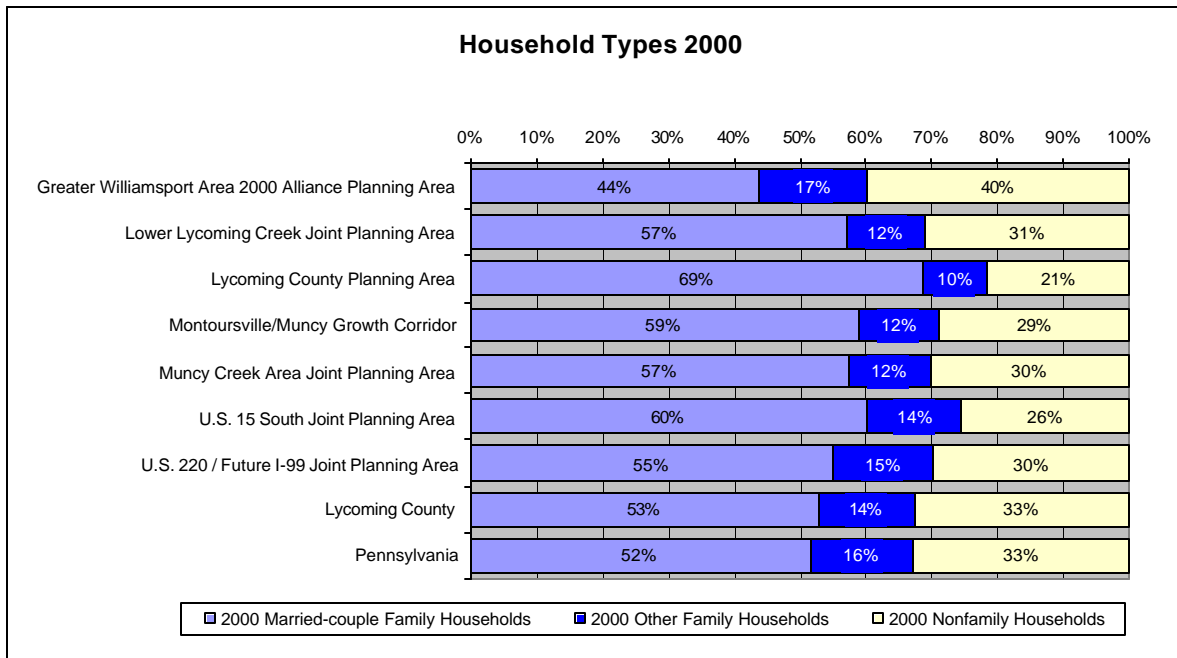


Source: U.S. Census Bureau

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Figure 1 - 6



Source: U.S. Census Bureau

The types of households in the US 15 South 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 US 15 South planning area are presented in Table 1-9. Between 1990 to 2000, the number of nonfamily households and family households stayed fairly constant during this time period. For the planning area as a whole, the net difference from one census to the next was the loss of one family household and the gain of 70 nonfamily households. This trend was also true for Lycoming County where the number of family

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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 only 3.5 percent from 1,968 to 2,037. 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 declined from 64 percent of the total households in 1990 to 60 percent in 2000, while other family households grew from 13 percent to 14 percent. Brady Township and Montgomery Borough experienced only a slight decrease in the percent of married-couple family households. Clinton and Gregg Townships saw a more substantial shift from married-couple family households to other family and nonfamily households. The county also 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 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

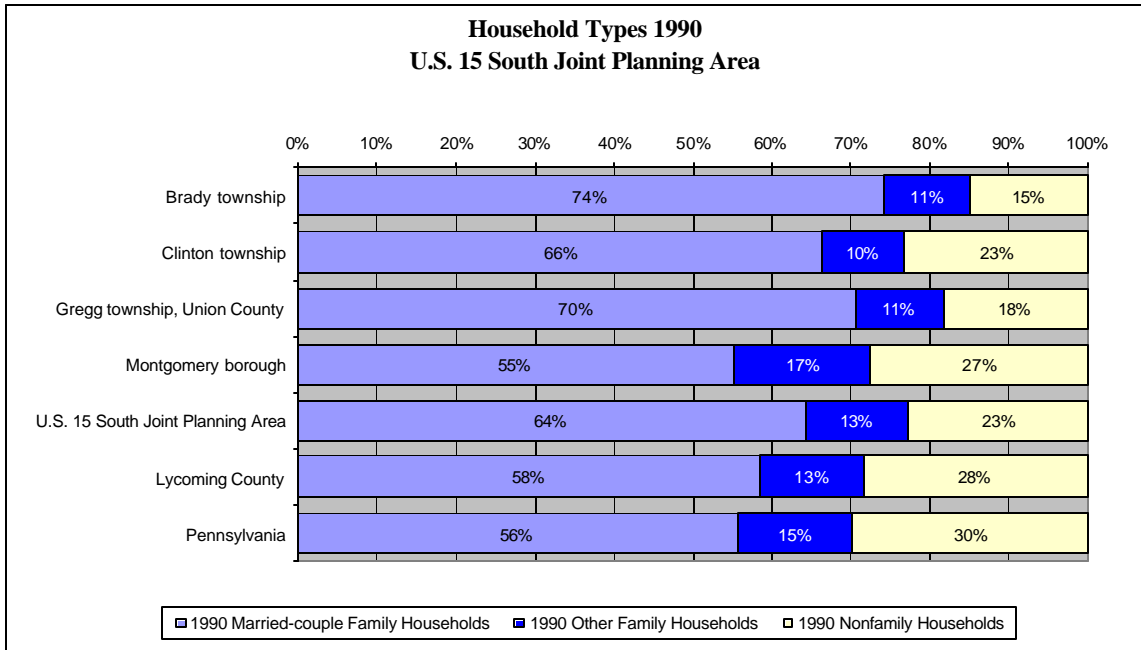
Municipality	1990 Household Types		2000 Household Types		Change in Household Types 1990 - 2000		Persons per Household	
	Family	Non-family	Family	Non-family	Family	Non-family	1990	2000
Pennsylvania	3,155,989	1,339,977	3,208,388	1,568,615	52,399	228,638	2.57	2.48
Lycoming County	32,165	12,784	31,703	15,300	-462	2,516	2.56	2.44
Us 15 South Planning Area	1518	450	1517	520	-1	70	2.80	2.64
Brady Township	147	26	149	28	2	2	3.06	2.79
Clinton Township	631	190	655	242	24	52	2.61	2.48
Gregg Township, Union County	296	66	250	85	-46	19	2.86	2.60
Montgomery Borough	444	168	463	165	19	-3	2.67	2.70

Source: U.S. Census Bureau

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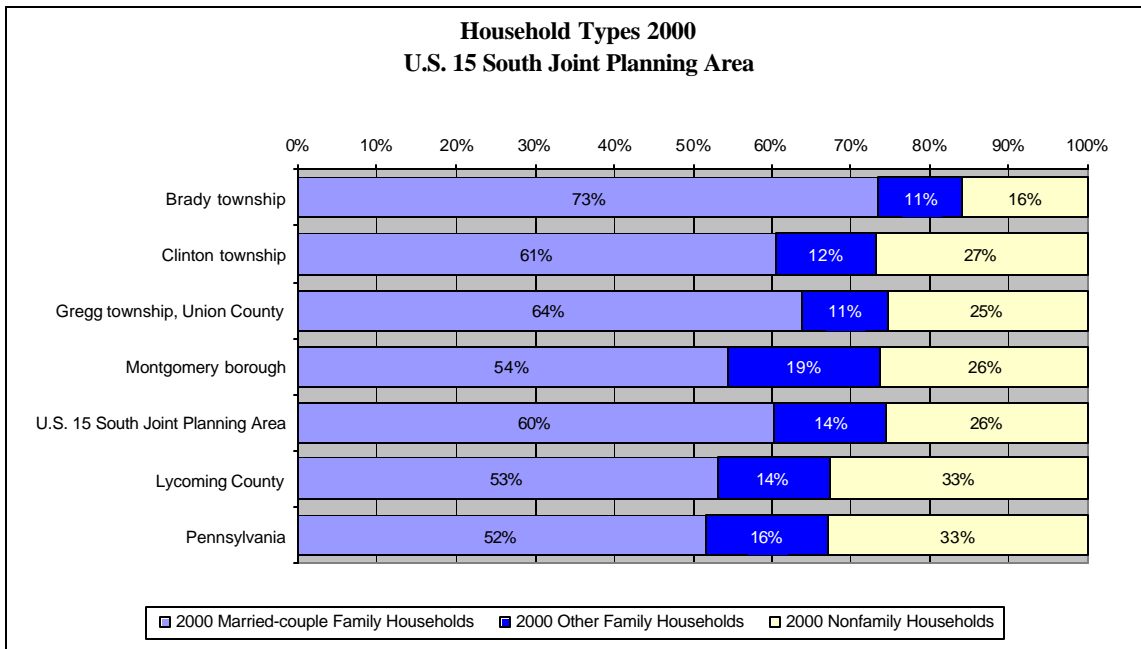
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Figure 1 - 7



Source: U.S. Census Bureau

Figure 1 - 8



Source: U.S. Census Bureau

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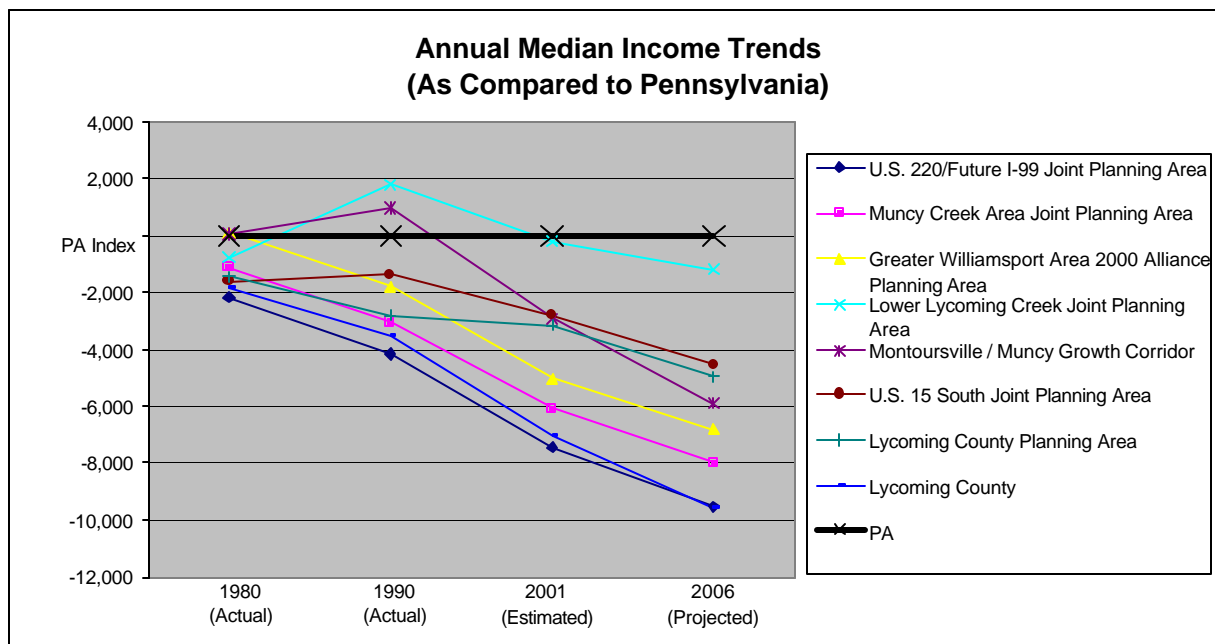
Issue – Perception of Low Wages and Income

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 2-9). 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.

The US 15 South planning area experienced an increase in median household income from 1989 to 1999, and it fared slightly better than the other planning areas. Table 1-10 displays the data collected for each of the municipalities in this planning area. The table compares the median household income reported in 1989 with that of 1999. For purposes of comparison, the 1989 median household income values must be adjusted for inflation (i.e., purchasing power) to

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accurately compare them with 1999 dollars. This adjustment was made using the Bureau Labor Statistic's Consumer Price Index (CPI).

Three of the four municipalities in the planning area experienced an increase in the real growth of median household income from 1989 to 1999. Montgomery Borough saw a substantial increase of 16.9 percent in its median household income. Brady Township experienced growth of 9.0 percent and Gregg Township growth of 1.6 percent. The county also experienced a slight increase in real growth of median household income (2.6 percent), as well as the state (6.3 percent). Clinton Township was the only municipality in the planning area to realize a slight drop of 0.9 percent in their median household income during this time period.

