

City of Lock Haven

Comprehensive Plan Update



ADOPTED
AUGUST, 2005

City of Lock Haven

Clinton County, PA

Comprehensive Plan Update | 2005

ADOPTED 8/8/2005

Presented to:

Lock Haven City Council

Prepared by:

City of Lock Haven Planning Office

Clinton County Comprehensive Planning Advisory Committee

Gannett Fleming, Inc.

Larson Design Group

CITY OF LOCK HAVEN

FILE OF CITY COUNCIL

SESSION OF 2005

RESOLUTION NO. 1003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCK HAVEN,
CLINTON COUNTY, PENNSYLVANIA
APPROVING THE ADOPTION OF THE LOCK HAVEN COMPREHENSIVE PLAN.

WHEREAS, The Lock Haven Planning Commission (the Planning Commission) serves as the official planning agency for City of Lock Haven (City); and

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

WHEREAS, the City Council and the Planning Commission organized a planning advisory committee to oversee the preparation of the Comprehensive Plan, including the development of goals, policies and action strategies to achieve the City's vision for the future, and to conduct a public involvement process by holding community meetings and conducting a stakeholders' meeting to gain insights on existing conditions and issues under their purview; and

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

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

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

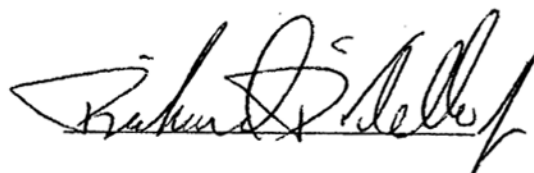
WHEREAS, the Planning Commission distributed copies of the draft Comprehensive Plan to adjacent municipalities, the Keystone Central School District, and the Clinton County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Comprehensive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

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lock Haven, a City of the third class, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Lock Haven City Council recognizes the Planning Commission of Lock Haven as the official planning commission for Lock Haven and that such agency promotes public interest in, and understanding of, the Comprehensive Plan and the planning profession; and
2. That the Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Lock Haven City Council as the official Comprehensive Plan of the City of Lock Haven, rescinding the Lock Haven Comprehensive Plan adopted in 1991.
3. That the Lock Haven City Council will consider the community development goals and objectives presented in the Comprehensive Plan when dealing with planning issues requiring action by the City Council; and
4. That the Lock Haven City Council strongly urges all Authorities, Boards, and Commissions in Lock Haven, as well as county and state agencies, to review and consider the Comprehensive Plan in their planning and decision-making processes; and
5. That the City Clerk shall distribute copies of this Resolution to the proper staff, Authorities and Boards in the City whose further action is necessary to achieve the purpose of this Resolution.

Adopted this the 8th day of August, 2005.

APPROVED:



ATTEST:


City Clerk

ACKNOWLEDGEMENTS

LOCK HAVEN CITY COUNCIL

Richard P. Vilello, Jr., Mayor
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Prologue – A Message from the Mayor

To the Citizens of the City of Lock Haven

What will our City look like in 20 years? Will we have a vibrant downtown? Will we be able to continue to maintain the quality of life and deliver essential services to City residents? What is the future of Lock Haven University as it continues to grow? How can the City improve as the educational, cultural and business center of the region? The City of Lock Haven Comprehensive Plan is a valuable vehicle for setting forth policies and strategies that will allow current and future leaders in the Lock Haven community to move the City ahead in the 21st century.

This comprehensive plan provides policies and strategies for a large group of partners to work together to improve the quality life in Lock Haven. Implementation of this plan will not be accomplished by the City alone. It will require the partnership of city, county, regional, state, and federal governments along with the private sector. Each has a major stake in making the strategies in this plan a reality.

The 2005 Comprehensive Plan creates an agenda for improvement, provides guidance for future budgeting activities and should be regularly consulted for the ongoing business of the City. The City also needs to regularly review and revise this plan as future conditions change.

It is with pride that we present and adopt the 2005 City of Lock Haven Comprehensive Plan.

Sincerely

Richard P. Vilello, Jr., Mayor

Preface – An Overview of the Comprehensive Planning Process



Role and Purpose of the Comprehensive Plan

The 1991 Comprehensive Plan

Relationship between the Plan and Other Plans

Frequently Asked Questions

Comprehensive Plan Development Process

City of Lock Haven Factoids

ROLE AND PURPOSE OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is a general policy guide for the development of the City of Lock Haven over the next 10 – 20 years. It provides a vision and a general direction for policy and community improvement. The Pennsylvania Municipalities Code (MPC), Act 247 of 1968, as reenacted and amended, requires the Comprehensive Plan to consider many factors that influence a community such as location, character, and timing of future development.

The Comprehensive Plan evaluates the existing land use, transportation systems, housing, community facilities and services, and natural and cultural resources of Lock Haven - primarily within the City limits, but also in the context of the broader region. The Plan projects future growth trends and proposes the best possible land use and implementation tools to accommodate expected growth while protecting the City's vast and varied resources.

The Comprehensive Plan provides a framework for decision making in the areas of land use, transportation, housing, municipal services, utilities, and natural resource conservation. Recommended strategies, including review of ordinances and other policies will be developed to implement the plan.

THE 1991 COMPREHENSIVE PLAN

The current City of Lock Haven Comprehensive Plan was adopted in December, 1991. The 1991 Comprehensive Plan was a review of changes that had occurred in the City since the previous plan was adopted in 1977 and proposed goals and objectives and policy recommendations for planning the future of the City. Key recommendations found in the 1991 Comprehensive Plan included:

- Preserve the character of the City and maintain the low-rise residential character of the city.
- Ensure varied housing choices within the City while protecting the health and safety of the City's residents.
- Assure long term maintenance of the aging housing stock and evaluate the potential of Lock Haven's housing stock to accommodate the City's changing population.
- To expand housing choice provide for mixed uses (residential and commercial) in the central business district.
- Make intersection improvements to control traffic congestion and flow problems.
- Institute a neighborhood parking permit program to supplement off-street parking standards for residential use.
- Ensure the availability of the continued level of recreation service within the City.
- Provide for continued use and enjoyment of the Susquehanna River adjoining Lock Haven.
- Establish a Neighborhood Commercial land use designation on the south side of Water Street across the

street from the commercial area to be displaced by the Flood Protection project.

- Maintain the long term integrity of the City's historic character.
- Enhance opportunities for economic growth and development in the City.

This updated comprehensive plan for the City of Lock Haven will build on the 1991 plan and provide goals and planning strategies that address current conditions in the City and provide recommendations for the future of the City.

WHAT THE COMPREHENSIVE PLAN DOES:

- Focuses on current trends and issues in The City of Lock Haven and addresses these with solutions that are both practical and innovative.
- Provides the best possible projection of future conditions based on current patterns and strategies to create a more desirable and sustainable future.
- Directs future change through a vision of community potential.
- Establishes the framework for consistency between future land use policies and land use regulatory measures.
- Assists State, County, and City officials in their decision making processes.

Preface – An Overview of the Comprehensive Planning Process

WHAT THE COMPREHENSIVE PLAN DOES NOT DO:

- Does not affect individual properties.
- Does not determine land development, neither public nor private.
- Does not preclude future analysis or decision making.

RELATIONSHIP BETWEEN THE COMPREHENSIVE PLAN AND OTHER PLANS

The City of Lock Haven's Comprehensive Plan gives policy guidance and direction to City regulations and codes. The Plan makes policy recommendations to update the following plans and regulations to provide residents of the City with the best possible quality of life.

- 1991 City of Lock Haven Comprehensive Plan
- City of Lock Haven Zoning Ordinance and Subdivision and Land Development Ordinance
- Comprehensive Recreation, Park & Open Space Plan (1995-1996)
- Comprehensive Parking Management Study - 1997
- Master Plan for Downtown Lock Haven – 1999
- Historic Resources Survey – 1999-Update
- Action Plan for the William T. Piper Memorial Airport – 2004

- Lock Haven University Campus Master Plan – 2003
(Prepared by Lock Haven University)

LOCAL MUNICIPAL COMPREHENSIVE PLANS

The City of Lock Haven's Comprehensive Plan aims to achieve its established goals and objectives in a manner that is consistent with Clinton County's Comprehensive Plan, as required by the Pennsylvania MPC. The Plan acknowledges the broader goals of the County, while making specific recommendations for the City

“If you don't have a picture of where your community wants to go, all the decisions just kind of get made without a purpose. They don't add up to a complete picture of the future”

**Jeff Soule, Policy Director
American Planning Association**

THE COMPREHENSIVE PLANNING PROCESS

FAQ - FREQUENTLY ASKED QUESTIONS

The comprehensive planning process involved the continuous participation of City staff and officials, the City Planning Commission, and the general public. The four step process that was utilized is summarized graphically below.

HOW WILL THE PLAN BE USED?

The Plan will be used by City officials, citizen volunteers, land owners, and developers to evaluate proposed changes against the Plan's vision and goals.

WHO IS IN CHARGE OF MAKING THIS PLAN WORK?

While the City Council, Planning Commission, and other officials will implement this Plan, public support for the vision and recommendations will be most important. This public includes residents, business owners, and organizations that have a direct interest in the future of the City of Lock Haven.

2005



2003



City of Lock Haven Factoids

Location: Clinton County, Pennsylvania

Form of Government: City of the Third Class; Incorporated 1870

World Wide Web: www.lockhavencity.org

Size: 2.3 square miles

Population (2000): 9,149

Median Age: 25 years

Housing Units: 3,565

Top Five Employers (2000):

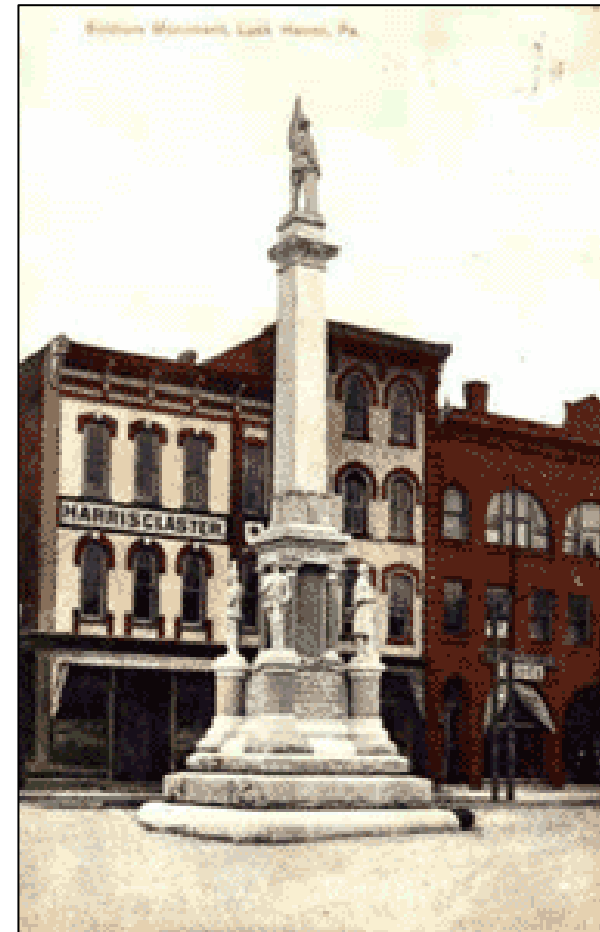
Lock Haven University of Pennsylvania
Keystone Central School District
Wal-Mart
First Quality Products
Lock Haven Hospital

Natural Setting:

Physiographic Province: Ridge and Valley
Watersheds: Bald Eagle Creek
Sugar Run
West Branch of Susquehanna River

Public Parks:

Piper Harmon Playground	Hanna Park
Memorial Park	Triangle Park
Canal Park	Douglas H. Peddie Memorial Park
Lock Haven City Beach	Hammermill Park and Ballfield
Veterans Park	Frank L Taggart Memorial Park
Kistler Playground	Hoberman Park and Ballfield
Eberhart Playground	



Chapter 1 – An Introduction to the City of Lock Haven

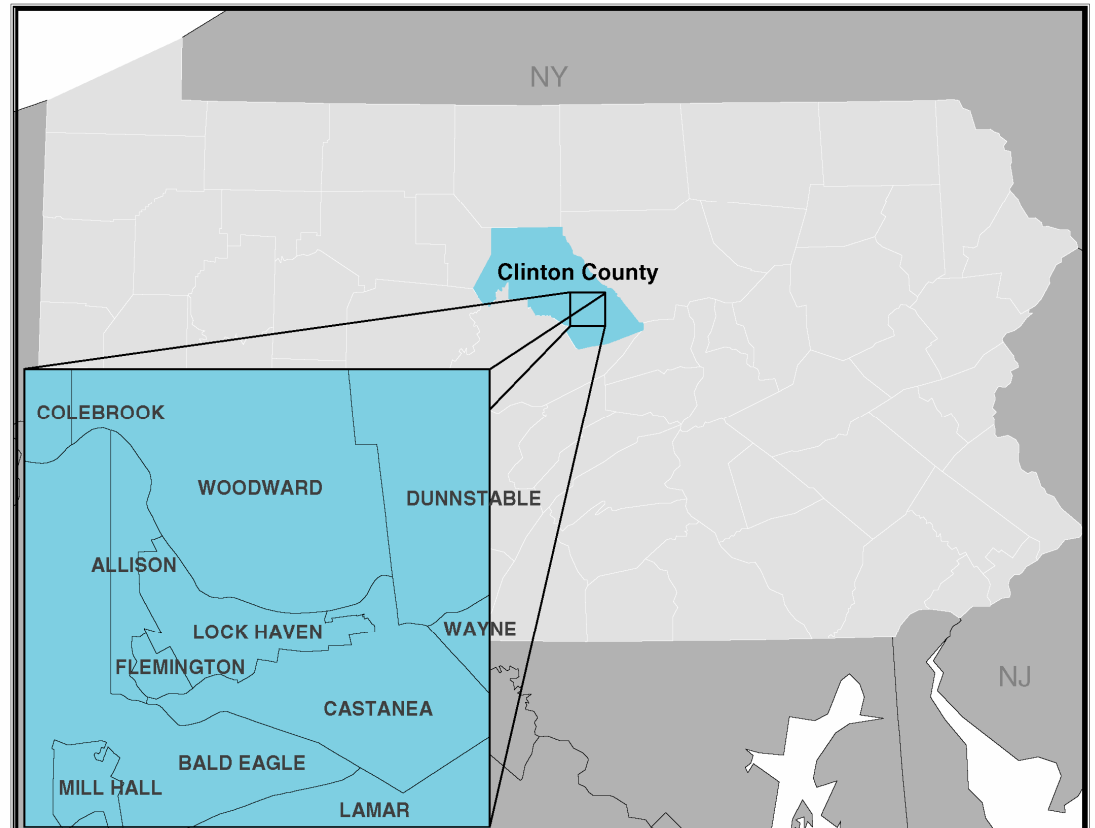


Location and Regional Context

A Brief History

LOCATION AND REGIONAL CONTEXT

The City of Lock Haven is located in the southeastern part of Clinton County in north central Pennsylvania. The City's northern boundary is the West Branch of the Susquehanna River and it is surrounded by the municipalities of Castanea Township to the south and Flemington Borough and Allison Township to the west. Across the river to the north is Woodward Township. The map below shows the City of Lock Haven in relation to the County and neighboring municipalities.