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 (Percent Change)
Pennsylvania	\$29,069	\$37,728	\$40,106	6.3%
Lycoming County	\$25,552	\$33,163	\$34,016	2.6%
U.S. 15 South Planning Area	\$27,158	\$35,248	\$37,439	6.2%
Brady Township	\$31,071	\$40,326	\$43,958	9.0%
Clinton Township	\$27,401	\$35,563	\$35,231	-0.9%
Gregg Township, Union County	\$27,847	\$36,142	\$36,719	1.6%
Montgomery Borough	\$22,314	\$28,960	\$33,846	16.9%

(1) Consumer Price Index (CPI) Conversion Factor to convert 1989 dollars to 1999 dollars equals 1.34

Source: U.S. Census Bureau

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

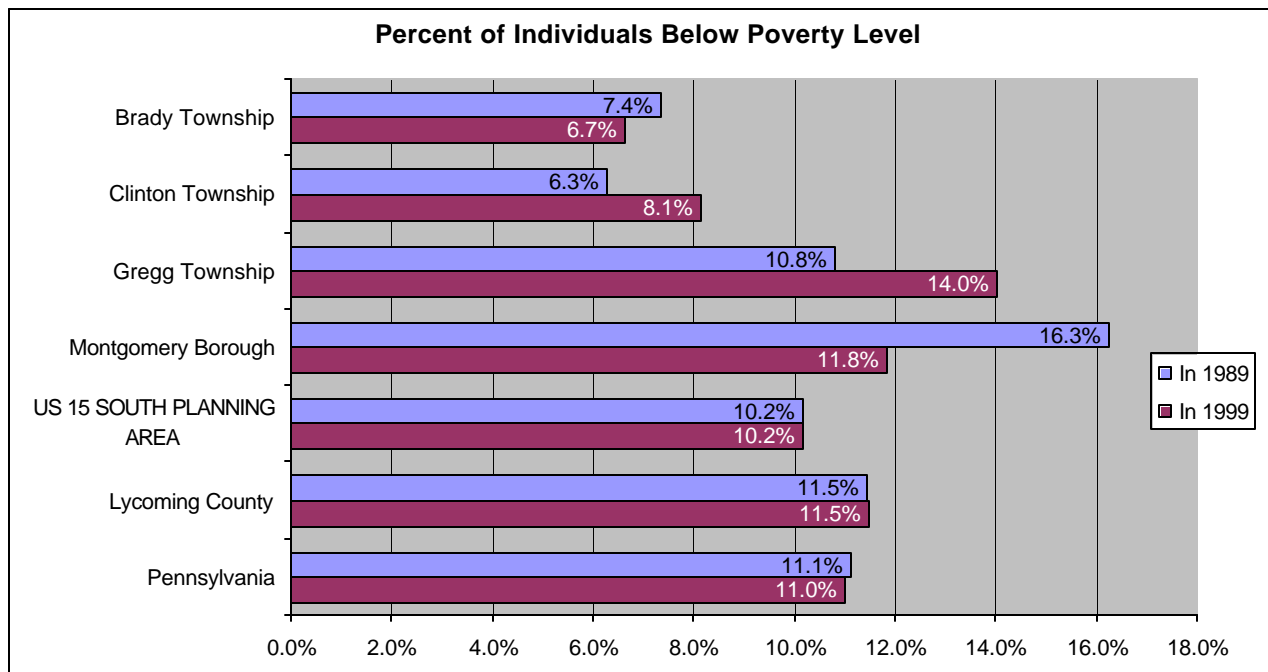
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counts money income before taxes and does not include capital gains and noncash benefits (such as public housing, Medicaid, and food stamps).

In the US 15 South Joint Planning Area, Montgomery Borough saw significant improvement in the percentage of residents having incomes below the poverty level. Their situation improved from 16.3 percent in 1989 to 11.8 percent in 1999. Gregg Township, in Union County, experienced a substantial decline. In 1999, 14.0 percent of the population was below the poverty level compared to 10.8 percent in 1989. Of the two other municipalities in the planning area, Brady Township saw a decrease in the number of individuals falling below the poverty level between 1989 and 1999, while Clinton Township experienced a slight increase during the same time period. On average, the planning area remained steady between 1989 and 1999 with 10.2 percent of individuals falling below the poverty level. This percentage is slightly less than the county's 11.5 percent and the state's 11.0 percent.

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 U.S. 15 South Planning Area, Lycoming County and Pennsylvania. As presented in Table 1-11, the greatest number of housing units in the U.S. 15 South Planning Area was constructed between 1990 and 2000. During this period, 213 units were constructed as opposed to 198 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 Clinton Township over the 1980 to 2000 Census period. Based on these trends, it is evident that Clinton Township is the planning area's fastest growing municipality. It should be noted that the number of housing units built during the 1980 to 1989 period (49) by far exceeded the number of units constructed between 1990 and 2000 (14).

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
U.S. 15 South Planning Area	2,168	198	9.1	213	9.8
Brady Township	180	33	18.3	46	25.6
Clinton Township	954	110	11.5	128	13.4
Gregg Township, Union County	354	49	13.8	14	4.0
Montgomery Borough	680	6	0.9	25	3.7

Source: U.S. Census Bureau

Issue – Perception: Area has Affordable Housing

Housing is generally more affordable in the US 15 South planning area than in the county. Residents of all four municipalities in the planning area devoted a smaller percentage of their median monthly household income to selected owner costs than county residents. County residents spent 29.9 percent of their monthly income on owner costs. Brady Township residents spent only 24.8 percent of their income on owner costs and Gregg Township (Union County) spent 25.5 percent. Clinton Township residents spent close to the county average at 29.5 percent. In comparison, Pennsylvanians dedicated 30.2 percent of their median monthly household income to selected monthly owner costs.

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Median home values in 2000 were generally lower in the planning area than in the county. The median home value in the county in 2000 was \$86,200. Only Brady Township exceeded this value with a median home value of \$92,800. Ironically, renters in Brady Township pay the lowest gross rent in the county at \$275 or 7.5 percent of median monthly household income. Median home values in Clinton Township and Gregg Township (Union County) were close to the county's median home value, \$86,800 and \$85,600, respectively. Montgomery Borough's median home value was only \$68,600 in 2000. This compares to the state's median home value of \$97,000.

The percentage of median monthly household income devoted to gross rent was much lower than the county in Brady and Clinton townships and slightly higher in Gregg Township (Union County) and Montgomery Borough. County residents spent 15.8 percentage of their median monthly household income on gross rent. This compares to Brady Township residents spending only 7.5 percent and Clinton Township residents 13.5 percent. Gregg Township (Union County) and Montgomery Borough residents devoted 16.1percent and 16.3 percent of their monthly incomes to rent. Renters throughout the state spent 15.9 percent of their median monthly household income on gross rent.

**Table 1 -12
Housing Affordability**

Municipality	2000 Median Home Value	1999 Median Househo ld Income	Median Monthly Househol d 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%
U.S. 15 South Planning Area	\$83,450	\$37,439	\$3,120	\$837	26.8%	\$406	13.0%
Brady Township	\$92,800	\$43,958	\$3,663	\$907	24.8%	\$275	7.5%
Clinton Township	\$86,800	\$35,231	\$2,936	\$866	29.5%	\$396	13.5%
Gregg Township	\$85,600	\$36,719	\$3,060	\$780	25.5%	\$492	16.1%
Montgomery Borough	\$68,600	\$33,846	\$2,821	\$796	28.2%	\$460	16.3%

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

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

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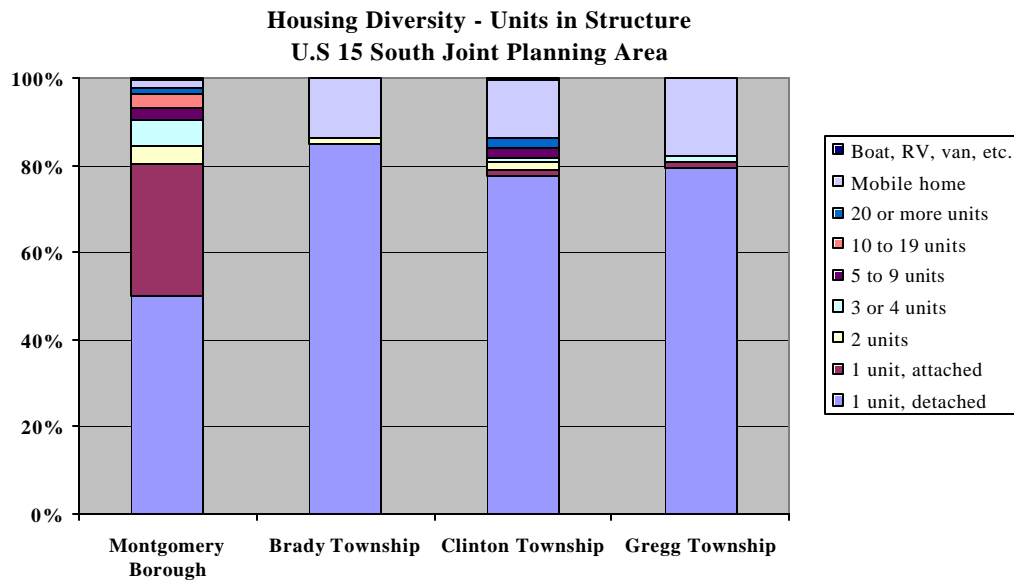
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elderly living on fixed incomes and their changing mobility needs, as well as the younger working population looking for a community in which to live.

An inventory of the planning area’s housing diversity is presented in Figures 1-12 and 1-13. As shown, the majority of the planning area’s housing stock consists of single-family dwelling units, save Montgomery Borough where an almost equal share of the single family units exist as either detached or attached (duplexes). In regard to age, the greater share of the older housing stock (i.e., built prior to 1940) exists in Montgomery Borough. A greater age mix of housing stock is present, however, in the rural townships—particularly, in Brady. Each municipality, however, has a fair number of housing units constructed prior to 1960, which is an indication that these housing units are in need of revitalization and may pose health risks due to the likely presence of lead based paints and asbestos.

Housing affordability does not appear to be an issue as the housing values for each planning area municipality is comparable to the county’s median value of \$86,200.