Chapter 1 – An Introduction to the City of Lock Haven

A BRIEF HISTORY OF THE CITY OF LOCK HAVEN

The City of Lock Haven was originally settled in the late 1700s, when a log house fort and stockade were constructed as a defense against attacks from the local Indians. Known as Fort Reed, it was one of many frontier forts situated along the banks of the Susquehanna River.

The first plan for Lock Haven was put together in 1833 by two heirs of the area's first settlers, Jerry and Willard Church. They were the first to recognize the economic potential of the natural resources in the area, particularly timber. The construction of the Pennsylvania Canal, completed in 1834, provided the necessary transportation to get these products to market and set the stage for an era of significant growth for the town. The arrival of the railroad in 1859 provided a more reliable means of transportation and ultimately replaced the canal.

By the end of the century, the lumber industry was declining. Depletion of the forests and regular flood damage to the log booms and the canal finally put an end to an era for the City. Fortunately, other industries had begun to take hold that provided a new economic base for Lock Haven as it entered the 20th Century. Furniture, paper, fire bricks and silk were all produced in the City. In 1938, the Piper Aircraft Corporation began producing small planes on the site of the old silk mills.

Piper Aircraft remained one of the City's largest employers until a combination of major flood losses in the 1970s and an ownership struggle resulted in the relocation of the company to Florida in the

1980s. This was a huge blow to the City's economy, creating an unemployment rate of over 20 percent in the early part of the 1980s.



The City of Lock Haven has seen a number of boom and bust cycles through its history - much like many of the rural cities and towns that have grown up along the River. Broad changes in the manufacturing industry around the country have had far reaching impacts on the small communities that grew up around their factories, including Lock Haven. Today, there is still a manufacturing presence in the City, in fact 16 percent of the City's residents are employed in that sector. However, the major employers fall into the Educational, Health and Social Services Sector, which reflects the growing importance of both Lock Haven University and the Lock Haven Hospital.

LOCK HAVEN UNIVERSITY

Lock Haven University of Pennsylvania was originally founded in 1870 as the Central State Normal School and has become an important part of the City's fabric. In 1927 it became the Lock Haven Teacher's College and was renamed Lock Haven State College in 1959. Throughout the 1960s the main campus experienced substantial physical growth and in 1983, the college was granted University status.

The student population of the University has a significant effect on many aspects of City life. Housing, economics, and community facilities and services within the City are impacted by the presence of not only the student body, but also the instructors and administrative staff. Enrollment has continued to increase over the years, with only a few short periods of decline. The most recent being in the early 1990s; however, these have since been recouped. Chapter 2 provides additional details about the impact of the University on the City of Lock Haven.



INTO THE TWENTY FIRST CENTURY

The City of Lock Haven has gone through many changes – from its beginnings as a lumber town, to an industrial center in the 20th Century, and now to a modern day “College Town”. There are numerous historical and cultural resources to be found in the City, including the Water Street Historic District, the Heisey Museum, and the Piper Museum. This, combined with outstanding access to some of the Commonwealth's most beautiful natural areas, sets the stage for the City to take advantage of the increase in heritage and recreational tourism as the 21st Century begins.

This Comprehensive Plan will examine the past, present, and some future trends in order to develop a plan for the City of Lock Haven to move into the new century that will take advantage of its many assets, make improvements where necessary, and protect the quality of life that residents and visitors value greatly.

Chapter Two presents a summary of many of the trends and issues in the City of Lock Haven. They include socioeconomic data, information about housing and the economy, and also transportation and community facilities and services. This information will provide the basis for developing a vision for the City's future, as well as the strategies needed to attain that vision.



Introduction

Social Environment

- Population
- Housing
- Economics
- Cultural Resources

Natural Environment

- Natural Resources

Functional Environment

- Land Use
- Transportation
- Community Facilities and Services
- City Administration and Finances

INTRODUCTION

Before realistic plans can be made for the future, it is important to understand the Lock Haven community as it is today. What trends define its existing condition, and what forces are likely to shape its future. This chapter takes a comprehensive look at trends and issues surrounding the City's social, natural, and functional characteristics, and examines their potential impact on its future sustainability.

SOCIAL ENVIRONMENT

The social environment encompasses the socio-economic and socio-cultural characteristics of the City of Lock Haven. Such characteristics are evaluated by focusing on the City's population and housing trends, as well as its economic conditions and the cultural amenities affecting the daily lives of the population.

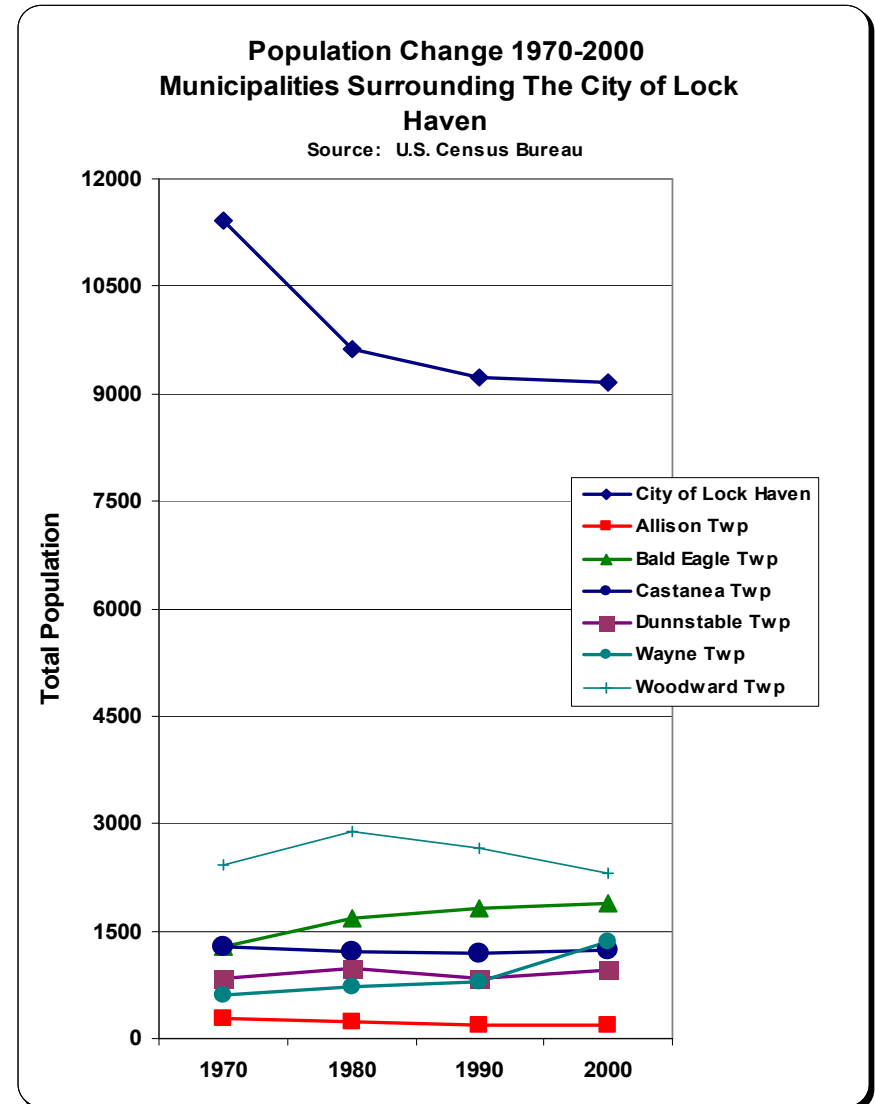
POPULATION TRENDS AND ISSUES

A fundamental understanding of Lock Haven's population trends and issues is necessary to make this Comprehensive Plan relevant. This section provides an overview of these trends and issues and compares them with Clinton County, adjacent municipalities, and several of the County's Boroughs.

An important element in the socio-economic evaluation is the impact that Lock Haven University has on the City. Not only does the student population of the University contribute to Lock Haven's dynamics, but they are also considered by the Census Bureau as permanent residents, resulting in a number of socioeconomic trends in the City that are directly impacted by the student body.

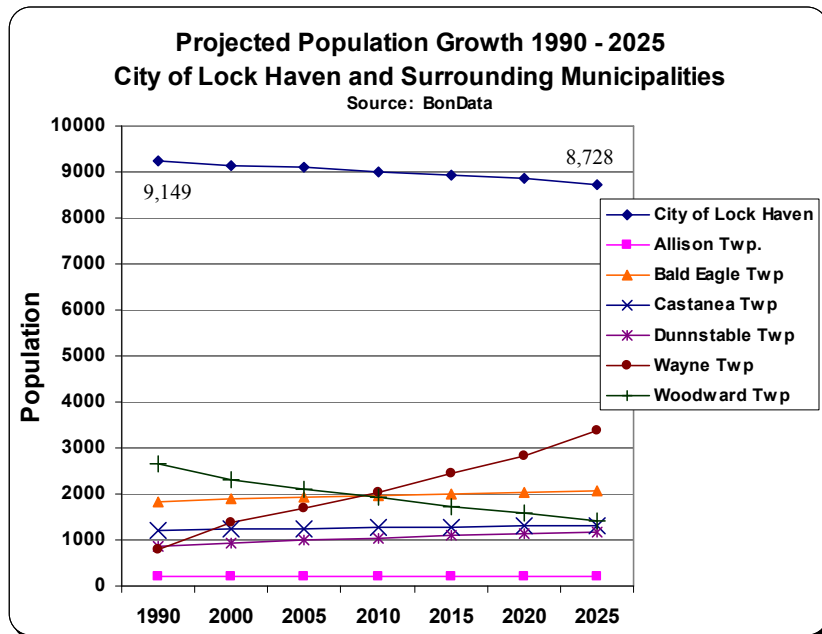
- The City of Lock Haven had 9,149 residents in 2000 according to the U.S. Census Bureau. This is nearly one quarter of Clinton County's total population. Over the past thirty years, the City's population has been decreasing. Between 1970 and 1980, Lock Haven lost just over 15 percent of its population, which was due in large part to the extensive damage done by Hurricane Agnes in 1972. Throughout the next two decades, the City continued to lose residents, although at much reduced rates – 4 percent during the 1980s and less than one percent in the 1990s.
- At the same time, the townships that surround Lock Haven have grown, with one exception: Woodward Township lost almost 14 percent of its population during the 1990s. Wayne Township, just southeast of the City, saw the largest increase in population – almost 74%.

Figure 1 - Population Change



- Student enrollment at Lock Haven University's main campus constitutes approximately one third of the population of the City of Lock Haven. In 2004, the University's main campus enrollment totaled over 4,400 students.

Figure 2 - Projected Population Growth



Between 1990 and 2004 enrollment increased from about 3,500 students to over 4,400 students. The University's Master Plan¹

¹ **Lock Haven University Master Plan – 2003**

Prepared by Wallace, Roberts, and Todd, LLC, Philadelphia, PA; Stanton Leggett and Associates, Larchmont NY; Quad Three Group, Wilkes-Barre, PA

anticipates an increase in student enrollment of about 1 percent, or 38 students, each year for the next ten years.

- Despite projected student enrollment increases at the University, recent population projections anticipate a gradual decline in the City's total population. By 2025 the City of Lock Haven's population is expected to decrease by approximately 5 percent, or about 421 people. This compares to anticipated growth of between 6 and 20 percent in all of the surrounding townships except Woodward Township, which is projected to see an even greater loss of residents – 40 percent by 2025. (Figure 2 - Projected Population Growth)
- Population Density in the City is illustrated by Census Block on the *Population Density Map*. Overall, Lock Haven has a population density of 3,660 persons per square mile. The highest densities are found south and east of the University's Main Campus, where much of the off-campus student housing is found. Densities decrease on either end of town, which reflects the large amount of industrial and commercial activity on the east end, and the University Campus on the west end.
- Contrary to Statewide trends, Lock Haven's population is statistically young. According to 2000 census data, the median age decreased from 26 to 25 between 1990 and 2000. This compares to an average median age of 41 in the adjacent municipalities and 40 in neighboring boroughs.

This trend is also reflected in the fact that the school age and young adult populations represent a large percentage of the total population – just over 70 percent. This is largely due to the students of Lock Haven University being counted as permanent residents of the City by the Census Bureau. It is more likely that, outside of the student body of Lock Haven University, the City's population is aging at rates similar to those found in neighboring municipalities, where these segments of the

population represent between 53 and 63 percent of the total. Table 1 summarizes the Census data for 2000.

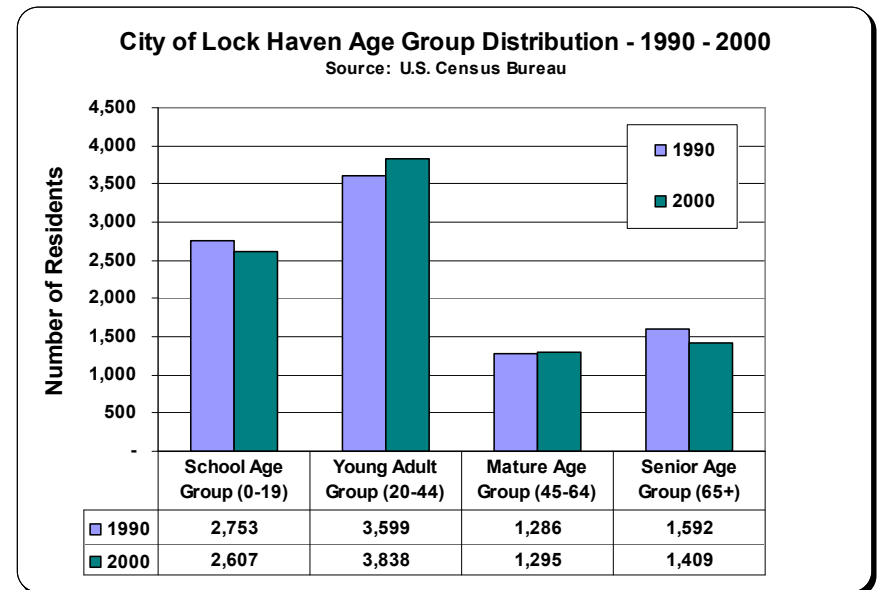
Table 1 -Population by Age Group

Population by Age Group 2000				
Municipality	School Age Group (0- 19 years)	Young Adult Group (20 - 44 years)	Mature Group (45 -64 years)	Senior Age Group (65+ years)
City of Lock Haven	28.5	41.9	14.2	15.4
Allison Twp	22.9	37.6	21.9	17.6
Bald Eagle Twp	26.9	35.9	23.1	14.1
Castanea Twp	21.9	34.0	27.4	16.7
Dunnstable Twp	25.5	29.1	31.1	14.2
WayneTwp	23.9	38.1	24.4	13.6
WoodwardTwp	22.1	31.4	25.5	20.9

Source: U.S. Census Bureau

- Lock Haven's senior age group (65+ years) declined significantly from 1990 to 2000, as did its school age group. The senior age group decreased by nearly 200 persons, or by 12 percent over the 1990 to 2000 period. The senior age group population represents about 15 percent of the total. This is similar to the surrounding townships where they represent 14 to 20 percent of the residents. However, this is significantly less than neighboring boroughs where seniors represent about 30 percent. Several factors are probably influencing the decline in the senior age cohort, including the possibility that seniors are seeking housing opportunities elsewhere and the presence of the University's student population.

Figure 3 - Age Group Comparison



Furthermore, the school age group decreased 5 percent, or 146 persons, which produces a direct impact on Keystone Central School District services and facilities within the City. Though the young adult age group increased, largely due to rising enrollment at Lock Haven University, families with young children may have left the City to take advantage of employment opportunities elsewhere, creating an imbalance in the school age population group.

- Lock Haven is becoming slightly more racially diverse, which is also a trend experienced by many Clinton County communities. The increase in racial minorities is probably attributed to the diverse student body at the University, as well as the immigration of individuals from larger urban areas.

Figure 4 compares 1990 and 2000 Census data regarding racial diversity within the City.

Figure 4 - Racial Diversity

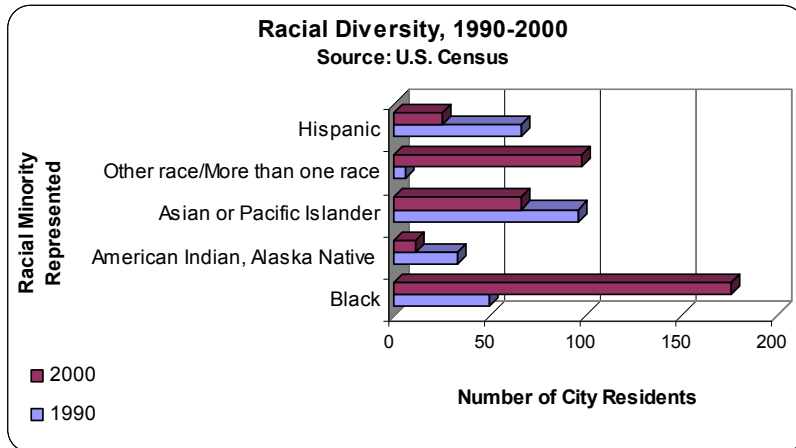


Table 2 - Household Characteristics

Household Characteristics for the City of Lock Haven, 1990-2000				
Household Type	Decennial Census			
	1990		2000	
	#	%	#	%
Total Households (Family + Nonfamily)	3,128	100.0	3,310	100.0
Family Households (2 or more persons)	1,807	57.8	1,684	50.9
Married-couple family	1,241	39.7	1,057	31.9
Female householder, no husband present	474	15.2	474	14.3
Nonfamily Households	1,321	42.2	1,626	49.1
Median household size (persons per household)	2.31		2.21	

Source: U.S. Census Bureau, STF3A, 1990 and 2000.

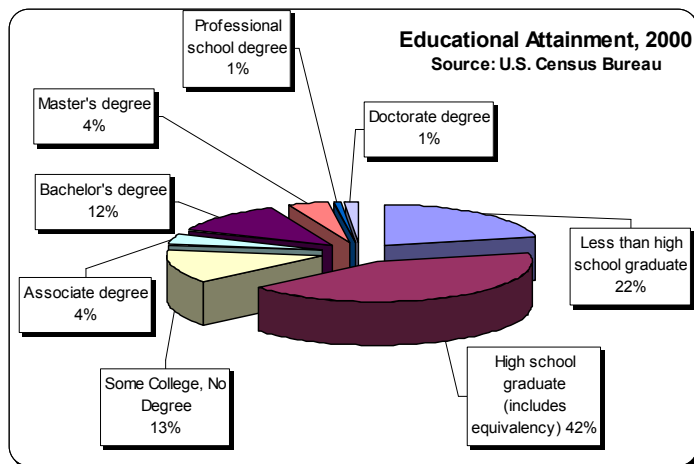
- The average household size has decreased from 2.3 persons per household in 1990 to 2.2 per household in 2000. Adjacent municipalities and neighboring boroughs also saw similar declines in the average household size. According to 2000 Census data, there were 2.4 to 2.6 persons per household in adjacent municipalities compared to 2.5 to 2.8 persons in 1990. A decrease in household size is a trend at both the state and national levels and increases the demand for alternative housing types.

- The number of non-family households in the City rose approximately 23 percent between 1990 and 2000, from just over 1300 households to just over 1600 households. This can be attributed in part to a growing student body at the University; however, it is comparable to the County-wide growth of this group, which was about 20 percent during the same time period. Some of the adjacent municipalities have seen even greater increases indicating a more far-reaching trend.
A more significant household statistic regarding the impact of the University would be the percentage of non-family households in the City. According to 2000 Census data, 49 percent of all households were classified as such. This compares to an average of 18 to 35 percent of all households in the surrounding municipalities, as well as neighboring boroughs.
- Lock Haven boasts the highest percentage of residents 25 years and older having advanced degrees, i.e. a Master's Degree or Doctorate, relative to adjacent municipalities. The City also has a significant number of college graduates, 17 percent; however, Woodward and Dunnstable Townships have even higher

percentages of college graduates at 20 and 19 percent respectively.

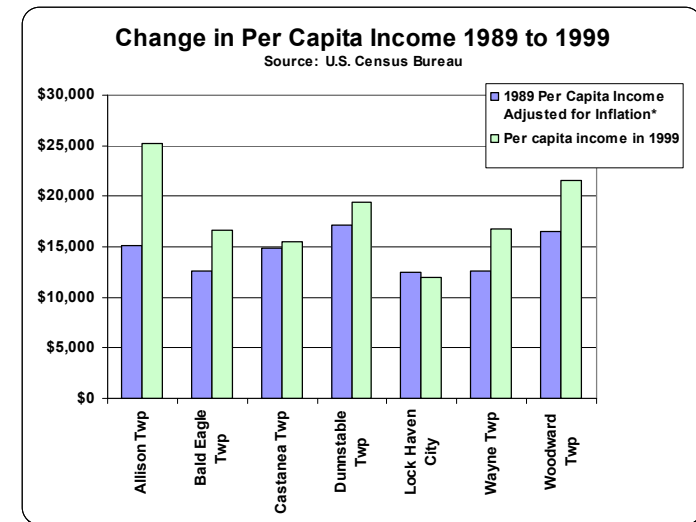
Figure 5 shows the educational attainment levels for City residents based on 2000 Census data. It is interesting to note that the City had the lowest percentage of high school graduates – 42 percent - among the 25 and older population when compared not only to the adjacent townships, where an average of 46 percent of residents are high school graduates, but also in neighboring boroughs where the average is 52 percent of residents. This is one case where the University's student body has little influence on the statistics, as most students are *under* the age of 25.

Figure 5 - Educational Attainment



neighboring boroughs saw an increase of between 9 and 22 percent, while adjacent townships saw increases between 3.5 and 67 percent. Figure 6 provides a comparison between 1989 and 1999 for the City and the surrounding municipalities.

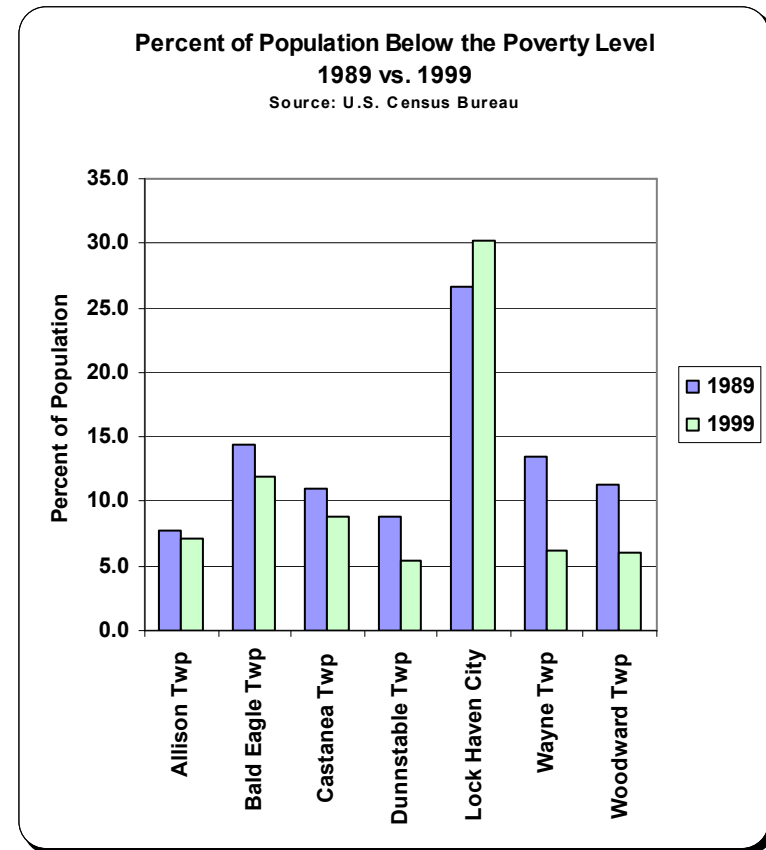
Figure 6 - Change in Per Capita Income



- Per Capita Income for residents of the City of Lock Haven dropped by about 4 percent between 1990 and 2000, according to the Census Bureau. During the same time period,

- Nearly one-third of City residents recorded an income below poverty level in 2000. Between 1990 and 2000 the percent of City residents in poverty increased a considerable 6 percent from 24 to 30 percent. (See Figure 7) This rise is partly attributed to the low average income of a growing University student population. In addition, when compared to surrounding townships and neighboring boroughs, Lock Haven is the only municipality that experienced an increase in the percentage of the population considered below the poverty level.

Figure 7 - Change in Poverty Levels 1989 - 1999



HOUSING TRENDS AND ISSUES

The existing and future quality of housing is extremely important to the prosperity of Lock Haven.

Attractive housing and well maintained

residential neighborhoods are one of the most important assets of any community. Good housing creates a sound tax base that will continue to appreciate in value and will assure that residents are living in an environment conducive to healthy and safe living.

Another important feature of the local housing market is the variety of housing types and prices. A variety of styles and prices provide housing opportunities for people interested in entering the housing market. An analysis of existing housing conditions and characteristics coupled with population projections is necessary when identifying housing needs for the future. Lock Haven University has a major influence on housing within the City, which is reflected in this inventory.

- Between 1990 and 2000 the City of Lock Haven recorded the highest increase in housing units among the neighboring boroughs, with an 8 percent raise. (See Table 3) From 1990-2000, about 260 new or converted housing units were constructed in Lock Haven, or about 26 units per year. As new home building accounted for nearly 7 percent of this increase,



the remainder largely represents the conversion of single family homes into multi-family units. The City is approaching a state of total build-out.