Figure 1-12



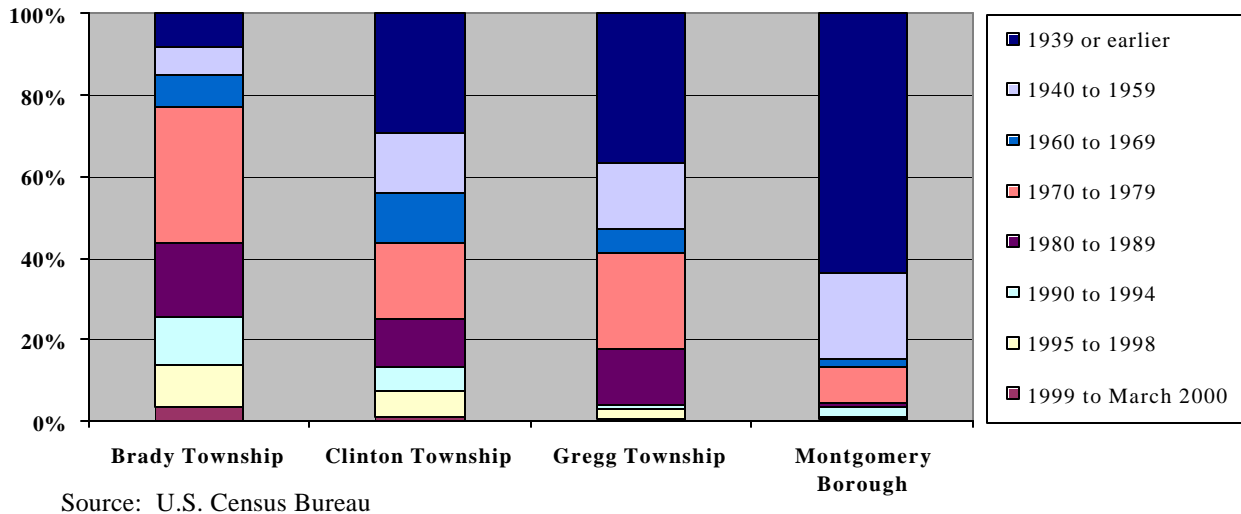
Source: U.S. Census Bureau

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Figure 1 - 13

Age of Housing Stock U.S. 15 South Joint Planning Area



Economic Characteristics

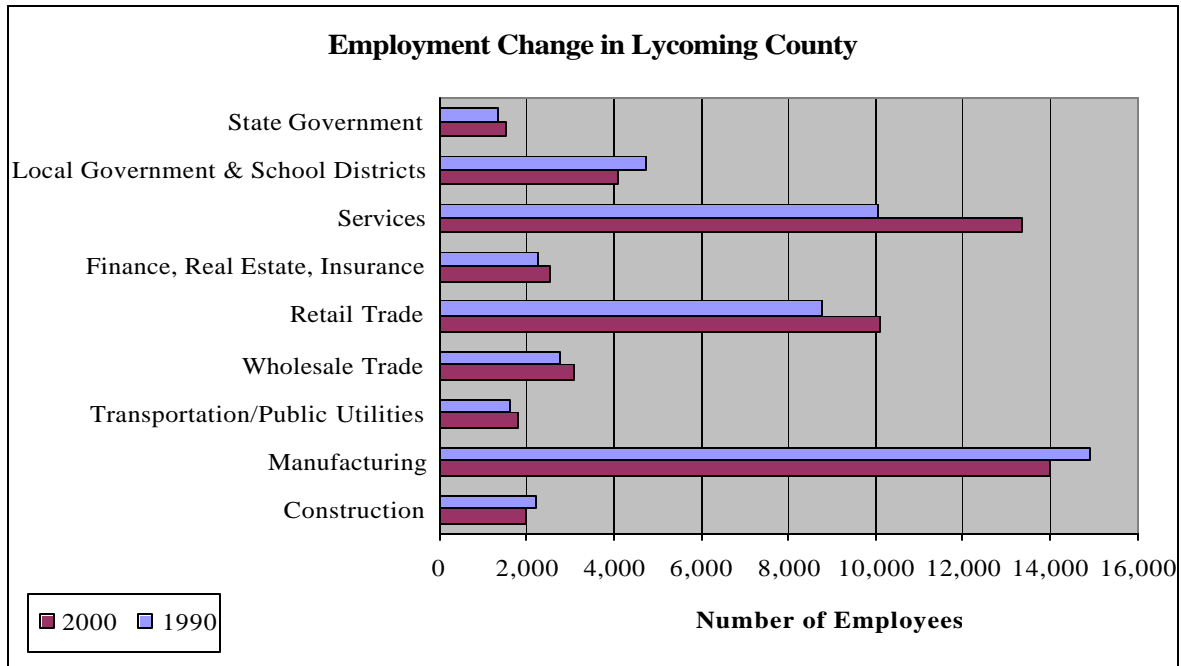
Economic Overview

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 -14 and Table 1 -13.

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Figure 1 - 14



Source: PA Department of Labor and 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%
Local Government & School Districts	4,760	4,134	-13.2%
State Government	1,362	1,527	12.1%

Source: PA Department of Labor and 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,

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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 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

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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 1-15 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).

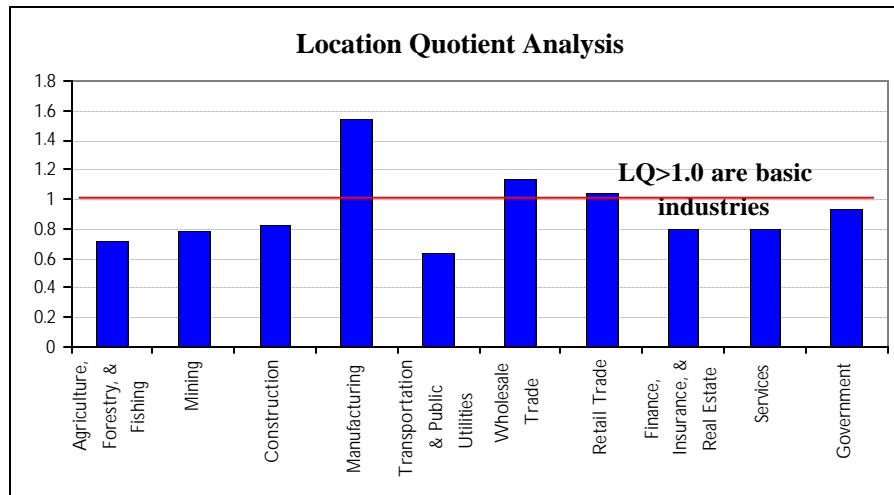
	Primary Basic Industries	Employment		Location Quotient	
		1990	2000 (# new jobs)	1999	2000
SIC 24 ³	Lumber & Wood Products	767	1,239 (472)	2.4377	3.2655
SIC 25 ¹	Furniture & Fixtures	1,524	1,582 (58)	7.5349	9.0378
SIC 34	Fabricated Metal Products	1,393	1,949 (556)	1.5689	2.2248
SIC 35	Industrial Machinery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

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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Figure 1 - 15



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)

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

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Table 1-15 Industry Wage Comparisons Lycoming County	
Industry Sector	Average Annual
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 2-16 and Appendix B. 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	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	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 & Electronic & Other Electric Equipment	177	-294	254	136
Transportation Equipment	81	-99	121	102
Misc. Manufacturing Industries	200	-284	-974	-1059
	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 2-17), 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,

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and trade are driving the region's healthy economic growth" (p.4)². The presence of leading 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.

Table 1-17				
Major Company Locations & Expansions in Lycoming County				
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

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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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 manufacturers of durable consumer goods.

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
Heilig-Meyers	Retail furniture	-	7/01	12
HON	Wooden office	-	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.	Tuck 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

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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:

- 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.

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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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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- 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.

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%

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

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
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%

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%

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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
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 1-17)
- 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 state. Similarly, a greater percentage of Pennsylvania earn higher wages compared to the Williamsport MSA.

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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

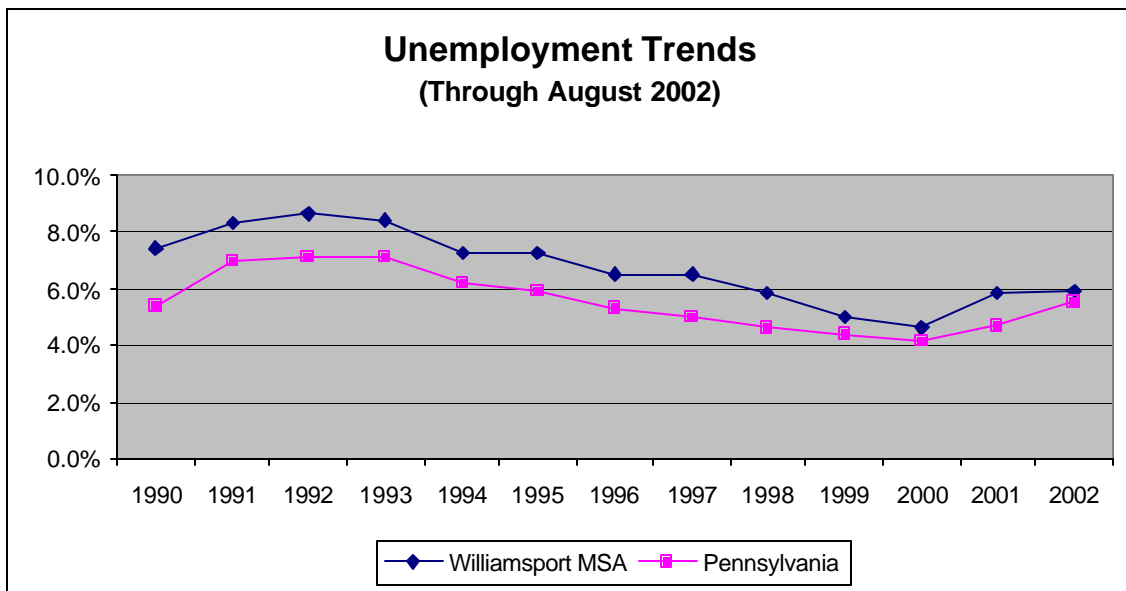
Unemployment Trends

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 1-16



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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 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 U.S. 15 South 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 U.S. 15 South Planning Area municipalities, Lycoming County and Pennsylvania.

As presented in Table 1-23, the educational attainment levels for the U.S. 15 South Planning Area are lagging behind the attainment levels enumerated for the county and state. According to the 2000 Census, the majority of the planning area's population have either attained a high school level education or completed less than 12 years of school. These trends, however, are largely due to the planning area's prison populations, which their impact on the educational attainment levels is evident between the 1990 and 2000 enumerations.

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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
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
U.S. 15 South Planning Area	30.8	43.9	25.3	43.5	36.9	19.6
Brady Township	25.2	35.8	39.0	15.4	50.3	34.3
Clinton Township	34.0	42.9	23.0	41.7	34.9	23.4
Gregg Township, Union County	26.8	46.8	26.4	53.1	34.6	12.3
Montgomery Borough	29.2	48.7	22.1	20.1	48.1	31.8

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

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.

Gregg Township in Union County also has a Keystone Opportunity Zone (KOZ) that comprises the majority of the Great Streams Common Business Park. It is located on U.S. Route 15 and

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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offers 479 acres in its KOZ. This site has been master planned to include 170 acres of riverfront recreation land, 200 housing units and 444 acres of a modern business campus.

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

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vulnerable to the possibility of reduced airline service. US Airways has indicated to airport 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

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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 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 Census of Agriculture, compiled by the US Department of Agriculture and the PA Agricultural Statistics Service, a comparison of 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.

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

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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 in 1997 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.)

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.

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

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

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**Table 1-24
Property Tax**

	Common Level Ratio ⁽¹⁾	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 Governor's Center for Local Government Services: Municipal Statistics Online Database

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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

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Infrastructure

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

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Human Services Characteristics

Overview of Human Services Needs

Identifying the human service needs of the U.S. 15 South 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 dramatically 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 U.S. 15 South Planning Area is experiencing an increase in its elderly population or persons 65 years of age and older. As presented in Table 2-25, the planning area as a whole experienced a 9.6 percent increase in its elderly population over the 1990 to 2000 Census period. This growth rate exceeded the rates enumerated for both the county (7.3 percent) and state (4.9 percent). Moreover, the senior population growth rates of the planning area townships exceeded county and state growth rates, which demonstrates an immediate need to further explore the service need impacts of this population 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

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
U.S. 15 South	379	327	-13.7	1,285	1,211	-5.8	720	789	9.6
Brady Township	43	18	-58.1	140	112	-20.0	37	54	45.9
Clinton Township	107	126	17.8	488	444	-9.0	352	405	15.1
Gregg Township, Union County	86	57	-33.7	260	213	-18.1	126	145	15.1
Montgomery Borough	143	126	-11.9	397	442	11.3	205	185	-9.8

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 drunk 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.

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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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 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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Table 1-27 Select Health Statistics from Healthy People 2010 (1996-2000)			
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.

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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 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

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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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.

The indicators of school performance – dropout rates, PSSA scores, and SAT scores – are presented in Table 2-29. 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%).

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**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	2.2	* (17)	* (54)	* (11)	* (18)	1057 (24%)
Montgomery	2.2	34 (16)	30 (43)	18 (21)	17 (21)	984 (15%)
Montoursville	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	1.3	12 (12)	34 (42)	26 (24)	28 (22)	1063 (20%)
Williamsport	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)

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.