During the same time period, each of the surrounding townships experienced double digit housing growth, except Woodward Township, which actually saw a decrease. Increases ranged from almost 11 percent in Castanea Township to 67 percent in Wayne Township.

Table 3 - Housing Unit Growth

Municipality	Total Housing Units		Change in Total Units 1990 - 2000	
	1990	2000	#	%
Allison Township	72	85	13	18.1
Bald Eagle Township	754	874	120	15.9
Castanea Township	481	533	52	10.8
Dunnstable Township	327	381	54	16.5
Lock Haven City	3,302	3,565	263	8.0
Wayne Township	297	496	199	67.0
Woodward Township	1,105	1,051	-54	-4.9

Source: U.S. Census Bureau, STF3A

- As would be expected in an urban area, housing unit density in the City of Lock Haven is very high, with just over 1,300 housing units per square mile according to 2000 Census data. This is comparable to the other boroughs within Clinton County but far greater than the surrounding townships, which have housing unit densities ranging from a low of 18 units per square mile in Bald Eagle Township, to a high of 92 units per square mile in Castanea Township.
- The City of Lock Haven has fewer single family homes than any of the neighboring boroughs. The City's housing stock is split almost in half between single family homes (51 percent;

1,844 units) and multi-family homes (49 percent; 1,721 units). Just over 70 percent of the multi-family homes (1,247 units) are in buildings with less than ten units, with the highest representation, 468 units, being those with two units. Many are probably for student housing. Table 4 summarizes the type of housing units found in the City, their percent of the total, and the change over the past ten years.

Table 4 - Types of Housing Units

Housing Unit Type	Housing Units				Change in Housing Units 1990 - 2000	
	1990	% of Total	2000	% of Total	#	%
Total Units	3302	100.0	3,565	100.0	263	8.0
1, detached	1463	44.3	1,492	41.9	29	2.0
1, attached	320	9.7	281	7.9	-39	-12.2
2 units	469	14.2	468	13.1	-1	-0.2
3 or 4 units	290	8.8	367	10.3	77	26.6
5 to 9 units	338	10.2	412	11.6	74	21.9
10 to 19 units	110	3.3	100	2.8	-10	-9.1
20 to 49 units	117	3.5	209	5.9	92	78.6
50 or more units	103	3.1	165	4.6	62	60.2
Mobile home or trailer	34	1.0	71	2.0	37	108.8
Boat, RV, van or other	58	1.8	0	0.0	-58	-100.0

Source: US Census Bureau

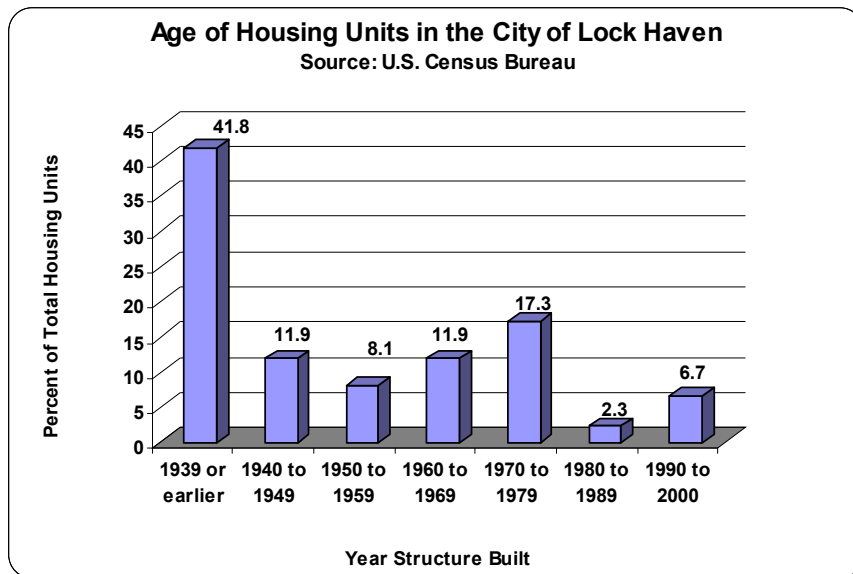
- According to 2000 Census Data, 93 percent of the City's housing stock is occupied. This is down slightly, about 2 percent, from 1990. This rate is higher than in Bald Eagle and Woodward Townships, where only 84 percent and 91 percent of housing units respectively are occupied, but lower than in Allison, Castanea, Dunnstable and Wayne Townships, where between 95 and 97 percent respectively are occupied. Of these occupied units, there are more renter-occupied units than owner-occupied. In 2000, over 61 percent of the City's housing units were rentals, compared to the County rate of 27 percent. Surrounding municipalities had even fewer renter-occupied units as a percentage of the total; from 9 percent in

Allison Township to 22 percent in Castanea Township. The 2000 figures represent a 5 percent increase in rental units since 1990, which is largely attributed to more University students seeking temporary residence in the City.

- The City offers a wide variety of housing types for a range of income levels. Almost 70 percent of the homes in Lock Haven are in the \$50,000 to \$99,999 value range. Another 12 percent fall into the \$100,000 to \$149,000 range.
- There are also a number of housing options for low-income individuals. The Clinton County Housing Authority manages public housing in Lock Haven. Over 700 City residents live in homes that range from multi-story buildings to semi-detached homes. Rental rates are 30% of the individual or family's income. According to the Housing Authority, even though these facilities are well maintained, there are frequently excess vacancies due to a lack of qualified applicants. Housing for low-income individuals is also provided by the private sector. There are 330 privately-owned low income housing units in Lock Haven, with 52 percent, or 173 units, reserved for family households. There are three housing developments specifically for family households and four dedicated to the low-income elderly. Planning issues related to low-income housing areas include insufficient parking, especially for multi-family units, and a lack of public transit to serve this population.
- A large portion of the City's housing stock - 42 percent - was built prior to 1940. Furthermore, as over 90 percent was built before 1979, many of them may require electrical, heating, plumbing, or structural upgrades. More importantly, many of these homes may contain lead-based paint, which represents a substantial health risk for children.

However, the Victorian era homes of Lock Haven provide a connection to the City's Lumber Heritage and, given the growth of "heritage-based" tourism in the Commonwealth, maintenance and restoration of these homes could prove to be beneficial to the City.

Figure 8 - Age of Housing Units



STUDENT HOUSING

Most university communities are faced with the challenges presented in housing large numbers of students in off campus private housing. Lock Haven University of Pennsylvania in the fall, 2003 had an enrollment of between 4,400 and 4,600 students. LHUP can house approximately 1,743 students and between 300 and 400 students are commuters. According to LHUP

approximately 2,200 to 2,500 students are housed off campus in private housing. Most of this housing occurs within 6-8 blocks of the campus.

- Students who live in private housing utilize realtor firms or management companies to locate living space. The university plays little or no role in this process. LHUP does provide information to students on what to look for in their search for off campus housing. However students are responsible for off-campus losses and conduct and are subject to LHUP disciplinary measures.
- LHUP has a small Greek system (fraternities/sororities). There are currently four fraternity houses in which male students reside. There are four sororities but they have no housing. The Greek system accounts for only about three to six per cent of the total students at LHUP.
- LHUP and the City of Lock Haven work closely on off campus housing and codes enforcement. Representatives of LHUP and the City meet on a regular basis to discuss issues of mutual concern.

HOUSING CODES ENFORCEMENT

With over 2,200 LHUP students living in off campus private housing, the health, safety and welfare of the students using those properties is of paramount concern to the City and LHUP. Chapter 11, Housing in the City of Lock Haven Code provides the direction for inspection of these units and the issuance of a Certificate of Compliance.

Chapter 11 provides for the inspection of residential units occupied or to be occupied by other than the owner. These units are inspected every five years. Inspections are performed by independent third

party inspectors who are qualified to perform the inspection. Guidelines for the inspection are based upon the 1993 BOCA Property Maintenance Code, as amended. Once a property passes inspection it is granted a Certificate of Compliance. Another inspection will not occur for five year, unless there are complaints about the property. City codes enforcement staff will react to the complaint and if there is a violation issue a Notice of Violation until the problem is corrected.

Representatives of the City and LHUP meet on a monthly basis to discuss “town and gown” problems in the community. Student housing is one of areas that is discussed by this group

ECONOMIC TRENDS AND ISSUES

The inventory and analysis of Lock Haven's labor force and economic resources and activities are important components of the comprehensive planning process. The growth and sustainability of the City and surrounding areas is largely dependent on its existing economic structure, including its relationship to regional and national market conditions.



EMPLOYMENT

- Lock Haven continues to be one of Clinton County's largest employment centers. The presence of Lock Haven University creates numerous employment opportunities dedicated to various areas of expertise. The University also provides a market base for other industries ranging from hospitality to health care. In addition, University staff and students, as well as local residents, frequent the downtown area of Lock Haven, ensuring its vitality as the largest concentration of retail and service establishments in the County.
- Two of the County's top 10 employers are located in the City of Lock Haven and are highlighted in Table 5. With local employers such as Lock Haven University and Lock Haven

Hospital, there are many opportunities for stable employment in the City.

Table 5 - Leading Employers in Lock Haven and Clinton County

Rank	Company	# of Employees
1	Lock Haven University of Pennsylvania	
	Faculty and Staff	594
	Faculty, staff, and student employees	1,343
2	Keystone Central School District (Countywide)	750
3	Wal-Mart - Bald Eagle Township	449
4	First Quality Products - Wayne Township	431
5	Woolrich Woolen Mills - Pine Creek Township	355
6	Brodart Company - Wayne Township	350
7	Lock Haven Hospital - City of Lock Haven	345
8	Jersey Shore Steel - Pine Creek Township	298
9	Truck-Lite Company, Inc. - Wayne Township	297
10	Avis America - Pine Creek Township	265

Source: Clinton County Economic Partnership

- Total employment in Lock Haven increased by 8 percent, or nearly 550 persons, from 1990 to 2000. The largest increases came in the health care and manufacturing industry sectors, which recorded individual employment increases of 58 percent and 25 percent respectively. At the same time, employment in the retail trade industry sector decreased by about 22 percent. With the presence of Lock Haven University and Lock Haven Hospital, it is not surprising that the Educational, Health, and Social Services Industry sector employs the largest number of city residents. A total of 1,200 individuals or 32 percent of the labor force is employed in this industry sector.
- The manufacturing sector also commands a considerable market share of the labor force with 16 percent of individuals. The retail trade sector is close behind as it employs 14 percent of the

labor force; however, this represents a 22 percent decline between 1990 and 2000. (See Figure 9)

Figure 9 - Resident Employment by Industry City of Lock Haven

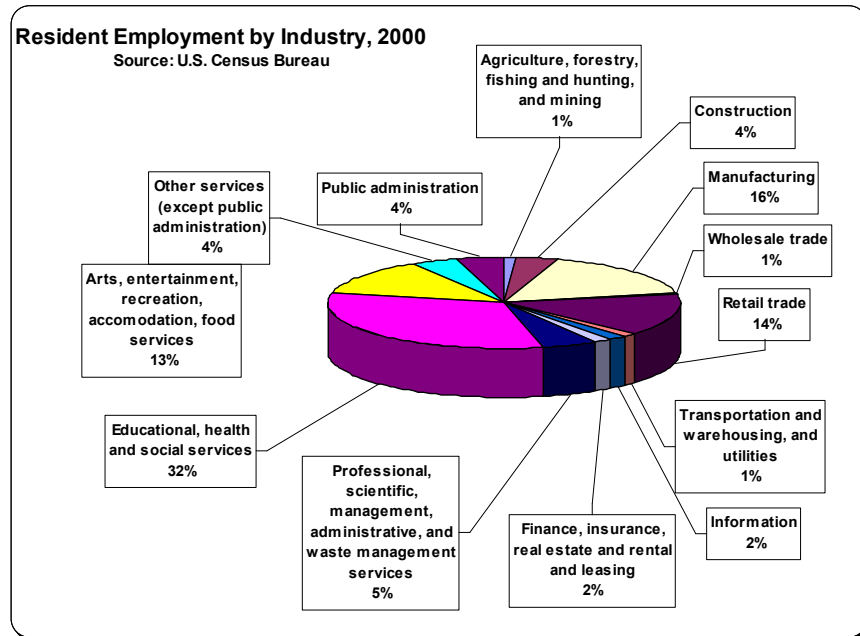


Table 6 - Employment/Unemployment in Clinton County

Date	Employment		Unemployment	
	Total	% Change Year Ago	Rate	Unit Change Year Ago
1990	15,300	-	9.9	-
1991	15,330	0.2	11.2	1.3
1992	15,865	3.5	9.9	-1.3
1993	15,804	-0.4	9.3	-0.5
1994	15,576	-1.4	10.5	1.2
1995	15,699	0.8	9.7	-0.8
1996	15,903	1.3	8	-1.7
1997	16,208	1.9	7.6	-0.4
1998	16,349	0.9	6.9	-0.8
1999	17,131	4.8	5.7	-1.2
2000	17,456	1.9	5.3	-0.3
2001	17,450	0	6.5	1.2
2002	17,990	3.1	8.2	1.7
2003	17,493	-2.8	7.2	-1.1

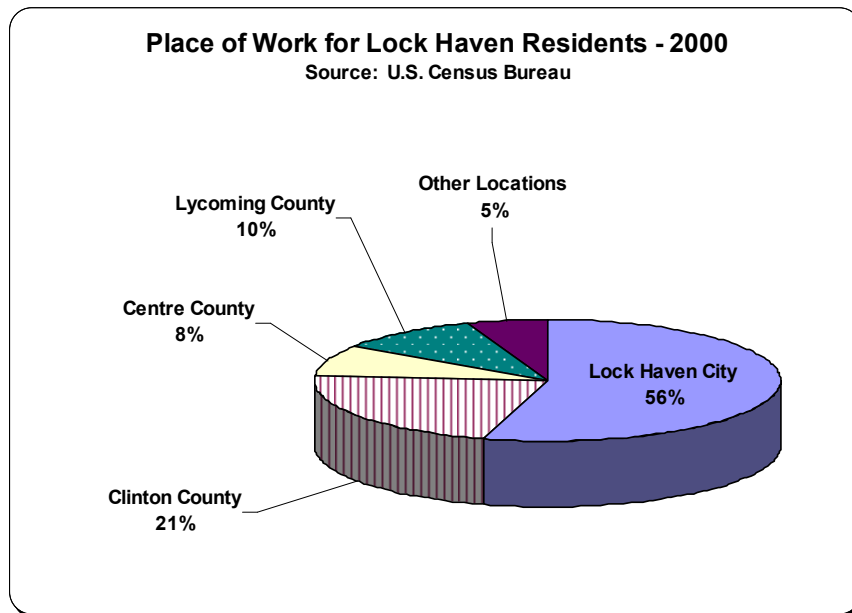
Source: Real Estate Center at Texas A&M University

- Table 6 - Employment / Unemployment in Clinton County illustrates that employment in Clinton County has continued to climb. From 1990 there has generally been steady growth in employment. The most recent information (February, 2004) indicates there are approximately 17,900 persons employed in Clinton County. Unemployment rates since 1990 have fluctuated from a high of 10.5 per cent in 1994 to a low of 5.3 percent in 2000. February, 2004 unemployment rates were 7.6 percent.