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Table 1-30
Enrollment Projections
Lycoming County School Districts

	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%

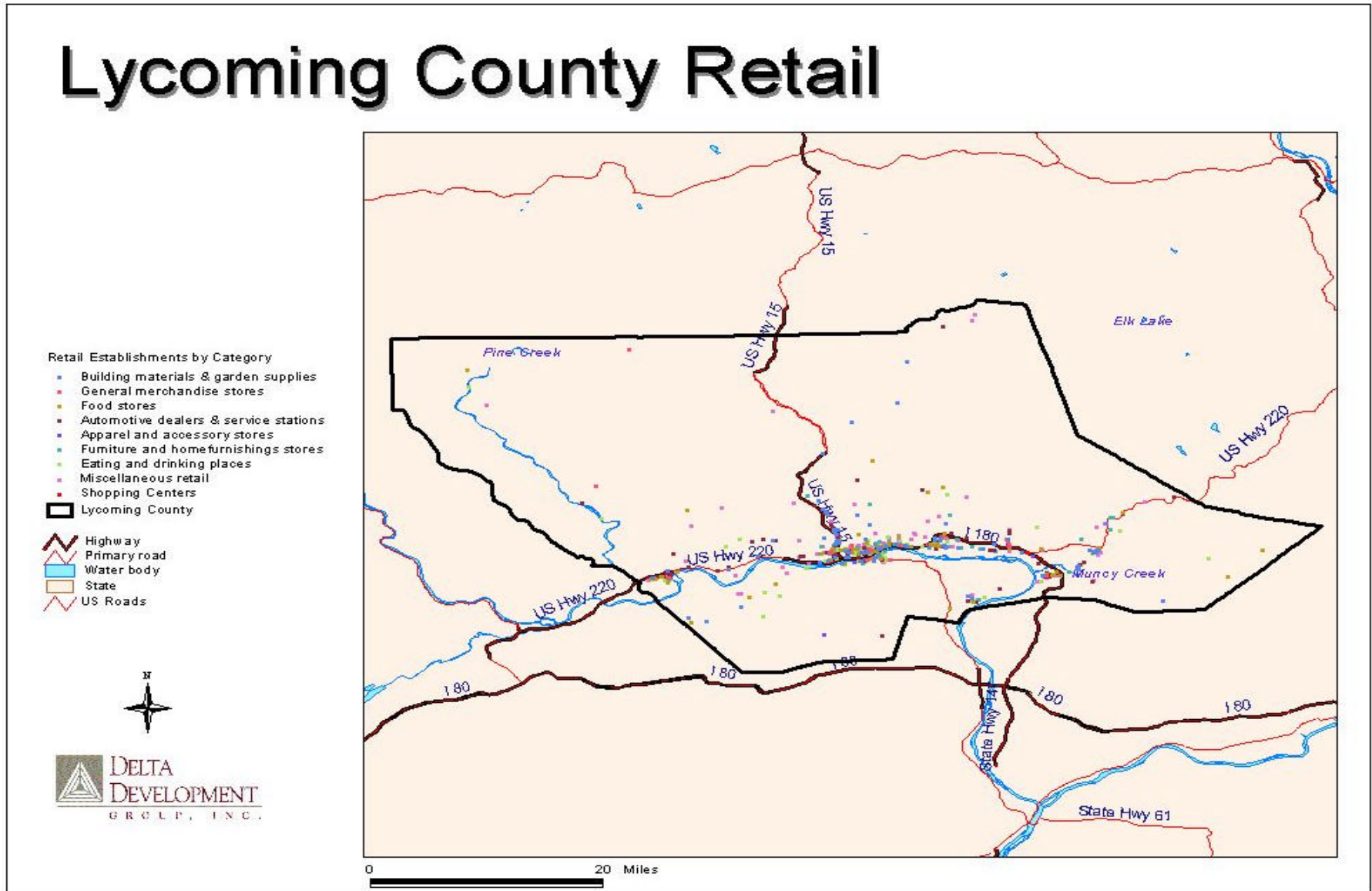
Source: Enrollment Projections prepared by the PA Department of Education (based on 2001)

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 BonTon, JCPenneys, and Sears.

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.

Lycoming County Retail



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APPENDIX A

Population Forecasts Methodology

BobData 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 indeed 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 comprehensive planning process; however, it is an extremely important one as modern society continues to develop lands while controlling negative community impacts.

Key Land Use Issues

Through consultation with the Planning Advisory Team (PAT) and interviews with key persons within the Planning Area and 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 the **U.S. 15 South Planning Area** are as follows:

- ☑ **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 conducive to developing a sense of neighborhood.
- ☑ **Promote Traditional Mixed Use Neighborhoods** - Residents and officials would like to encourage mixed-use neighborhoods, though current regulations do not easily accommodate such designs or the re-use of existing buildings.
- ☑ **Keystone Opportunity Zones** - Three KOZ sites are currently located within Lycoming County; the Lycoming County Industrial Park is located in Brady Township, just across U.S. 15 from the county landfill. The other two are industrial parks located in Clinton Township. Another KOZ is Great Stream Commons, which is in Gregg Township, Union County. KOZ's provide development incentives through reduced or completely eliminated state and local taxes. Once developed, KOZ's foster opportunities to strengthen and diversify the local economy.
- ☑ **Lack of retail shopping services** - Although the immediate U.S. Route 15 South study area has a limited amount of retail shopping services, there are numerous opportunities north of the Planning Area in Williamsport and Montoursville areas. Potential exists in the Borough of Montgomery to revitalize vacant storefronts as well.
- ☑ **Allenwood Federal Correctional Center (FCC)** - The Federal Correctional Complex in Gregg Township (Union County) is one of the region's largest employers and its existence is critical to sustaining the region's low unemployment rate.
- ☑ **Open space preservation** - The preservation of the Planning Area's open spaces serves to protect the Planning Area's rural character, protect and preserve its groundwater quality and quantity, provide habitat for local biological resources, and provide adequate

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No. 2 - Existing Land Use Profile

recreational opportunities. Open space protection is typically addressed in local land use regulations; however, the Planning Area's municipal zoning and subdivision/land development ordinances do not include effective open space preservation techniques.

- ☑ **Industrial Farm Operations** - The sustainability of the traditional family farm is becoming increasingly harder to achieve as trends in the agricultural industry are shifting towards the proliferation of a franchising trend where independent producers enter into a production contract with animal processing corporations. In addition to the environmental impacts, research is beginning to reveal negative social impacts as well. Lycoming County is in the process of amending the county's zoning ordinance to limit concentrated animal feeding operations to areas zoned specifically for agriculture, and then only after a public hearing and proof that measures have been taken to protect public health and safety. If approved, such measures would only apply to those municipalities who have adopted the county's zoning ordinance.
- ☑ **Uniform Construction Code** - The Pennsylvania Uniform Construction Code (Act 45 of 1999) will establish consistent construction standards in every municipality in the Commonwealth. The goal of the law is to prevent substandard construction, both for residential and commercial purposes. At the present time, Gregg Township utilizes the BOCA Code, which is administered by SEDACOG
- ☑ **Telecommunication towers** - Due to their rural location and proximity to U.S. 15, the Planning Area municipalities have already begun to experience the development of wireless facilities. There are no regulations of wireless telecommunication facilities that may limit liability risks to local municipalities, or prevent the negative visual impacts of the towers.
- ☑ **Standardized land use inventory** - The need for developing a standardized land use inventory system has long been recognized. Such a system would greatly benefit the regional cooperation and planning initiatives of the U.S. 15 South Planning Areas' municipalities, as well as enhance land use and community development objectives. 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 developed 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.
- ☑ **Opportunities for growth** - The potential exists for additional development to occur along the U.S. 15 corridor. Commercial development in this area could easily result in a commercial strip, which leads to access management problems, reduces travel time, and is not conducive to developing a sense of neighborhood. Careful consideration must be given to this land use issue.
- ☑ **Floodplain development** - The eastern section of the Planning Area is located in the floodplain of the Susquehanna River and its tributaries. Protection of existing development remains a constant challenge, however, accurate delineation of the floodplains and

Technical Background Studies No. 2 - Existing Land Use Profile

appropriate land use regulations will help ensure that new development respects this hazard.

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* model for classifying land uses based on their characteristics and updates the 1965 Standard Land Use Coding Manual (SLUCM).

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, or layers: 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*.

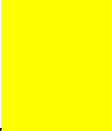

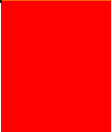



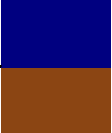
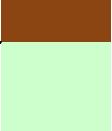
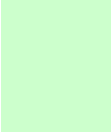

The LCPC staff prepared an initial land use inventory by photo-interpreting the county's low level digital aerial photography, which was recently updated in 2000. The identified land uses were classified using the LBCS's Activity and Structure dimensions. Table 1-1 presents a descriptive overview of each classification used by the LCPC. It is followed by a series of graphs that summarize the existing land uses for the Planning Area as a whole, as well as for each municipality.

As is the case throughout the county, land use has been heavily influenced by the area's topography. 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 the U.S. 15 South Planning Area. As would be expected, Montgomery Borough has a land use distribution that is quite different from the townships' land use distributions.

Technical Background Studies

No. 2 - Existing Land Use Profile

Table 1-1, 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 designations).	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. Excludes forest logging and timber-harvesting operations.	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 structures.	Dark Green (0, 139, 0)	

Technical Background Studies

No. 2 - Existing Land Use Profile

Existing Land Uses

Clinton, Brady and Gregg Townships are predominantly rural areas. The Village of Allenwood, Gregg Township, Union County, at the intersection of U.S. 15 and S.R. 44, is a mix of residential and commercial land uses. Allenwood is home to one of the largest Federal Corrections Complexes. The vacant development tract of Great Stream Commons is located to the north of the village and across from the prison complex.

The Borough of Montgomery is a traditional town center with a historic past. The Borough is located along the Susquehanna River, and a main line of the Norfolk Southern Railroad. Montgomery offers a large number of square feet of existing industrial space that may provide an excellent Brownfield opportunity. One of the assets of the Community is the abundant supply of quality water.

The following is a brief summary of the land use patterns in the U.S. 15 South Area.

Residential – Residential uses cover about 6 percent of the total acreage for the Planning Area as a whole. However, in Montgomery Borough, residential uses account for 40 percent. The further one gets from the Susquehanna River corridor, the less land area is devoted to residential uses.

Commercial/Industrial – These land uses are found on a small scale throughout the Planning Area. Within the borough they account for only 11 percent of the total land area. For the Planning Area as a whole they account for approximately 2 percent of the total.

Great Stream Commons, located in Gregg Township, Union County on the east side of U.S. 15, is unlike traditional business parks. This facility combines business and residential areas with a comprehensive system of utilities and amenities while employing sound planning ideas. The 670-acre campus-like business setting includes 444 acres of property zoned for manufacturing/commercial use, all of which has been granted Keystone Opportunity Zone (KOZ) or Keystone Opportunity Expansion Zone (KOEZ) status. There are also 187 planned residential units and 170 acres of recreational and open space areas. Phase One, which has been completed, consists of 106 acres for development. Internal park roads, sewer (Gregg Township Municipal Authority), water (PA American Water Company), gas (PG Energy), electric (PPL Utilities), and telecommunications (Alltel) have been installed.

River Valley Commerce Park is a 44.85-acre tract of land, situated in Clinton Township located approximately 1½ miles west of Muncy on S.R. 405. The area has received a Keystone Opportunity Zone designation and is accessible by rail to the south.

Technical Background Studies

No. 2 - Existing Land Use Profile

River Valley Commerce Park South is located on Township Road 534 in Clinton Township. This 55-acre site has a Norfolk Southern rail spur and has been designated as a Keystone Opportunity Zone.

Lycoming County Industrial Park is located along U.S. Route 15 in Brady Township. This 290-acre site has 50 acres designated as a Keystone Opportunity Zone (KOZ). The KOZ allows an occupant a local and state tax-free environment through December 31, 2010. The Industrial Park is across U.S. 15 from the Lycoming County Resource Recovery facility. Infrastructure has not yet been developed within the Industrial Park. This property abuts the Great Stream Commons property, thus establishing an entire corridor that is planned for future economic growth.

Institutional – Institutional uses account for about 2 percent of the total land area. This averages the high of 5 percent in Montgomery Borough and lows of 2 percent in Brady Township.

Lycoming County Resource Recovery - The Lycoming County Landfill, which opened in June 1978, is owned by the county and operated by its Resource Management Services section. The land is leased from the U.S. Department of Justice, Bureau of Prisons. In addition to Lycoming County, the landfill serves most of Columbia, Montour, Northumberland, Snyder and Union counties.

Federal Bureau of Prisons - The Federal Correctional Complex (FCC) in Gregg Township (Union County) is located on land that was once known as “the Ordnance” and was operated by the U.S. Department of Defense. The property was transferred to the U.S. Justice Department Bureau of Prisons and is now one of the region’s largest employers. The following facilities are located at the Allenwood FCC:

- FCI Allenwood (Low Security Level)
- FCI Allenwood (Medium Security Level)
- USP Allenwood (High Security Level)

The Bureau of Prisons also operates a minimum-security facility, FPC Allenwood, which is actually located in Brady Township, Lycoming County. However, according to a press release from the Federal Bureau of Prisons in January 2003, this facility is to be relocated to Gregg Township as part of the Federal Correctional Complex there.

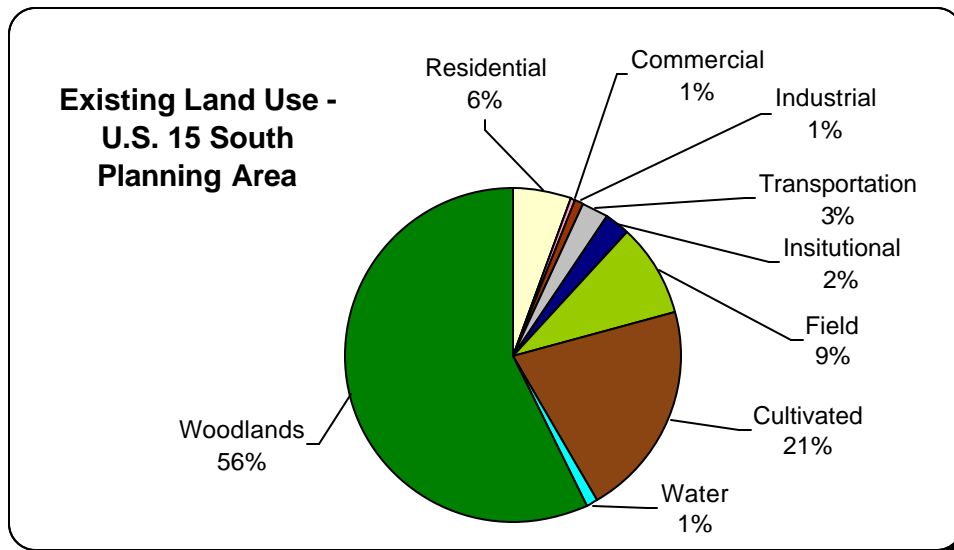
Pennsylvania Department of Corrections - The State Correctional Institute (SCI) in Muncy is the diagnostic and classification center for the state's female inmates. It was originally opened in 1920 as The Muncy Industrial Home, a training school for female

Technical Background Studies No. 2 - Existing Land Use Profile

offenders between the ages of 16 and 30. The facility was incorporated into the Bureau of Correction in 1953. SCI Muncy is a close-security prison that also houses all of the state's female capital case inmates.

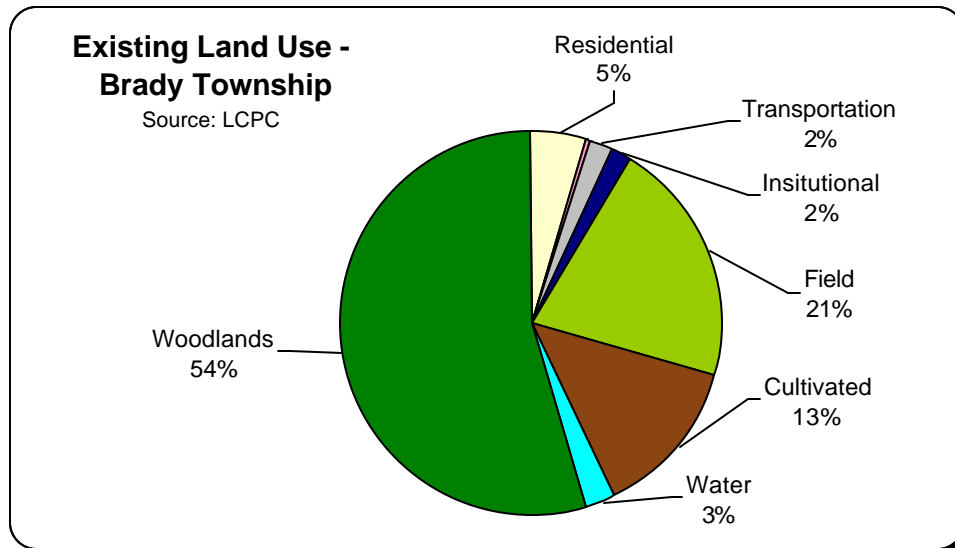
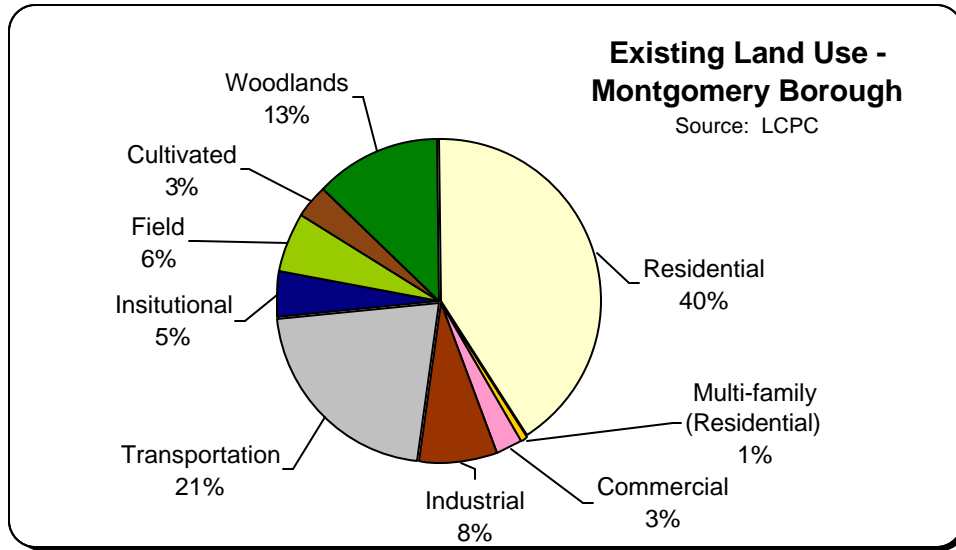
Agriculture and Open Spaces - These types of land use are by far the most dominant throughout the Planning Area. They include the LBCS categories of Field, Cultivated, and Woodlands for purposes of this discussion, and account for approximately 86 percent of all land uses. Also included are recreational facilities (e.g. golf courses), State Game Lands, and State Forest Land. However, this varies from a low of 22 percent in Montgomery Borough to a high of 88 percent in both Brady and Gregg Townships.

Transportation - Approximately 3 percent of the planning area is devoted to transportation facilities.



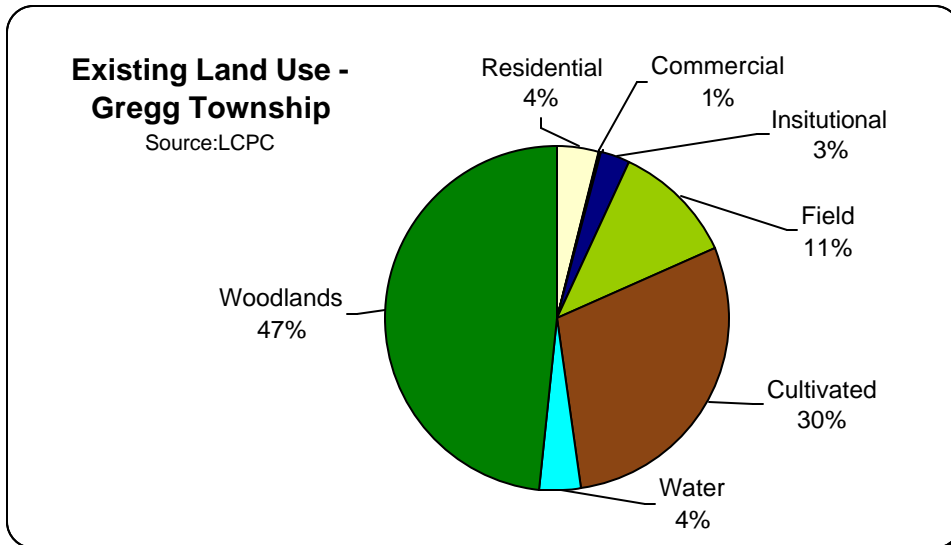
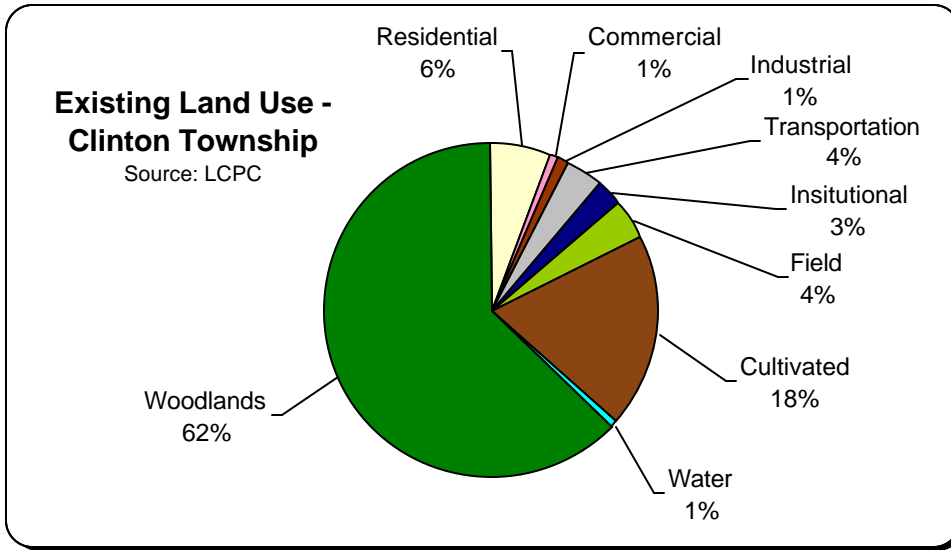
Technical Background Studies

No. 2 - Existing Land Use Profile



Technical Background Studies

No. 2 - Existing Land Use Profile



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 both zoning, and subdivision and land development regulations. Zoning is a method a community may use to regulate the use of land and structures and is designed to protect public health, safety, and welfare, and to guide growth and preservation. In contrast, subdivision and land development regulations do not control which uses are established within the municipality nor where a use or activity can or cannot locate; rather, it controls how a use or activity relates to the land upon which it is located. But before any land use regulations are implemented, a well-articulated statement of community development objectives must be achieved through a comprehensive planning process. These objectives should be supported by sufficient analysis and documentation to justify the zoning map and text, subdivision and land development ordinances, and other tools.

The following table provides an inventory of the enacted municipal zoning and subdivision/land development ordinances in the planning area.

Selected Land Use Regulations for the US 15 South Planning Area

Municipality	Zoning Ordinance	Subdivision/Land Development Ordinance	Floodplain Development	Stormwater Management
Clinton Township	■	■	■	■
Brady Township	■	■	■	■
Gregg Township (Union County)	■	■	■	■
Montgomery Borough	■	■	■	■

Legend:

- Municipal Enacted Ordinance

Technical Background Studies

No. 3 – Public Utilities Profile

Introduction

This chapter examines the full range of utilities infrastructure, available in the U.S. 15 South Planning 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 the community in terms of utilities were identified. The utilities issues that were noted for the U.S. 15 South Planning Area are as follows:

- ☑ **Water Quality for Wells** - There is excellent water quality in the groundwater aquifer.
- ☑ **Water Quantity for Wells** - Historically, there has been an abundance of water in the groundwater aquifer; however, recent drought conditions appear to have had some impact on supplies in some areas.
- ☑ **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.
- ☑ **Good Water Supply** - There is a good water supply through the public water supply system and in the groundwater aquifer.
- ☑ **Flood Protection** - Flood protection from the Susquehanna River is a primary concern of many citizens.
- ☑ **Regional Water System** - The regional water supply is a strongpoint for economic and industrial growth.
- ☑ **Regional Sewer System** - The regional Sewer System has sufficient capacity for continued commercial and industrial growth.

Technical Background Studies

No. 3 – Public Utilities Profile

Background Utilities Data

Residential and commercial development in the U.S. 15 South Planning 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 provides gas service to the U.S. 15 South Planning Area.

Bottled propane Gas

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

Electricity

PPL Utilities, Inc., 4810 Lycoming Mall Drive, Montoursville, PA 17754, is the major provider of electric service in the U.S. 15 South Planning Area. 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

Verizon Communications, 365 Union Avenue, Williamsport, PA 17701, and Pennsylvania Telephone, 191 Middle Road, Jersey Shore, PA 17740 provide local service for residents of the U.S. 15 South Planning Area. Long distance service is offered by a number of long-distance carriers.

Cellular Phone

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 U.S. 15 South Planning Area. Satellite service is available in areas where cable service is not available.

Technical Background Studies

No. 3 – Public Utilities Profile

Internet

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 Services

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 following table summarizes the water systems currently in operation in the planning area. It should be noted that the Allenwood Prison Camp is due to be closed sometime in the spring of 2003.

Additional technical information can be found in the Lycoming County Water Supply Plan that was 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.