- In the City of Lock Haven unemployment was 12.1 percent in 1990 and 8.7 percent in 2000. About three-fourths of Lock Haven's labor force is employed in white-collar occupations. Furthermore, this percentage has remained fairly stable over the last decade. Though manufacturing and other material moving occupations post high numbers of employees, the combination of individuals in management and professional occupations, and those in sales is considerably higher.
- The majority of Lock Haven resident workers (64 percent) drive alone to their place of employment in 2002 according to the Census Bureau. This is actually significantly less than at the

state and county levels where over 76 and 77 percent drive alone respectively. The City's development pattern, i.e., compact and multi-use, contributes to this trend, as well as to the relatively high percentage of residents that walk to work – 21 percent, compared to 3 percent of residents at both the state and county levels.

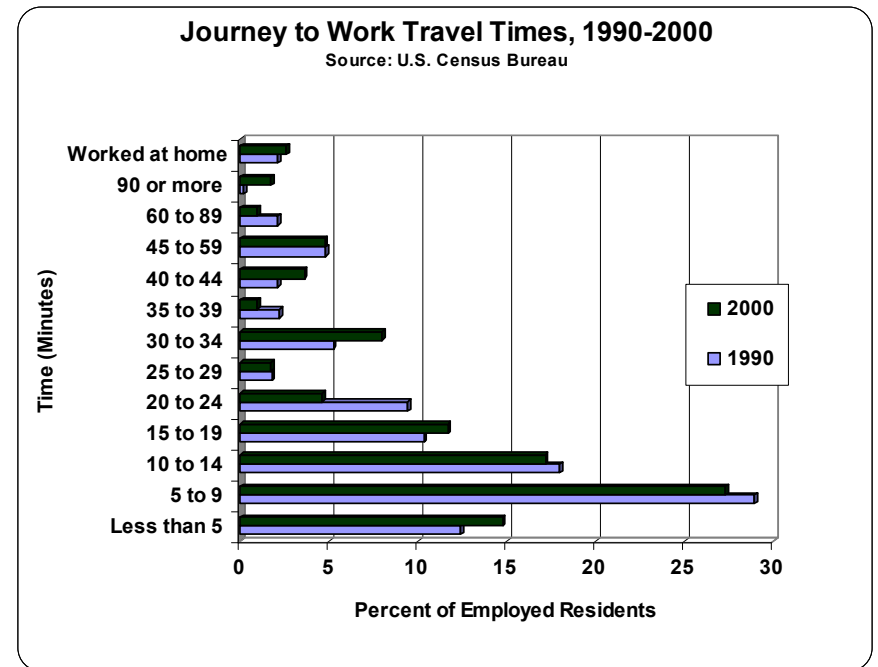
Figure 10 - Place of Work



- According to 2000 Census data, more than half of the City's employed residents work in Lock Haven. Another 21 percent work in other Clinton County locations. (See Figure 10).
- Census data also indicates that almost 70 percent of the City's work force travel less than 20 minutes to get to work. In fact, about 27 percent travel between 5 to 9 minutes to their place of employment, which is a much higher percentage than at the

County level where only about 16 percent have such a short commute.

Figure 11 - Travel Time to Work



FIRST QUALITY ENTERPRISES, INC.

- First Quality Enterprises, Inc has been a major employer in Clinton County. First Quality is a private company with over thirty years of experience in the manufacturing of disposable personal hygiene products. The company is based in Great Neck, New York. In 2003 First Quality formed a new company, First Quality Tissue, LLC to enter the consumer tissue market. Plans call for a 70,000 ton per year tissue machine and a

complete line of converting equipment for both folded and rolled tissue, towel and napkin products.

First Quality selected the former International Paper site in Castanea Township for the manufacturing facility for these products. The Company is in the process of clearing the existing buildings and building a new state of the art manufacturing facility. Production is slated to begin in the second half of 2004. Initially it is expected that the facility will employ about 300 with total employment expected to reach 600. The total cost of this project will be \$250 million. Phase 1 and 2 will each have a total of 900,000 square feet

Decemer 31, 2013, business located in the Air Park KOZ would be exempt from the following state or local taxes:

Table 7 - KOZ Tax Incentives

State Taxes	Local Taxes
Corporate Net Income Tax	Earned Income/Net Profits Tax
Capital Stock and Foreign Franchise Tax	Business Gross Receipts, Business Occupancy, Business Privilege and Mercantile Taxes
Personal Income Tax	Local Real Property Tax
Sales and Use Tax (purchases used and consumed by businesses in zone)	

LOCK HAVEN UNIVERSITY OF PENNSYLVANIA

- The current and potential economic impact on the City by Lock Haven University of Pennsylvania is significant. With 600 faculty and staff and over 4,000 students there are significant demands for services in the community. Also as previously described, as LHUP continues to further encroach into the City, LHUP will be further integrated into the City. Also the potential for establishing a Keystone Innovation Zone at the new “East Campus” complex (the former KCSD Junior and Senior High School) presents opportunities for new business start ups and better utilization of LHUP’s research and development capabilities.

ECONOMIC DEVELOPMENT INITIATIVES IN THE CITY OF LOCK HAVEN

- **Keystone Opportunity Zone** - The Lock Haven Airport Business Park is a 14.75 acre parcel located on the south side of the William T. Piper Memorial Airport in Lock Haven. It is one of ten sub zones designated in Central Pennsylvania approved by the Commonwealth in early 1999. As a result of that designation, effective January 1, 1999 and continuing until

- **Lock Haven Federal Enterprise Community** - In 1994, the City of Lock Haven was selected as one of 30 communities nationwide to receive \$2.9 Million over a ten-year period in funding and tax incentives as part of the Federal *Enterprise Community Initiative Program*. The program will come to an end in December 2004. The funding has been used to provide job training and to stimulate entrepreneurial and other business opportunities, as well as other job stimulus initiatives. In fact, the City has achieved each of the benchmarked goals and objectives of the program’s strategic plan.
- **Lock Haven Area Enterprise Zone Program** - The Lock Haven Area Enterprise Zone Program received full designation in 1989 and received approval from the state to expand its boundaries in 1991 and 1998. The zone includes portions of Bald Eagle Township, Castanea Township and Woodward Township and the industrial and commercial core of the City of Lock Haven. In February 2002, the City was granted an extension of the Lock Haven Enterprise Zone by the Pennsylvania Department of Community and Economic

Development to June 30, 2007. The Lock Haven Area Enterprise Zone has been successful in the development and/or coordination of two revolving loan programs; Enterprise Zone Program Revolving Loan Fund, which provides low interest loans to industries located in the zone, and a Commercial Revolving Loan Program, which provides low interest loans to commercial businesses located in the City of Lock Haven.

The Commonwealth offers

- The Neighborhood Assistance Zone Tax Credit Program authorizes tax credits to private companies to encourage investment and promote growth and economic revitalization in these targeted areas.
- The Designated Enterprise Zone Competitive Grant Program is available for businesses located within the State Enterprise Zone.
- **The Local Economic Revitalization Assistance Program (LERTA)** is available in the City of Lock Haven, as well as all municipalities in Clinton County. This program authorizes municipalities to exempt improvements to business property if such property is located in the deteriorated area.
Chapter 24, Part 4, Taxation, Special of the City's Code of Ordinances provides for property tax exemption under the LERTA program for those areas of the City determined to be "deteriorated". Properties in these areas that are improved are subject to exemptions on the increase in assessment that is attributable to the actual cost of the improvement for a period of ten years. They are subject to a schedule of exemptions that range from 100 percent of deductions on improvements and 0 percent of taxes collected on increases assessment in years one and two and then gradually increase until year 10 when there are no deductions and the property owner will pay 100 percent of tax collected on the increased assessment.

The following areas have been determined to be "deteriorated areas" within the City of Lock Haven: All areas of the City zoned as Central Business Districts, General Commercial Districts, General Commercial/Light Industrial Districts and Industrial Districts, or which may in the future be zoned as such.

- **Commercial Revolving Loan Program** – The purpose of the Commercial Revolving Loan Program is to establish a below market interest rate loan program for small businesses to improve their facilities; for the expansion of existing businesses; and the start-up of new businesses in the City of Lock Haven.
The term of the loan is usually three years for working capital, five years for machinery and equipment, and seven years for real estate. The maximum loan is \$50,000 or 50% of the total project costs, whichever is less. The use of the loan must be related to the creation and/or retention of 1 job for every \$10,000 borrowed.
- **Clinton County Economic Partnership** -The Clinton County Economic Partnership was formed in 1989 to coordinate the efforts of the Industrial Development Corporation of Clinton County, the Clinton County Tourist Promotion Agency, and the Clinton County Chamber of Commerce. The CCEP is able to access alternate state and federal funding sources for business development and retention purposes. While the Partnership's interest is county-wide, some activities and events take a downtown focus. For example, seasonal social and networking events are typically located in the downtown area. The Clinton County Expo is the largest CCEP event and showcases County business and industry. The event is held at Lock Haven University.

The CCEP also offers leadership training for Clinton County residents. This program cultivates leadership skills in local people to enhance the overall leadership capacity of the community, including the business sector. Leadership Clinton County was established in 2000, and has graduated 37 current and future leaders in its first three years.

The CCEP also publishes a monthly newsletter entitled “Partnership Press” and a membership directory and buyers guide for its members.

CULTURAL RESOURCE TRENDS AND ISSUES

Lock Haven contains a wealth of cultural resources, which can set the stage for potential tourism related business ventures in the future. In recent years, the trend to eliminate some of the high style Victorian details of many of the homes has shown some signs of reversal.

Downtown revitalization and the establishment of the historic district have improved the small town feeling of the City of Lock Haven. And although the levee initially caused a separation from the river, concerted efforts have brought residents back to the Susquehanna for both cultural and recreational events.

A review of these resources increases our understanding and appreciation of the local heritage, while their preservation improves the City's overall quality of life.

WATER STREET HISTORIC DISTRICT

- Formed in 1973 in the wake of the Hurricane Agnes disaster, this historic district includes a large area of the City of Lock Haven between the Susquehanna River and West Church Street. The district was included on the National Register in 1973. As described in the 1991 Comprehensive Plan the Historic District is an eclectic mix of 19th and 20th century architecture. There



are a variety of Victorian and Italianate style properties in the District. The map on the following page illustrates the boundaries of the Water Street Historic District

- In 1999 an Update to the Lock Haven Historic Resources Survey was performed for the City. This was an update to the original historic resources survey performed in 1983-84. This Survey includes several findings:
 - The early part of the Twentieth Century witnessed the construction of many quality homes in Lock Haven. Evident in the Water Street Historic District are structures reflecting the eras in which they were built up until the beginning of the Great Depression.
 - When the Water Street Historic District was created there were no zoning provisions or regulations enacted to preserve the character of the district. There is no Historic Architectural Review Board (HARB). Improvements are on a voluntary basis.
 - The 1999 Inventory recorded a total of 418 historic resources in the City of Lock Haven. It included all of the buildings and sites included within the boundaries of the Water Street Historic District. Included in the total were 50 resources that are located in other parts of the City. Therefore we can estimate there are about 368 historic resources in the Water Street Historic District.
 - There are several areas in the Water Street Historic District where a number of buildings that have been insensitively altered since 1983-84 have been altered. These areas include 500 block of West Church Street which contains rental properties housing Lock Haven students and East Water Street from Vesper Street to

North Jay Street. This area borders the river and the levee. Many buildings are old and in need of restoration.

- The construction of the dike-levee, while offering flood protection to the City impacted properties on East and West Water Street by removing views of the river and replacing them with view of the grass covered earthworks the form the dike-levee system. Several buildings were also lost during the construction of the dike-levee.