U.S. 15 SOUTH PLANNING AREA WATER SYSTEMS							
Water System	Area Served	Water Source	Population Served	Treatment		Storage	
				Filtration	Capacity (gpd)	Raw (gallons)	Finished (gallons)
Allenwood Federal Prison Camp	Brady Township	1 Well	725	No	N/A		1,250,000
Montgomery Borough Water and Sewer Authority	Montgomery and Clinton Township	3 Wells	1,968	No	N/A		500,000
Muncy State Correctional Institution	Clinton Township	2 Wells 3 Springs	1,200	Yes	256,320	545,500	1,000,000

Technical Background Studies

No. 3 – Public Utilities Profile

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:

Clinton Township	8/25/1994	Plan Approval Date 1991 - 1996
Brady Township	1/11/1971	Plan Approval Date 1966 - 1971
Gregg Township, Union County	9/12/1990	Plan Approval Date 1986 - 1991
Montgomery Borough	8/7/1972	Plan Approval Date 1971 - 1976

Montgomery Borough operates and maintains a sewage treatment plant serving the borough and portions of Clinton Township. The Sewer Service Area Map shows those areas that are capable of connecting to a public sewer. The conveyance systems consist of 4" to 18" collector and interceptor mains. The conveyance system is strictly a sanitary system in both the Borough and Township. There are three pumping stations located in Montgomery Borough and two located in Clinton Township. The plant is designed for .85 mgd, with an average daily flow of 480,000 gpd

Brady Township is in the process of adding a sewer collection system and two treatment plants in the north central and southeastern areas of the township. Gregg Township and The Federal Correctional Complex are served by the Gregg Township treatment facility.

The remaining areas are serviced by on-lot septic systems. Sewage Enforcement within the Planning Area is the responsibility of the Lycoming Sanitary Committee in Clinton and Brady Township and Montgomery Borough. In Gregg Township, The Keystone Central COG is currently responsible for sewage enforcement. 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 Systems Profile

Introduction

The transportation network of a community is the backbone for its development and prosperity. It can help attract merchants and residents and is the overall foundation for community growth. A carefully planned roadway network 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.

Key Transportation Issues

- ☑ **There are few transportation alternatives** for residents of the planning area.
- ☑ **Access management is lacking.** Currently there are too many access drives along the corridor, and some are poorly designed. This results in a number of safety issues.
- ☑ **Many of the bridges in the planning area need major rehabilitation or replacement.** Funding these projects is a challenge, but the need is great.
- ☑ **Traffic Safety and a poor road system** are two prominent issues for many residents (Additional specific information to be provided by PAT).
- ☑ **The Williamsport Regional Airport** provides connecting services to Philadelphia and Pittsburgh and is viewed as a positive attribute of the region's transportation system.
- ☑ **The Norfolk-Southern Railroad** operates a main line through the planning area and provides freight service for a number of local businesses.
- ☑ **Roads of Rural Character.** Many of the roads in the planning area should be maintained for their rural character and scenic vistas they provide. In conjunction with the rural character, special consideration should be given to the use of horse drawn vehicles on roads and highways.

Existing Roadway Network Overview

There are a total of 37.93 miles of Township Roads and 26.91 miles of State Highway System roads within the planning area. The major roadways servicing the U.S. 15 South planning area are as follows:

- U. S. 15 North runs through all of the municipalities of the planning area. It follows the Susquehanna River in eastern Gregg Township through Allenwood. It continues north through the southeastern part of Brady Township, and then north and west through Clinton Township. It is the major connection among these municipalities.

Technical Background Studies

No. 4 - Transportation Systems Profile

- Route 405 begins in Montgomery Borough, Clinton Township and heads northeast across the river into Muncy Creek Township, through Muncy Borough. It connects to Interstate 180 just east of the Borough.
- Route 44 runs east/west through Gregg Township, eventually reaching Jersey Shore Borough in the west and Bloomsburg in the east.

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.

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

- Currently there are no interstates within the planning area.

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.

- There are no freeways in the planning area.

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.

- U.S. 15 is classified as 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.

- Route 54 east from U.S.15 into Montgomery Borough and Route 405 from Montgomery to Hughesville are classified as minor arterials.

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.

- Route 44 in Gregg Township is a **major** collector; State Road 2001 in Brady Township is a **minor** collector.

Technical Background Studies

No. 4 - Transportation Systems Profile

Local roads serve farms, residences, businesses, neighborhoods, and abutting properties. The remaining roads fall into this classification. In addition, private roads within Lycoming and Union Counties that are not maintained by the local municipality also fall into this category.

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 review clearly shows that U.S. 15 is the most heavily traveled road in the planning area, handling anywhere from 12,000 to 15,000 trips per day according to 1999 data. Comparatively, the next busiest route is SR 54 from U.S. 15 to Route 405, and also along Route 405. These roads handle an average of 5500 trips per day.

Aviation

There are no aviation facilities within the planning area; however, the Williamsport Regional Airport is within reach for most of the planning area - it is located in Montoursville Borough. It is owned and operated by the Williamsport Regional Airport Authority. This facility provides regularly scheduled commercial service through US Airways. At the present time, there are seven flights daily – five to Pittsburgh and two to Philadelphia. Additional charter services are provided by DeGol Aviation. Federal Express offers air-freight services as well.

At the present time, PENNDOT is preparing the environmental impact studies for a new access road to the airport from I-180. 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 in order to attract other carriers; however, they have been unable to obtain approval from the FAA because they do not meet the necessary criteria.

US Airways' recent bankruptcy filing will not have an impact on the services provided at the Williamsport Regional Airport, because 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.

Technical Background Studies No. 4 - Transportation Systems Profile

Public Transit

There is limited conventional public transit service in the area. Williamsport City Bus has a single, fixed route line known as the Penn College Connector. The route begins in Williamsport and heads east through Montoursville and Muncy, crosses the river and goes through Montgomery. It connects to the Penn College Earth Science Center and the White Deer Golf course.

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. Individual riders must be certified as ADA eligible to take advantage of this service.

Also, 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. The vans and buses provide door-to-door services to and from the client's destination. Currently, the base fare is \$11.00 per one-way trip and reservations must be made by 2:00 PM the day before.

Gregg Township is served by the Union-Snyder Transportation Alliance (USTA), which provides paratransit and shared-ride services similar to those provided by City Bus and STEP.

Rail Service

The Norfolk-Southern Railroad operates freight services along the Susquehanna River in Clinton Township. This is a National – Class 1 Line and is part of the Harrisburg-Buffalo Main Line. It runs through the Clinton Township Industrial corridor, which is just outside of Montgomery Borough. Just to the northeast of Montgomery, the Lycoming Valley Railroad (LVRR) branches off and crosses the River. This railroad is a switching carrier and a Norfolk-Southern handling line carrier. They only provide freight services. At the present time, there are no regular passenger rail services in the planning area. However, the LVRR does have several annual excursion trains, including the Fall Foliage tour and The Christmas Express.

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

Technical Background Studies

No. 4 - Transportation Systems Profile

that a facility of this type would help reduce truck traffic throughout the area, thus improving public safety and air quality by reducing the conflicts between cars and trucks. The study will consider other intermodal options, such as an air cargo facility.

The County Planning Commission, the SEDA-COG Regional Transportation Planning Advisory Committee 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 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.

Transportation Improvement Programs /WATS Long Range Plan

The Williamsport Area Transportation Study was formed in 1968 to serve as the Metropolitan Planning Organization for the Williamsport Urbanized Area. Since then, its study area has been expanded to include all of Lycoming County. The county planning commission represents countywide needs via membership on various WATS committees. Gregg Township falls under the jurisdiction of the SEDA-COG Local Development District.

In accordance with federal regulations, WATS identifies transportation needs throughout the area and develops a Long Range Transportation Plan, which is incorporated into the County Comprehensive Plan. The plan covers road, air, rail, and bike/pedestrian modes of transportation. These recommendations are then incorporated into the Statewide Transportation Improvement Program based on realistic funding opportunities.

The WATS most recent 20 Year Long Range Plan – Stage One (2001-2004) includes the following projects in the U.S. 15 South Planning Area:

- Traffic Study for U.S. 15 South from Williamsport to I-80 (2001)
- Highway Resurfacing on U.S. 15 from the Union County/Lycoming County Line to T-520
- Highway resurfacing from U.S. 15 at Black Hole Creek to PA 54
- Bridge Rehabilitation on PA 405 over the Susquehanna River

The first two projects have subsequently been included in the 2001 State 12-Year Transportation Improvement Program. The Third has been included in the 2003 TIP. The Bridge Rehabilitation project over the Susquehanna began in September 2001 and is expected to be complete by November 2003. The 18-span steel bridge, which crosses the West Branch of the Susquehanna River, was built in 1957. The rehabilitation will extend the life of the Muncy Bridge by 50 years.

Technical Background Studies

No. 4 - Transportation Systems Profile

U.S. 15

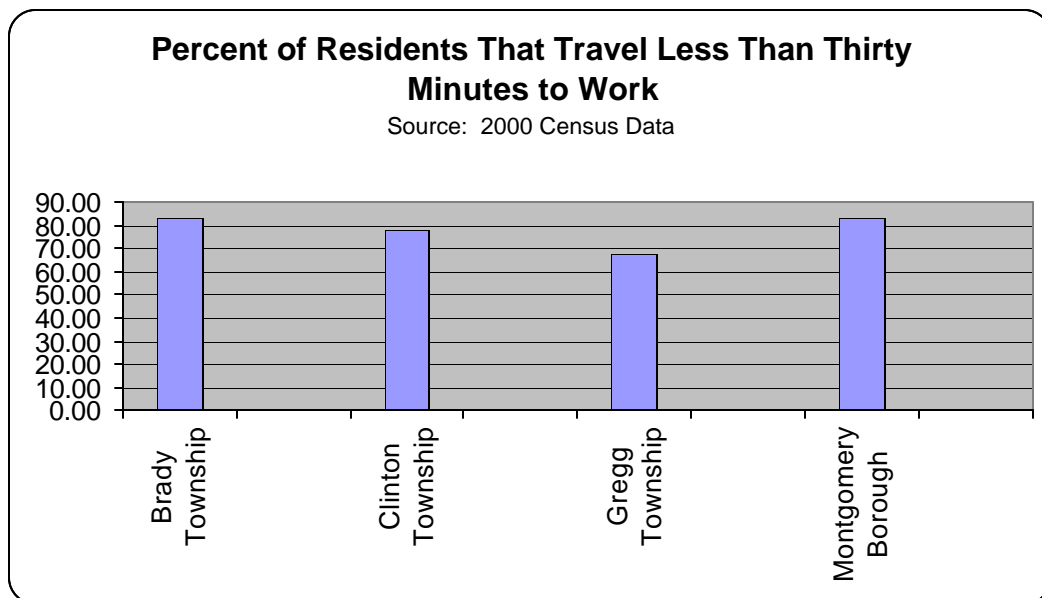
The 1997 County Comprehensive Plan identified the need to “conduct a comprehensive safety, capacity, and access control study for Route 15 south of Williamsport to the Village of Allenwood.” High accident rates and new development were cited as the basis for the study. At the present time, safety and access are still major concerns of the residents who live along this corridor. This study is currently underway, and it is hoped that it will be completed by Summer 2003.

Journey to Work

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

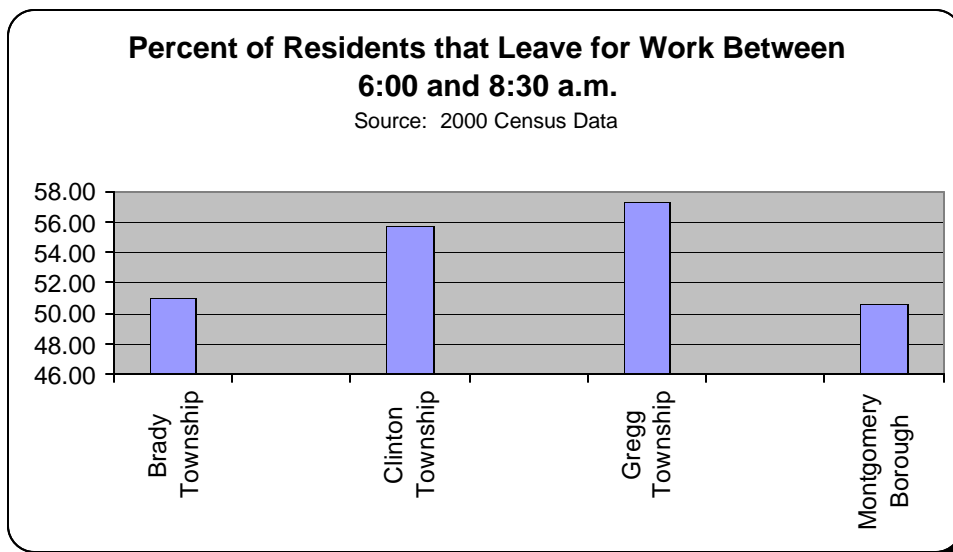
Place of work and commuting patterns statistics for the planning area municipalities were obtained from the 1990 and 2000 Censuses, and are presented in Table 2. Approximately 71 percent of the Planning Area’s residents work in the county in which they reside. Most people drive alone to work – 85 percent.