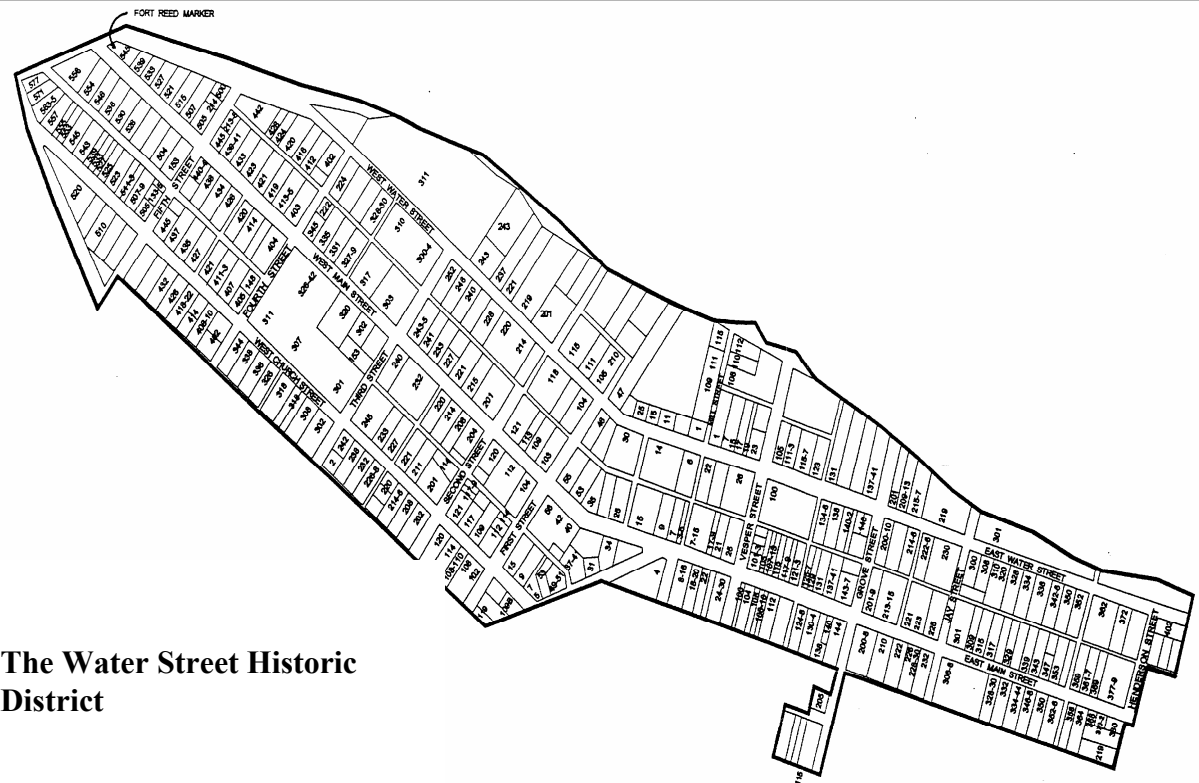
The Survey includes several recommendations for the preserving and improving the heritage of Lock Haven.

- Develop programs to help preserve Lock Haven's architectural legacy.
- Increase code enforcement.
- Adopt a neighborhood conservation overlay zone ordinance with review procedures for new developments and alterations.
- Create heritage awareness programs.
- Establish a local historic sites list, complete additional nominations to the National Register of Historic Places and form a City/County partnership to preserve and interpret historic sites.

HISTORIC PROPERTIES AND MARKERS

In addition to the Water Street Historical District along the River, there are two individual properties within the city limits of Lock Haven that are listed on the National Historic Register, according to the Pennsylvania Historical and Museum Commission (PHMC). The Heisey House is located on Water Street and is the home of the Clinton County Historical Society.

The Memorial Park Site has significant prehistoric archaeological



The Water Street Historic District

significance and is located near the W.T. Piper Airport at the east end of the City. As part of the development of the Lock Haven Airport Business Park, Phase I and Phase II archeological investigations were completed. As a result of this investigation the City of Lock Haven entered into a Memorandum of Agreement in August, 2001 with the Pennsylvania State Historic Preservation Officer and the U.S. Department of Agriculture. This MOA agreed to preserve in place an 8.1 acre conservation area at the business park site in order to mitigate any adverse impacts on these sensitive archeological sites. There are also two other properties that are eligible for listing: the Lock Haven Market House and Rodgers Gymnasium.

There are 3 state historical markers located in Lock Haven that recall the City's past as shown in Table 8.

Table 8 - Historical Markers in Lock Haven

Historical Markers, City of Lock Haven			
Marker Name	Date Dedicated	Location	Category
Clinton County	6/12/1982	Heisey Museum 362 E. Water St.	Government & Politics
Fort Reed	4/29/1947	W. Main St. & W. Water St.	Military
Pennsylvania Canal (West Branch Division)	6/16/1952	E. Water St. near Jay St.	Transportation

Source: PHMC, Historical Marker Program, <http://www.phmc.state.pa.us>.

Two museums that celebrate the City's past are located in Lock Haven. The Heisey Museum on Water Street is a mid-nineteenth century home that has been beautifully restored and is also the home of the Clinton County Historical Society. The Piper Aviation Museum celebrates the more recent history of the City, namely as the original home of the Piper Aircraft Company. The museum was originally established in 1985 under the patronage of the Clinton

County Historical Society, but became a separate organization in 1995. In 1996 the original Piper Engineering building was purchased to house their extensive aviation exhibits. The museum is adjacent to the W.T. Piper Memorial Airport.

CULTURAL EVENTS

The City of Lock Haven is the focal point for cultural activities in Clinton County. The following is a list of selected events and other attractions during the year.

- The Summer Concert Series at the J. Doyle Corman Amphitheater and Floating Stage and at Triangle Park.
- Sentimental Journey – a family-oriented Fly-In with vintage Piper airplanes and the people who make and fly them, with airplanes, food, vendors, and nightly entertainment.
- The City of Lock Haven sponsors the Annual Lock Haven Airfest at the William T. Piper Memorial Airport. The purpose of the Airfest is to reacquaint the residents of Lock Haven and the surrounding communities with the Airport's many attributes, as well as educate the public about the various aspects of aviation in and around the community.



- **Wings Over Piper** - Wings Over Piper is held at the William T. Piper Memorial Airport in August. Wings Over Piper is an annual event for Radio Controlled Aircraft Enthusiasts to come to the birthplace of the Piper Cub (Lock Haven, Pennsylvania) to fly their airplane on the Piper field. This is the same airport that supported the Piper Aircraft Corporation in Lock Haven during the operation of the assembly plant. While all radio controlled aircraft are welcome to fly, the goal of Wings Over Piper is to assemble and fly as many model Piper Cubs as possible.
- **The Labor Day Regatta** – A weekend of outboard motorboat racing, with amusement rides, foods, arts, and crafts and fireworks sponsored by the Lock Haven Area Jaycees.
- **The City of Lock Haven Halloween Parade and the Halloween Festivities at Triangle Park**, including trick or treat at area businesses and special games and activities in the Park.
- **The Lock Haven Holiday Parade** in December to welcome Santa and his elves to town.
- **The Bald Eagle Mega Transect** is a new event sponsored by the City and others. This 23 mile endurance hike/trail run up Bald Eagle Mountain had over 100 participants in its first year and is expected to double in size for the second year.



NATURAL ENVIRONMENT

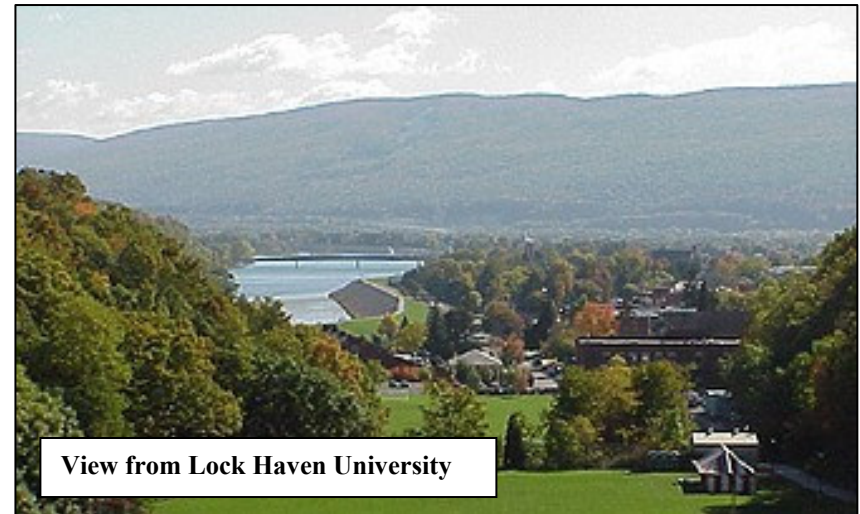
NATURAL RESOURCE TRENDS AND ISSUES

Lock Haven enjoys a wealth of natural features from nearby mountain ridges to the Susquehanna River. The identification of Lock Haven's natural resources is an important part of the planning process and the delineation of these resources serves as a guide for future planning decisions.

- **Geology** – The City of Lock Haven is situated on the relatively flat floodplain of the Western Branch of the Susquehanna River at its confluence with Bald Eagle Creek. This is part of a larger geologic region known as the Northern Appalachian Ridge and Valley Province and is characterized by long, narrow ridges separated by steep valleys. Lock Haven sits in the valley carved by the Susquehanna and Bald Eagle Creek at the base of Bald Eagle Mountain.

The Geologic Formations Map shows the location of the five dominant geologic formations located in the City. Three of the five are combinations of two formations. These sub-surface rock formations ultimately determine the topography of an area as each weathers differently. They also have a direct impact on surface drainage, ease of excavation, and groundwater yields.

The formations in the southeastern part of the City are mostly limestone, while those to the north and west consist mostly of various types of siltstone and shale. The later two formations have low to moderate levels of porosity and permeability indicating that water will not travel through them easily. Excavation of these formations can be moderately difficult to difficult; however, once bedrock is reached they will all provide good foundation stability. Typical groundwater yields in all but



View from Lock Haven University

the Lock Haven Formation are approximately 30 gallons per minute (GPM). Yields in the Lock Haven Formation range from 2 to 300 GPM. A table specifying the details of the engineering characteristics of each formation or group can be found in the Appendix.

- **Steep Slopes** – Slopes with grades of 15 percent or greater are considered steep, while grades of 25 percent or more are considered *very steep*. Disturbing these areas can cause soil erosion and sediment loading in local streams. In addition, traditional on-lot septic systems are impractical as the downhill flow of the effluent may be too rapid for proper filtration. Very steep slopes within the City limits are shown on the *Steep Slopes and Open Space Map* and are found along the river, which reflects the steepness of the new levee. There are also some located along PA 120 between Bald Eagle Street and the US 220 interchange, as well as on the University Campus.
- **Soils** – There are some Prime Farmland Soils and Soils of Statewide Importance within the City limits. The soils

included in these categories are highly productive and are usually prime targets for conservation. There is a pocket of Prime Farmland soils located along Irwin Street just south of the intersection with Glenn Road, and another at the confluence of Sugar Run and the Susquehanna River. Soils of Statewide Importance can be found scattered around the University's Main Campus and there is a swath along the river that straddles Susquehanna Avenue south from Sugar Run almost to the intersection with Water Street. However, in a City such as Lock Haven, which is essentially built out with no agricultural activities, this information has really no impact on future land use within the City.

While none of these soils are protected by conservation easements or enrolled in Agricultural Security Areas, there are two parcels north of the University that are enrolled in the Clean and Green program. "Clean and Green as it is commonly known is actually ACT 319. The purpose of ACT 319 is to provide a real estate tax benefit to owners of agricultural or forest land by taxing that land on the basis of its "use value" rather than its "Market Value." This act provides preferential assessment to any individuals who agree to maintain their land solely devoted to agricultural use, agricultural reserve, or forest reserve use."²

- **Surface Waters** – The City of Lock Haven is located on the Susquehanna River, just west of its confluence with Bald Eagle Creek. Sugar Run enters the Susquehanna on the northwest end of the City and Lusk Run is actually piped under the University Campus. All are shown on the *Environmentally Sensitive Features – Water Based Map*.

The Pennsylvania Fish and Boat Commission has listed Sugar Run as a Cold Water Fishery. Sugar Run is also listed by the PADEP as impaired for aquatic life due to siltation from bank modifications and residential runoff. The PADEP assesses streams as impaired for aquatic life and human use based on recent biological assessments and their functional class. This impairment will need to be a consideration for future planning within and adjacent to the City. Lusk Run is also listed as a Cold Water Fishery but is not impaired. The Bald Eagle Creek is not impaired, while the West Branch continues to suffer from past acid mine drainage problems.

The map also shows the three watersheds within the City limits: Bald Eagle Creek, Sugar Run, and the West Branch of the Susquehanna River. Most of Lock Haven is in the Bald Eagle Creek Watershed. The University Campus and properties along the river are in the West Branch Watershed, and a very small portion on the north end of the City is in the Sugar Run Watershed. Storm water runoff in these areas will make their way into the respective water bodies and eventually to the Chesapeake Bay. There are no local watershed organizations in the City at the present time.

The City's water supply comes from two surface water sources located within the McElhattan Creek Supply Watershed, which is southeast of the City. The Keller Reservoir in Wayne Township is the permanent active source and has a storage capacity at the spillway elevation of 92 million gallons. A second reservoir, the Ohl Reservoir is further upstream in Greene Township. Recent drought conditions had little effect on the reservoirs. Annual test results in 2002 indicated that drinking water met or exceeded Federal and State requirements. The detailed results can be found on the City's website at www.lockhavencity.org/water.

² Clinton County Assessment Department Website:
<http://www.clintoncountypa.com/clean&green.htm>

The City of Lock Haven Water Authority, the Suburban Lock Haven Water Authority, and the Central Clinton County Water Filtration Authority work together to provide water to the citizens of Lock Haven. More details regarding the Water Supply System can be found in the Community Facilities and Services Trends and Issues Sections to follow.

- **Wetlands** - Wetland resources, which are significant resources for flood protection and groundwater recharge due to their ability to filter and store water. There are a very limited number of wetlands in the City located near the airport and are shown on *Environmentally Sensitive Features – Water Based Map*.
- **Flood Protection** – In 1972, Hurricane Agnes flooded nearly 60 percent of the City. The damage from this flood event gave impetus to the Lock Haven Flood Protection project. The Lock Haven Flood Protection Project was authorized by the Water Resources Development Act of 1986 to construct flood control measures along the West Branch of the Susquehanna River and the Bald Eagle Creek in Lock Haven, Pennsylvania. Construction of The Lock Haven Flood Protection Project began in 1991 and was completed in 1994.

The plan of protection for Lock Haven consists of a levee system with associated interior drainage and utility modifications. Although the protection plan provides approximately 31,000 feet of levee, the aesthetic and recreation features are only addressed along that portion of the levee system located along the West Branch of the Susquehanna River. The current aesthetic and recreation features are described in greater detail as part of the Community Facilities – Recreation Section

FUNCTIONAL ENVIRONMENT

LAND USE TRENDS AND ISSUES

Modern land use decision-making is a multi-faceted process, particularly when decisions affect large geographic areas and the populations, economics, and environments within these areas.

The surrounding natural features and transportation routes have influenced Lock Haven's existing land use patterns. Waterways provided early, inexpensive routes for transporting goods to commercial centers downstream. Rail lines were later used in conjunction with waterways to transport goods to other locations.

- Table 9 provides a tabular summary of the various types of land uses found within the City, while *The Land Use/Land Cover Classification Map* illustrates their spatial distribution. Residential uses take up almost 33 percent of the total land area, with single family accounting for almost 27 percent of this total. Transportation Facilities, including roads, alleys, parking, and railways, are found on another 19 percent. Thirteen percent of Lock Haven's land area is used for commercial and industrial uses.
- Single Family Residential uses are found throughout the City, with concentrations both north and south of the University's main campus. Another concentration is found on the east end near the airport. The presence of Norfolk Southern Rail facilities and the William T. Piper Airport account for the large percentage of transportation land uses. Heavy commercial and industrial uses are found primarily in the southeastern part of the City, while services, retail establishments and government buildings are focused in the Central Business District. Lock Haven University accounts for the vast majority of the education category, with the remaining categories dispersed throughout.

Table 9 - Existing Land Use Acreage Summary

Land Use Category	Acres	% of Total
Churches & Cemeteries	39.3	2.3
Communications	4.4	0.3
Educational	75.9	4.5
Forest	183.7	10.8
Government	10.4	0.6
Heavy Commercial	75.3	4.4
Heavy Industrial	60.3	3.6
Light Industrial	2.1	0.1
Miscellaneous Services	12.5	0.7
Multi-Family Residence	93.0	5.5
Recreation	56.1	3.3
Retail	37.1	2.2
Service Institutions	19.7	1.2
Services	28.0	1.7
Single Family Residence	454.1	26.8
Single Family Mobile Home	1.3	0.1
Transportation	328.2	19.4
2-4 Family Residence	7.1	0.4
Utility	49.1	2.9
Vacant & Unused Land	72.4	4.3
Water	83.6	4.9
Total	1693.6	100.0

Source: Clinton County GIS Department

Table 10 - New Building Activity

NEW BUILDING ACTIVITY

In an effort to gain additional perspective on land use trends within the City, new construction activity was reviewed and analyzed for the years 1992 – 2002. Over that ten year time frame, 57 new buildings were constructed in Lock Haven. Approximately 49 percent (28 structures) were for residential uses. Commercial structures, including offices, comprised another 43 percent, or 25 structures. Table 10 is a summary of the new building activity for 1992 – 2002.

Year	Type of Structure	#	Year	Type of Structure	#
1992			1997		
	Commercial	1		Commercial	3
	Community Facility (Fire Station)	1		Industrial (Airport Bldgs.)	2
	Single Family Residential	1		Single Family Residential	5
	Multi-Family Residential (34+ units)	2			
1993			1998		
	Commercial	6		Commercial	3
	Single Family Residential	3		Single Family Residential	3
1994			1999		
	Commercial	1		Commercial	1
	Single Family Residential	2		Single Family Residential	5
	Multi-Family Residential (33 units)	1		Multi-Family Residential (11 units)	1
1995			2000		
	Commercial	3		Commercial	3
	Single Family Residential	1		Industrial	1
	Multi-Family Residential (4 units)	1		Single Family Residential	1
1996			2001		
	Commercial	3		Commercial	1
	Multi-Family Residential (24 units)	2		Community Facility (University Rec Center)	1
			2002		
				NONE	

Source: City of Lock Haven

TRANSPORTATION TRENDS AND ISSUES

The transportation network of a community is the backbone for its development and its prosperity. It can help to attract a thriving society of merchants and residents, and is part of the overall foundation for community growth and development. A carefully planned and maintained transportation system will help sustain the City's existing quality of life.

TRANSPORTATION ROUTES

The Functional Road Class Map shows the major transportation network for Lock Haven. Major highway connections include:

- U.S. 220 is the major transportation corridor serving Lock Haven. It provides a connection to I-80 to the south and U.S. 15 to the east. There is one interchange at Paul Mack Boulevard (SR 120).
- State Route 150 is a major arterial road running through the middle of Lock Haven that connects the City to Avis Borough to the east
- State Route 120 is a minor arterial road that connects Lock Haven to Renovo Borough in northern Clinton County.

There is a desire to convert the one-way traffic patterns of Main and Church Streets in the downtown business district to two-way traffic east of the Civil War Monument. Issues related to this include:

- Traffic patterns around the monument would have to be evaluated and traffic signals reworked to allow this
- Geometric constraints around the monument may preclude this unless the monument was moved.

TRANSPORTATION SAFETY

A three year study of accidents by the Lock Haven City Police Department from June 1999 through June 2002 identified the top ten intersection accident locations within the City.



- Main Street and Jay Street (16)
- Bellefonte Avenue and Fairview Street (15)
- Church Street and Grove Street (14)
- Bellefonte Avenue and Commerce Street (10)
- Church Street and Vesper Street (8)
- Bald Eagle Street and Commerce Street (8)
- Bald Eagle Street and Park Street (7)
- E. Walnut Street and Park Street (7)

- E. Walnut Street and Vesper Street (7)
- Main Street and Vesper Street (7)
- Church Street and Paul Mack Boulevard (6)

HIGH ACCIDENT LOCATIONS

Table 11 lists the high accident locations as identified by PennDOT. Refer to the *Transportation Deficiencies and Annual Average Daily Traffic Volumes Map* to view these locations.

Table 11 - High Accident Locations

Street or Road	Extent of Accident Locations
Bellefonte Ave. (SR 150)	Church St. to Pearl St.
Bellefonte Ave. (SR 150)	Hampton St. to Allison St.
Church St. (SR 150)	Henderson St. to Bellefonte Ave.
Fairview St.	Bellefonte Ave. to Fourth St.
Henderson St. (SR 150)	Main St. to Church St.
Jay St. (SR 120)	Church St. to Water St.
Main St. (SR 150)	Jay St. to Vesper St.

Street or Road	Extent of Accident Locations
Water St. (SR 120)	Jay St. to Grove St.
Water St. (SR 120)	W. Main St. to Susquehanna Ave.

PARKING

In addition to on-street metered parking, the City owns and operates seven off-street parking lots. Each parking lot has metered spaces for general parking and five have reserved spaces for permit parking. Table 12 on the following page lists the number of parking spaces available, along with the average permit use during 2004.

- Demand for permit parking for 3 of the 5 lots currently exceeds the allocations. A review of the business hour metered space use should be conducted in these lots to determine if permit parking allocations could be increased.
- Permit parking is significantly underused in 2 of the 5 lots. A discounted permit fee in these lots could increase permits issued and possibly reduce demand the overused lots.
- The number of reserved handicap parking spaces does not meet ADA recommendations for the Upper Church Street or the East Water Street lots.

Table 12 - Off Street Parking

Lot No.	Location	Total Spaces	Handicap Spaces	Permit Spaces (Average Use)
1	East Church St. at Grove Street	39	1	14 (11)
2	Upper Church St. at Mill Street	72	1	28 (27)
3	East Water Street	99	2	28 (28)
4	East Church Street at City Hall	17	1	10 (1)
5	City Beach	23	1	17 (5)
6	East Main Street	32	4	0
7	West Water Street	15	1	0
Total Off Street Parking		297	11	97 (72)

- A “Comprehensive Parking Management Study” was completed by Mullin & Lonergan Associates, Inc. in November, 1997. In

referencing that study, it was stated that parking is generally adequate in the downtown business district. Some of the recommendations from the study that have been implemented include:

- Replacing old parking meters and posting parking regulations through the streetscapes project.
- Parking violation fines were increased from \$3 to \$5.
- The underused parking lot behind the Hope Hose Fire House was sold.

WILLIAM T. PIPER MEMORIAL AIRPORT

The City operates the William T. Piper Memorial Airport, a General Aviation facility located at the eastern end of the City. The Airport has a paved runway, a runway lighting system and paved taxiways and tie down area. The facility includes 27 T-Hangar spaces

There are currently no commercial, charter or freight services operation out of the airport. However, services are available including fuel, storage, pilot supplies such as maps, a rental car, and shuttle service to downtown.

A Draft Airport Action Plan has been completed. A number of projects are underway including easement



acquisition, obstruction removal (design phase), perimeter fencing and taxi-way lighting.

The new “Sports Category” of licenses and airplanes could have a significant impact on growth and economic development at the airport. An increase in operations is expected at a minimum.

Special events at the airport, including the Sentimental Journey, Airfest, and Wings Over Piper (for RC model airplanes), have been very successful and add a positive economic effect on the community.

PUBLIC TRANSPORTATION

- Fullington Trailways has an office at 226 E. Main Street. Communities served are State College, Bellefonte, Lock Haven, Jersey Shore, Williamsport, Hughesville, and Wilkes-Barre
- Susquehanna Trailways is based in Avis Borough and offers Bus Charters and Tours. They operate a fleet of 32 modern motor coaches, equipped with restroom, air conditioning, reclining seats, AM/FM radio with cassette player, VCR player and TV monitors, and cellular phones. They do not offer daily inter-city transportation in Clinton County.
- Lock Haven Taxi is located at 14 E. Main Street and provides taxi-cab service for the community.

BICYCLE AND PEDESTRIAN FACILITIES

- Pennsylvania Bicycle Route G follows Route 150 through the County. This Bicycle Route links Lock Haven with the Pine Creek Rail Trail at the eastern end of the County.
- The walkway on the dike-levee is restricted to walking and provides a 2.5 mile walking trail.

- The streetscapes projects have not only enhanced downtown appearance, but have made the central business area more pedestrian friendly.

RAIL TRANSPORTATION

- Norfolk Southern’s (NS) Harrisburg to Buffalo mainline runs through Lock Haven City, running east-west, roughly parallel to Bald Eagle Street until it reaches N. Vesper Street where the line heads northwest along Railroad Street towards the river. This rail line handles freight only; there is no passenger service available in Lock Haven. The line serves a number of industrial clients along its route and connects to the Nittany and Bald Eagle Shortline Railroad on the east side of town near the airport. There are numerous “at-grade” crossings within the City including, Hanna Street, S. Liberty Street, and Route 150.



OTHER TRANSPORTATION CONCERNS

- Speed is a safety issue on Bald Eagle Street and Church Street. Some form of traffic control is needed to slow down traffic.
- Traffic flow on Church Street and Main Street should be studied. Items for consideration include signalization, conversion to two-way traffic, pedestrian crossings, and unloading zones.
- The need for signalization should be assessed at the intersection of Bellefonte Avenue and Fairview Street.
- All alleys need traffic control devices.
- Traffic flow around Evergreen Commons needs to be improved. The width of Mary's Alley is a concern. To improve this situation, the City is in the process of acquiring four feet from the LHU Foundation to widen Mary's Alley, which is anticipated to occur in the spring of 2005.



COMMUNITY FACILITIES AND SERVICES TRENDS AND ISSUES

Key trends and issues regarding Lock Haven’s community facilities and services are provided below. These items highlight some of the City’s best features, which span a wide array of community facilities and services. *The Community Facilities Maps* illustrate the location of these facilities within the City.

POLICE SERVICES

- **The City of Lock Haven provides 24-hour police protection.** The police station is located at City Hall, 20 East Church Street. There are 13 uniformed police officers: the chief, one detective, and eleven patrol officers, as well as 3 administrative staff.
- The Police Department has a 2004 General Fund Budget of \$1.04 million dollars.
- The Community Policing Program, which is funded by the Federal Enterprise Community Program, has initiated a bike patrol program to bring more visibility in the downtown area.
- The department’s “Community Policing” officer also performs D.A.R.E. (Drug Abuse Resistance Education) instruction in the City elementary schools.
- Police vehicles are old with high mileage. A replacement program needs to be established.
- Other capital improvements of priority include radios and a record management system.
- Lock Haven University has a Police Department located on Glen Road on the Campus. There are currently 8 officers on staff. Their duties include campus patrol and protection, traffic

control during University events, accident investigations, and emergency reporting.