An average of 79 percent of the Planning Area’s residents travel less than 30 minutes to work. The following figure shows the percentages for each municipality.



Technical Background Studies

No. 4 - Transportation Systems Profile



As shown in the preceding chart, an average of 54 percent of all residents leave for work between 6 and 8:30 a.m. Interestingly, between 17 and 24 percent of the Planning Area's residents leave for work between 12 noon and midnight.

Technical Background Studies

No. 4 - Transportation Systems Profile

Table 2
Place of Work and Journey to Work

Category	Total Persons							
	Brady Township		Clinton Township		Gregg Township		Montgomery Borough	
	1990	2000	1990	2000	1990	2000	1990	2000
Place of Work								
Worked in the minor civil division of residence	9	4	18	137	56	49	251	192
Worked outside minor civil division of residence	255	256	1,010	982	440	369	428	588
Worked in county of residence	228	181	869	868	180	156	563	618
Worked outside county of residence	35	76	145	248	310	262	112	160
Journey to Work (Mode)	1990	2000	1990	2000	1990	2000	1990	2000
Car, truck or van	250	245	998	1,074	456	394	634	739
Drove alone	211	223	814	949	375	332	505	647
Carpooled	39	22	184	125	81	62	129	92
Public transportation	0	0	0	0	0	2	0	0
Motorcycle	0	0	0	0	0	0	0	0
Bicycle	0	0	0	0	0	0	5	8
Walked	5	7	14	21	18	11	22	16
Other Means	0	5	6	0	8	3	2	0
Journey to Work (Travel Time)	1990	2000	1990	2000	1990	2000	1990	2000
Less than 5 minutes	6	7	38	53	21	10	59	61
5 to 9 minutes	16	16	187	192	22	33	132	125
10 to 14 minutes	63	26	188	142	47	62	76	95
15 to 19 minutes	30	48	155	204	139	71	127	131
20 to 24 minutes	94	80	146	203	102	69	142	177
25 to 29 minutes	17	40	68	83	54	37	46	61
30 to 34 minutes	20	25	129	111	65	77	45	67
35 to 39 minutes	0	4	6	15	2	6	4	2
40 to 44 minutes	3	1	7	23	5	7	4	8
45 to 59 minutes	5	5	11	32	15	9	19	16
60 to 89 minutes	1	3	83	22	5	9	9	4
90 or more minutes	0	2	0	15	5	20	0	16
Worked at home	9	3	10	24	14	8	16	17
Time Leaving Home for Work	1990	2000	1990	2000	1990	2000	1990	2000
12:00 a.m. to 4:59 a.m.	9	17	29	60	26	25	8	24
5:00 a.m. to 5:29 a.m.	19	9	25	48	21	37	30	37
5:30 a.m. to 5:59 a.m.	18	12	141	71	19	25	71	68
6:00 a.m. to 6:29 a.m.	31	28	98	118	80	42	75	101
6:30 a.m. to 6:59 a.m.	39	28	101	137	55	59	88	71
7:00 a.m. to 7:29 a.m.	28	34	70	146	45	63	75	90
7:30 a.m. to 7:59 a.m.	20	36	159	142	54	44	68	90
8:00 a.m. to 8:29 a.m.	17	5	110	68	32	27	21	34
8:30 a.m. to 8:59 a.m.	19	16	27	41	16	4	49	34
9:00 a.m. to 9:59 a.m.	10	7	40	37	18	6	29	19
10:00 a.m. to 10:59 a.m.	8	3	0	14	9	5	16	9
11:00 a.m. to 11:59 a.m.	0	0	5	2	8	0	8	4
12:00 p.m. to 3:59 p.m.	24	25	124	117	42	35	75	103
4:00 p.m. to 11:59 p.m.	13	37	89	94	57	38	50	79

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 U.S. 15 South 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, services, and utilities issues that were noted for the U.S. 15 South Planning Area:

- ☑ **Good school systems (public/private)** – The communities along the U.S. 15 South corridor 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.
- ☑ **Landfill odors** – Undesirable odors from the landfill are a deterrent to growth and retention in the area.
- ☑ **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.
- ☑ **Immediate access to State Forest and Game 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 located to the north and west, respectively.
- ☑ **Prime fishing, open space, clean air, and good water quality** - There is immediate access to excellent fresh water fisheries, to include White Deer Hole Creek and the

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No. 5 – Community Facilities and Services Profile

Susquehanna River. These fisheries have the benefit of good water quality, which supports warm-water species and cold-water species, such as trout in White Deer Hole 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. Scenic views surround the area.

- ☑ **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.
- ☑ **Golf Courses** - The region has a variety of quality golf courses, including the White Deer Golf Complex along the west side of U.S. 15 South and the Williamsport Country Club. There are numerous other golf courses within an hour drive outside the county.

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.

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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.

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

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No. 5 – Community Facilities and Services Profile

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 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.

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No. 5 – Community Facilities and Services Profile

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.

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 U.S. 15 South Planning Area are summarized in the tables on the following page.

Company	Current Number of Active Staff Members	Optimum Staff of Active Members	Average Response Time	Dedicated Fire Tax	Remarks
Montgomery Volunteer Fire Company	70	70	3 min.	Yes; Montgomery Boro	Daytime staffing is a problem. Weekdays slow down the response time.
Clinton Twp Volunteer Fire Company	43	43	4 min.	Yes; Clinton Twp (Brady Twp. Has a fire tax and contributes additional monies)	Daytime staffing is a problem. Weekdays slow down the response time.
Gregg Twp	Gregg Twp is in Union County. It receives 9-1-1 dispatching from the Union County 9-1-1 Communications Center in Lewisburg. It receives fire and rescue services from the Warrior Run Area Fire Company.				
Warrior Run Area Fire Company	50	100	5 min.	No; Gregg and Delaware Twps, Watsonstown, and McEwensville collectively legislated a per capita obligation that each municipality is responsible for.	Operates two locations (Route 405 N of Watsonstown and Allenwood). Involved in mutual aid agreements with Montgomery Volunteer Fire Department, Muncy Fire Department and Clinton Twp Volunteer Fire Department.

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Company	Engine	Tanker	Rescue	Ambulance	Utility	Tanker/ Pumper	Ladder (Platform)	Brush	Tower	Remarks
Montgomery Volunteer Fire Company	1	-	1	2	-	-	-	-	-	
Clinton Twp Volunteer Fire Company	1	1	1	1	1	-	-	1	1	
Gregg Twp	Gregg Twp is in Union County. It receives 9-1-1 dispatching from the Union County 9-1-1 Communications Center in Lewisburg. It receives fire and rescue services from the Warrior Run Area Fire Company.									
Warrior Run Area Fire Company	2	1	1	3	-	1	1	2	-	Operates two locations (Route 405 N of Watsontown and Allenwood). Involved in mutual aid agreements with Montgomery Volunteer Fire Department, Muncy Fire Department and Clinton Twp Volunteer Fire Department.

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.

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4. Training requirements for becoming a Volunteer 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.

As mentioned above, fundraising is an integral part of a volunteer fire company organization. The companies serving the U.S. 15 South 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, Warrior Run EMT, the non-transport quick response units (QRS) of 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. There are also mutual aid agreements on file at the 9-1-1 Command Center. Primary service providers for the U.S. 15 South Planning Area include:

- Montgomery Police Department Quick Response Service
- Clinton Township Volunteer Fire Company & Quick Response Service
- Montgomery Volunteer Fire Company & Quick Response Service

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.
- Generally, training is provided at no cost to the firefighter.

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- 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 the police function, and the one most likely to occupy the major portion of the officer's time, are

Technical Background Studies

No. 5 – Community Facilities and Services Profile

activities not necessarily related to criminal acts and include such tasks as traffic control, education, and other public services.

One municipal police department serves in the U.S. 15 South Planning Area:

Montgomery Police Department

- 5 sworn officers
- Is involved in county wide mutual aid
- Contracts with Brady and Clinton Townships to provide police services to these municipalities.

Brady Township and Clinton Township are provided police services by Montgomery Police Department under contract.

The municipal police departments within Lycoming County have Mutual Aid agreements in place that allow the various municipal departments to acquire reinforcements for various situations.

Police coverage in Gregg Township 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 to include the Lycoming County Sheriff Department, and the local office of the Federal Bureau of Investigation.

Correctional Custody

Correctional Custody Services are provided by the Lycoming County Prison 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

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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

Susquehanna Health System and the Geisinger Health System provide health care services for the residents of the U.S. 15 South Planning Area.

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. 15 South 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
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

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Facility	Type	Beds	Location
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

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	120 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

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Facility	Type	Location
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

Educational Facilities

Public Facilities

Warrior Run School District is located in Northumberland, Union, and Montour Counties. The School District encompasses an area of about 113 square miles and is comprised of the following municipalities: Anthony and Limestone Townships, both located in Montour County, McEwensville and Turbotville Boroughs, Watsontown and Delaware and Lewis Townships in Northumberland County, and Gregg Township in Union County.

The table below provides actual student enrollment from Gregg Township.

WARRIOR RUN SCHOOL DISTRICT ENROLLMENT – GREGG TOWNSHIP

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
2002-2003	12	5	7	8	11	7	8	13	12	12	10	6	8	119

The Montgomery School District draws students from the communities of Montgomery and Elimsport, as well as the surrounding areas. It includes two elementary schools, a middle school, and a high school.

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/>."

MONTGOMERY SCHOOL DISTRICT CURRENT AND PROJECTED ENROLLMENTS

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Capacity	900							650						1550
2002-2003	54	94	82	69	71	75	75	76	110	88	83	71	82	1030
2003-2004	59	69	97	79	68	68	72	75	78	112	81	75	70	1003
2004-2005	50	76	71	94	78	65	65	72	77	79	103	73	74	977
2005-2006	40	64	78	69	92	74	63	65	74	78	72	93	72	934
2006-2007	39	51	66	76	68	88	71	63	66	75	71	65	91	890
2007-2008	37	50	52	64	75	65	85	71	64	67	69	64	64	827
2008-2009	36	48	51	50	63	71	63	85	73	65	61	62	63	791
2009-2010	35	46	49	49	49	60	68	63	87	74	59	55	61	755
2010-2011	34	45	47	47	48	47	58	68	64	88	68	53	54	721
2011-2012	32	43	46	45	46	46	45	58	69	65	81	61	52	689

Technical Background Studies

No. 5 – Community Facilities and Services Profile

Private Facilities

A number of private schools are located in close proximity to the U.S. 15 South 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

NON-PUBLIC, NON-LICENSED 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

Technical Background Studies

No. 5 – Community Facilities and Services Profile

Facilities for Higher Education

Residents of the U.S. 15 South 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 Montgomery Public Library is located in the U.S. 15 South Planning Area. It is a member of the Lycoming County Library System. The Union County Public Library in Lewisburg serves Gregg Township. Both county library systems have their own common, online catalog. They also participate in resource sharing and work together to bring superb library services to citizens. Library cardholders have access to any of the online resources using their library card barcode number. 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.

The Montgomery Area Public library is located in a former 1920's era bank. The reference room is in the former vault. It offers books, video and access to the POWER library. The library is located at 1 South Main Street Montgomery, PA 17754. They have applied for a grant to renovate the two upstairs rooms in the current building.

Other Libraries of the Lycoming County Library System	
Facility	Location
James V. Brown Library	Williamsport
Dr. W.B. Konkle Memorial Library	Montoursville
Muncy Public Library	Muncy
Hughesville Public Library	Hughesville
Jersey Shore Public Library	Jersey Shore
John G. Snowden Memorial Library	Williamsport (Lycoming College)
PA College of Technology Library	Williamsport
Lycoming County Courthouse Law Library	Williamsport
Learning Resources Center (Medical Library Susquehanna Health Systems)	Williamsport

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No. 5 – Community Facilities and Services Profile

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	
Brady Township	Y	8-6 M-TH	50	Y	Y	Y	Y	Y		Y	4	Y
Clinton Township	Y	8 - 4	25	Y	Y	Y	Y	Y		Y	2	Y
Montgomery	Y	7:30 - 4	50	Y	Y	Y	Y	Y		Y	4	Y
Gregg Township	Y	8-12	50	Y	Y	Y	Y	Y	Y	Y	3	Y

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. This site is located within the U.S. 15 South Planning Area in Brady Township. 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, based on current filling rates. 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.

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.

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No. 5 – Community Facilities and Services Profile

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. Montgomery offers a curbside recycling pick-up service. Recycling drop off centers for the U.S. Route 15 South Planning Area can be found in Brady Township at the municipal building and at the Lycoming County Landfill.

Stormwater Management Planning (Act 167)

No Act 167 Stormwater Management Plans have been completed for the watersheds in the U.S. Route 15 South Planning Area. An Act 167 Stormwater Management Plan is in the process of being developed for the West Branch Susquehanna River. A portion of Gregg Township contributes stormwater runoff to this study area. There are no specific Stormwater Management Ordinances for any of these municipalities. Stormwater management is controlled through Subdivision and Land Development Ordinance provisions.

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 the plan. The plan contains more information pertaining to recreation and open space. Please refer to the Public Recreation Facilities Map for identification and location of public recreation facilities.

Technical Background Studies

No. 6 - Natural and Cultural Resources Profile

Introduction

The US 15 South Planning Area roughly parallels the White Deer Hole Creek watershed and three smaller Susquehanna River tributary watersheds: Black Hole Creek, Spring Creek, and Black Run. It is characterized by steep, forested slopes, and a gently rolling valley floor. A ridge just southwest of Montgomery separates the borough from the US 15 corridor. River flooding and years of cultivation have left the area between Montgomery and Muncy Station nearly level and scattered with pockets of ponds, wetlands, and other surface waters. (Terrain Model/Elevation Map)

At the foot of North White Deer Ridge in Brady and Washington Townships, a 1.5-mile linear closed depression thoroughly absorbs stream flows from two intermittent mountain streams and has been known for years as “The Sink.” Highly influenced by groundwater conditions, it experiences dynamic changes in water flow throughout the year.

The natural and cultural resources associated with this area are numerous and are a key element of the quality of life in the area. It is important to recognize that these resources are not only limited, but also interdependent; a change in one will result in changes in others. Finding a balance between protecting these resources and allowing for continued community and economic development in the area will be an issue for the community.

Key Natural and Cultural Resource Trends and Issues

The following is a summary of the key trends and issues relating to the natural and cultural resources of the planning area. These have been identified through comments from the Planning Advisory Team (PAT) and a Focus Group Workshop that was held on September 26, 2002.

- ☑ **Preserving prime agricultural lands is a priority.** Not only does agriculture produce income, it also provides open space and wildlife habitats. Agricultural preservation programs, including Conservation Easements and Transfer of Development Rights, as well as tax incentives like the Clean & Green Program can help accomplish this goal.

- ☑ **Karst Topography** - Portions of the Planning Area’s landscape are underlain by limestone-based geologic formations that are susceptible to the formation of solution caverns and sinkholes. 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 susceptible to changes in land use and development.

Technical Background Studies

No. 6 - Natural and Cultural Resources Profile

- ☑ **Groundwater** is a main source of drinking water for residents of the area and its protection will require sound practices regarding sewage and septic systems. 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.
- ☑ **Flood plains** – The eastern section of the Planning Area is located in the floodplain of the Susquehanna River and its tributaries. While protection of existing development remains a constant challenge, accurate delineation of the floodplains and appropriate regulations will help ensure that new development respects this hazard.
- ☑ **Air Quality** – Air quality is very important to the overall quality of life and is generally good in this Planning Area. Identified hazards to air quality include vehicle emissions and open burning. Another impact to air quality is the relationship between the unique microclimate of the Planning Area and the landfill. Methods to minimize air quality impacts need to be developed.
- ☑ **Scenic Resources** – The natural beauty of the area is one its 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, including the Susquehanna River corridor. New development needs to use design techniques that preserve and enhance the views and scenic beauty of the area.
- ☑ **Cultural Resources** – Cultural and historical resources can be found throughout the area. They are an integral part of the quality of life in the region. A strong sense of community and volunteerism help to promote these resources.

Natural & Cultural 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 takes place in an environmentally sensitive manner.

Land Resources

Prime Farmland Soils - The Soil Survey of Lycoming County, Pennsylvania (1986) describes the soils found across the County and uses soil associations to describe how soil depth, slope, and drainage affect potential land uses. Prime farmland soils, i.e., those that have the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods, are located predominantly in the southeastern portion of Clinton Township. There are approximately 7,500 acres of Prime Farmland soils within the Planning Area. The next most productive soils are

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classified as Soils of Statewide Importance. There are roughly 3,000 acres that fall into this classification. Many farmland protection programs use soil classifications as criteria for farmland preservation. (Soil Characteristics Map)

On-lot Septic Suitability - As outlined in the 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 extreme that special septic system designs and additional costs are necessary. The vast majority of the Planning Area's soils are classified as severe. 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 possible. Site-specific analysis for new development is essential to ensure that the proper septic 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 by the Pennsylvania Department of Environmental Protection (PADEP) and updated as necessary every five years. All of the municipalities in the Planning Area have approved plans on record, and all are due for their five-year update by law.

Carbonate (Karst) Geology - Portions of the Planning Area's landscape are underlain by limestone-based geologic formations that are susceptible to the formation of solution caverns and sinkholes. These sub-surface areas are susceptible to changes in land use and development. There is a band of these formations that runs along the base of White Deer Ridge in Brady and Clinton Townships. The area that is locally referred to as "The Sink" is part of this formation. In these areas, detailed, site-specific studies must take place in order to determine foundation conditions for constructing large structures. These areas may also contain potable 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 underground cavities, also allow seepage of sewage into the groundwater. (Karst Topography Map)

Scenic and Natural Areas - Undisturbed natural areas have inherent scientific, recreational, ecological, and economic value. The Tiadaghton State Forest, located in northern Clinton and Brady Townships is one such area. The 1993 *Natural Areas Inventory of Lycoming County, PA*, prepared by the Nature Conservancy, lists the Maple Hill Sinks in Brady Township as a site of statewide significance for the protection of biological diversity. It also lists Montgomery Cliffs in Clinton Township as an area of local significance in the County, along with the West Branch Susquehanna River.

In addition, the historic pattern of development, i.e., compact 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. The small towns and villages even experience a micro-climate which is unique from the rest of the region, due to their physical location in relation to the mountain ridge to the north. The 1973 report, *Scenic Resources of Lycoming County*, delineates these viewsheds and includes The Susquehanna River Scenic Area, which is located along the river corridor in the northern section of the Planning Area.

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No. 6 - Natural and Cultural Resources Profile

Protecting these views will require a combination of both zoning and design standards. (Natural Resource Protection Areas and Open Space Map)

Water Resources

Surface Waters - Surface waters include rivers, intermittent and perennial streams, and ponds that provide aquatic habitat, carry or hold runoff from rainfall, and provide recreation and scenic opportunities. The US 15 South Planning Area is drained by White Deer Hole Creek, Spring Creek, Black Hole Creek, and Black Run. The headwaters of these streams lie perpendicular to the steep forested slopes of the White Deer Ridges. The West Branch of the Susquehanna River is the western border of the Planning Area. (Surface Water Features Map)

Surface 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 must follow guidelines found in PADEP's Special Protection Waters Implementation Handbook. Special Protection Waters in the study area are White Deer Hole Creek, Spring Creek, Black Run, Black Hole Creek, and Turkey Run. (Surface Water Quality Map)

The newly formed Black Hole Creek Watershed Group is the only local organization working in the planning area; however, the Northcentral Pennsylvania Conservancy has been assessing and planning for the Lower West Branch Susquehanna River basin for at least two years. A Rivers Conservation Plan, funded through the PA DCNR Rivers Conservation Program, is being developed with a goal to define this reach of the West Branch, from Farrandville, Clinton County to Sunbury, Northumberland County, as "a healthy river corridor that enhances everyone's quality of life." Specific objectives are to improve water quality, promote river heritage and river community connections, and reduce flood hazards. The plan is scheduled for completion in 2003 and will help qualify conservation organizations and local governments for future rivers conservation program funding. There are other organizations working nearby, including the Nippenose Valley Watershed Association and the Muncy Creek Watershed Association.

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 the grant program 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. The County has not completed Act 167 Plans for the Planning Area's watersheds. However, local subdivision/land development ordinances provide some controls, as do specific permit regulations, which are discussed in more detail in the Community Facilities and Services Profile.

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Groundwater - Historically, groundwater resources have provided an adequate water supply to wells in the region. Average annual rainfall for the Planning Area has been around 40 inches per year. Historically, this amount has been sufficient to replenish groundwater aquifers and meet water supply demands. However, drought conditions over the past several years across Pennsylvania have impacted both surface and groundwater resources. As a result, PADEP has issued drought watches and warnings across the state requesting and, in some cases, requiring water conservation. Aside from these drought conditions, monitoring and management of groundwater resources has become more challenging due to the increasing number of private domestic wells. (Groundwater Recharge Areas and Availability Maps)

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 an ongoing 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.

Future growth in the Planning Area will require additional water supply from sources that are dependent upon precipitation to infiltrate and recharge the aquifers. Promoting infiltration (groundwater recharge) and protecting well head source areas will be critical to protecting groundwater supply and quality for the future of the Planning Area.

Floodplains - Floodplain areas perform a number of critical ecologic functions. However, since these areas are relatively flat and have good soils, they are also convenient for development. Natural flooding can cause tremendous damage to man-made structures, as well as human health and safety. Much of the southeastern section of Clinton Township is located in the floodplain of the Susquehanna River. (Environmental Hazards Areas and Surface Water Features Maps)

The Federal Emergency Management Agency (FEMA) has prepared a new set of maps that redefine the flood-hazard areas of Lycoming County. The maps were sent to County municipalities in September 2002, and are currently being reviewed. Eventually, the updated 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. All of the Planning Area municipalities participate in the NFIP.

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" for residents of Lycoming County. Nearly 200 individuals and organizations have joined as partners and/or advisors to this organization since its inception in 1998. The Partnership involves local, state, and federal participants in technical and educational projects, such as flood hazard mitigation, retrofitting, property acquisition, GIS Vulnerability Analysis Database (VAD), and Partnership Development and Community Awareness programs. To date, no specific projects have been initiated for the

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Planning Area, although the new mapping may initiate the creation of a property buy-out program similar to the one in Muncy Borough across the river.

Gregg Township is covered by the Project Impact efforts of Union County. At the present time, a draft Hazard Vulnerability Assessment and Mitigation Plan has been prepared and is expected to be finalized in the Spring of 2003.

Biological Resources

Vegetation and Wildlife – Approximately 56 percent of the planning area 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. Much of the Planning Area remains forested; however, areas adjacent to the river in southeastern Clinton and Brady Townships have been cleared and are somewhat developed. Current development includes agricultural fields, industrial complexes and housing tracts.

The wildlife of the area reflects both the forested landscape, as well as changes to its vegetative patterns due to human activities and includes both migratory and permanent species. 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, which has prompted the State Game Commission to change their hunting regulations in an attempt to control the herds. Non-game species flourish as well, including herons, bald eagles, osprey, hawks and owls. Trout inhabit the cold-water streams, while large and small mouth bass and muskellunge populate the warmer waters.

There are a number of organizations that are currently involved in monitoring and protecting the biological resources throughout Pennsylvania. They include The Department of Conservation and Natural Resources (DCNR), The Bureau of Forestry, The PA Fish and Boat 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 region, including this Planning Area. Their mission is to conserve, protect, and utilize lands, 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; however, none of these are located within the planning area.

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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. The Kinsey House, the Montgomery Historic District, and the Montgomery Table Works, all of which are located in Montgomery Borough, are currently eligible, although not yet listed on the register.

Cultural – In addition to the historical resources, numerous cultural activities and resources add to the quality of life in the Planning Area. Local fairs and festivals throughout the area enhance the sense of community, and close proximity to the City of Williamsport provides residents with easy access to theaters, museums, and the symphony.

Recreational – The Planning Area is well situated to take advantage of the vast areas of unspoiled lands throughout the County. Tiadaghton State Forest is located in the northern section of the Planning Area along the river. State Game Land #252 is located in Brady and Gregg Townships. Hiking, camping, fishing, and hunting continue to become more popular and the economic potential of these activities is well recognized. There are two local parks in the planning area, The Montgomery Park in Montgomery Borough and the White Deer Golf Course and Park in Clinton Township. At present, the County is in the process of updating its Parks and Recreation Plan, which will provide the most up-to-date information concerning the type and location of recreation facilities.

Technical Background Studies

No. 7 - Flood Hazards Profile

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 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

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No. 7 - Flood Hazards Profile

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 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

Technical Background Studies No. 7 - Flood Hazards Profile

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 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

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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
- 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.

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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 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.