FIRE PROTECTION SERVICES

- The City has three fire stations (see Table 13). Three full-time and six part-time paid drivers provide manpower at each station from 8:00 a.m. to 10:00 p.m. seven days a week. On call fire personnel cover the remaining hours. This system provides for a rapid response to any and all emergencies in the City at anytime of the day or night. The Fire Department relies heavily on the support of volunteers who make up 80% of the fire services workforce.
- The Fire Departments have a 2004 General Fund Budget of \$220,000, which primarily pays for staff, utilities, and administrative items.
- **Capital expenditures for equipment are an issue.** There is no dedicated fire tax for the City. However, the City has committed \$450,000 in CDBG funding to replace the 25 year old aerial ladder truck at Hope Hose. The total cost of the new truck is estimated at \$750,000. It is anticipated that the remaining funds will be obtained from the three companies’ equipment replacement funds and a grant.

Table 13 - Lock Haven Fire Services

Station #	Station Name	Address	Equipment
1	Hand-in-Hand	5 N Henderson St Lock Haven	Pumper/Tanker
2	Hopes	124-128 E Church St Lock Haven	Pumper/Tanker Aerial Platform
6	Citizens	415 Bellefonte Ave Lock Haven	Pumper/Tanker (1) Brush Pumper Light Rescue Boat Scuba Special Unit

Chapter 2 – The City of Lock Haven Today

- There are some volunteer firemen in Citizens who are students at Lock Haven University
- Lock Haven Emergency Medical Services (21 Liberty Street) and Lock Haven Hospital Paramedics (24 Cree Drive) provide emergency services to residents of the City.



League (PEL) report, show that while housing and population have had net increases, school enrollments have continued to decrease.

Table 14 - Proportionate Change in Population, Housing Units, and Enrollment 1970 - 2000

	Change					
	1970 - 1980		1980 - 1990		1990 - 2000	
	#	%	#	%	#	%
Population	1,231	3	(1,537)	(4)	683	2
Housing Units	2,735	21	478	3	1,660	10
Total Enrollment	(1,829)	(22)	(756)	(12)	(840)	(15)

Source: PEL Report, 2003

EDUCATIONAL FACILITIES

The Keystone Central School District serves all of Clinton County except for a portion of Pine Township and Avis Borough in the eastern part of the county and West Keating Township in the western part of the County. The school district also includes Curtin and Liberty Townships in Centre County and Stewardson Township in Potter County.

Enrollments in the Keystone Central School District have had dramatic decreases over the past decade. According to enrollment information in the Pennsylvania Economy League 2003 report “An Analysis of Demographics and Community Growth Patterns and Projections of Public School Enrollments and a Review of Elementary Building Capacities and Utilization in the Keystone Central School District 2002-03”, total K-12 enrollments have decreased from 5,759 students in the 1992-93 school year to 4,768 in the 2003-03 school year. This is a loss of 991 students or a 17.2 percent decrease.

Another interesting analysis is the correlation between population, housing units and enrollments. Table 14 and the conclusion below, which are from the Pennsylvania Economy

“Clearly, public school enrollment patterns in the Keystone Central School District have not had a direct correlation with trends in population and housing units. During the 1970s population and housing units grew, while enrollments decrease. During the 1980s population decreased while housing units again rose and enrollments decreased, although the rate of loss in enrollments was almost half of what it was during the 1970s. During the 1990s population and housing units rose, but during this decade public school enrollments decreased – at a slightly faster rate than the previous decade.” (PEL Report, 2003)

There are three elementary school buildings in the City of Lock Haven. These include the Dickey Elementary on South Fairview Street, the McGhee Elementary on 115 West Fourth Street and Robb Elementary at 400 East Church Street. The Keystone Central School District also has their administration building at 95 West Fourth Street.

- **Dickey Elementary** is located on South Fairview Street and houses classes for Kindergarten to Fifth Grade. Table 15 provides enrollments from the 1997-98 to 2002-03 school years. Enrollments have decreased slightly during this period; 18

students overall or a 7.6 per cent decrease. Projections in the PEL Report show continuing decreases in enrollment to 195 students by the 2007-08 school year.

Table 15 - Change in Enrollment - Dickey Elementary

School Year	Enrollment K-5	Change from Previous Year	
		#	%
1997-98	236	-	-
1998-99	258	22	9.3
1999-2000	256	-2	-0.8
2000-01	233	-23	-9
2001-02	226	-7	-3
2002-03	218	-8	-3.5
Total Change 1997-98 to 2002-03		-18	-3.5

Source: PEL Report, 2003

McGhee Elementary is located on West Fourth Street and houses classes for Kindergarten to Fifth Grade. Table 16 provides enrollments for the McGhee School from the 1997-98 to 2002-03 school years. Enrollments show a modest increase of 30 students over this period or a 16.3 percent increase. Enrollment projections in the PEL Report show a net increase of 3 students or basically no change in enrollment by the 2007-08 school year.

Table 16 - Change in Enrollment - McGhee Elementary

School Year	Enrollment K-5	Change from Previous Year	
		#	%
1997-98	184	-	-
1998-99	199	15	8.2
1999-2000	203	4	2
2000-01	204	1	0.5
2001-02	223	19	9.3
2002-03	214	-9	-4
Total Change 1997-98 to 2002-03		30	16.3

Source: PEL Report, 2003

- **Robb Elementary** is located at 400 East Church Street and houses classes for Kindergarten to Fifth Grade. The building was remodeled and enlarged in 1993. Enrollments at this building are larger than the other two elementary schools in the City. Table 17 provides enrollments for Robb Elementary from the 1997-98 to 2002-03 school year. Enrollments have decreased by 358 students or a 13.3 percent decrease. Enrollment projections in the PEL Report show that student enrollments will continue to decrease by about 30 students in the 2007-08 school year.

Table 17 - Change in Enrollment - Robb Elementary

School Year	Enrollment K-5	Change from Previous Year	
		#	%
1997-98	413	-	-
1998-99	375	-38	-9.2
1999-2000	369	-6	-1.6
2000-01	373	4	1.1
2001-02	372	-1	-0.3
2002-03	358	-14	-3.8
Total Change 1997-98 to 2002-03		-55	-13.3

Source: PEL Report, 2003

KEYSTONE CENTRAL SCHOOL DISTRICT ADMINISTRATION BUILDING

The KCSD administrative offices are located at 95 West Fourth Street in the City of Lock Haven. The offices are part of the Vo-Tech complex that was sold recently sold to Lock Haven University of Pennsylvania (LHUP). The school district is currently leasing their office from LHUP.

PRIVATE SCHOOLS

There are also two private schools in the City

- The Lock Haven Christian School is located at 787 Vesper Street in the City. The school has an enrollment of approximately 78 students in Kindergarten through 12th grade.
- The Lock Haven Catholic Elementary School is located at 311 West Water Street in the City. The school has an enrollment of approximately 192 students in Kindergarten through 6th grade.

WEST BRANCH TECHNOLOGY CENTER

The West Branch Technology Center works to meet the continuing professional education and technology-related needs of business and industry, nonprofit organizations, and educators. It is located in downtown Lock Haven at 110 East Bald Eagle Street. The West Branch Technology Center provides training and technical support, database and Web site design services, and continuing education opportunities. The Technology Center's staff specializes in designing customized training packages for educators, businesses, and organizations. The West Branch Technology Center's ABLE Academy provides high quality online continuing professional education opportunities.

LOCK HAVEN UNIVERSITY OF PENNSYLVANIA

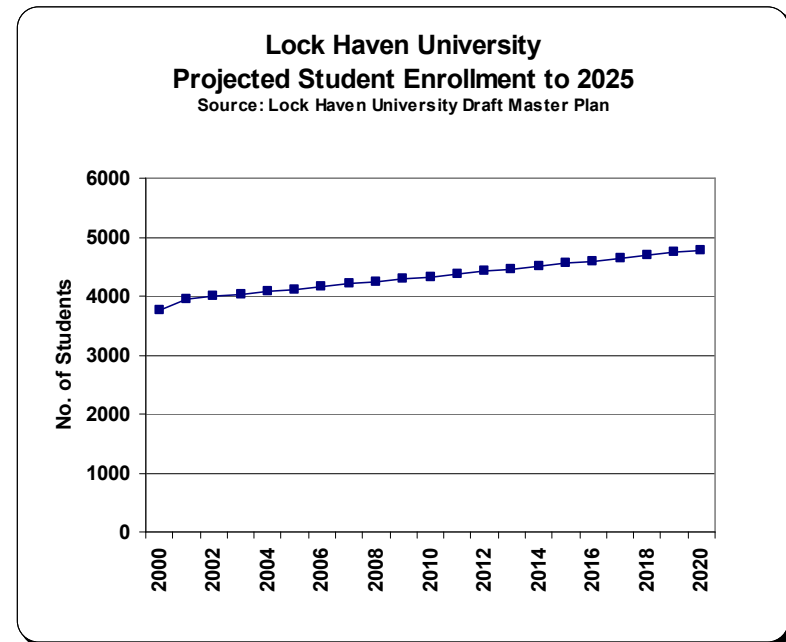
LOCATION

Lock Haven University of Pennsylvania (LHUP) has its Main Campus on the western edge of the City of Lock Haven. The Main Campus consists of approximately 175 acres, more than 50 buildings and over 1.5 million square feet of space. The majority of the buildings were built over a 15 year period from 1960 to 1975. Of the 50 buildings, 9 are four or more story buildings and 11 are three story buildings. The campus is compact and is geographically constrained. Steep slopes and the Susquehanna River both present constraints to future growth of the Lock Haven Campus. Other constraints on the perimeter of the campus are residential neighborhoods and cemeteries which will also constrain future expansion.

ENROLLMENT

- The Main Campus of LHUP had a Fall, 2003 student population of 4,406 students (based on head count). Full time equivalents (FTE's – students taking 18 semester hours) were 4,523, but this includes students at both the Main campus and the branch campus in Clearfield. Approximately 1,743 students reside on campus. This number is based upon the number of beds currently available for resident students on campus. The remainder lives off campus in rental housing or commute from their homes. LHUP is a big employer with approximately 600 faculty and staff employees. The LHUP Campus Master Plan (completed in 2003) indicates that by 2020, enrollments will be about 4,573 for Main Campus FTE students and 4,781 for Main Campus head count students. These projections may be too conservative in view of actual fall, 2003 enrollment data. Nevertheless, enrollment at LHUP will continue to grow.

Figure 12 – LHUP Projected Enrollments



PARKING

- According to the LHUP Campus Master Plan there are approximately 1700 parking spaces in lots around the campus. Lots are restricted into three categories: faculty/staff, students, and employees/students. According to the LHUP Campus Master Plan there will be the need for 429 additional parking spaces on campus by 2020 and the need for 153 replacement parking spaces or a total of 582 spaces. Some of this additional parking needs will come from locations outside of the Main Campus. These include:

- Vo-Tech Site and Open Space west of Vo-Tech (acquired from Keystone Central School District - KCSD) – 177 net new spaces.
- Former High School Site (acquired from KCSD) – 20 spaces
- Silk Mill – Silk Mill has been demolished. Additional area for parking has not been improved. Currently there is no funding for improvements.
- Lot No. 8 – Removal of tennis courts – 158 new spaces

NEW FACILITIES AND ACQUISITIONS BY LHUP/LOCK HAVEN UNIVERSITY FOUNDATION

- Recently LHUP has acquired several sites and facilities that lie outside of the core campus. These sites are located to the east of the University's Main Campus and are referred to as the "East Campus". According to the Campus Master Plan – "The effect of these acquisitions is to expand the geographic extent of the campus, and to shift the centroid of the campus to the east." The following is a list of the Keystone Central School District properties that have been acquired by the LHUP.
 - Vo-Tech Building/Administration Building/Shop – Located at Railroad and Fourth Streets this 4-5 acre complex was purchased by LHUP from KCSD. The Administration Building is leased back to KCSD and the Vo-Tech is planned to be used by LHUP. The lease with KCSD expires in 2006. As stated above in the parking section this area will also be improved to accommodate a total of about 177 parking spaces.
 - Senior/Junior High School/Gym/Bridge – Located at 301 West Church Street this complex now known as the "East Campus" was purchased by LHUP from KCSD. Renovations of the gym and the Junior High School will

take place in 2004. Senior High School renovations are not yet funded and that part of the complex will not be occupied until renovations are completed. Currently there is no time table for the renovations to the Senior High School. The Junior High School is planned to be used by LHUP for non teaching functions. These include the Small Business Program. The Junior High School is planned by LHUP to be a Keystone Innovation Zone (KIZ) under Pennsylvania's Economic Stimulus Package. KIZs are designated areas that may be established in communities that host institutions of higher learning such as LHUP. These zones are designed to foster innovation and create entrepreneurial opportunities. KIZs will allow university communities like Lock Haven to make more effective use of the resources at the university. They will help to support new entrepreneurial opportunities that lead to new companies and jobs.

- As part of the East Campus improvements LHUP has converted a house into the VIP House. Two other properties acquired by LHUP in this area will be demolished and cleared for parking.

LOCK HAVEN UNIVERSITY FOUNDATION FACILITIES

- Evergreen Commons – This site is located on the south side of Fourth Street on the former KCSD practice field. The Lock Haven University Foundation is developing 408 apartment units on this site which will be rented to LHUP students. This housing complex is expected to be available for students in August/September, 2004. North of Fourth Street at this location is a triangular shaped parcel of land that will provide parking for Evergreen Commons. This land will be transferred from LHUP to the Lock Haven University Foundation.

- Campus Village – This housing complex is located at Church St and the rail road. It includes housing, the chair factory (used for storage by LHUP) and was the site of the train station which has been demolished. This complex is owned by the Lock Haven University Foundation and leased to LHUP.

OTHER CONSIDERATIONS

- Elimination of through traffic on Railroad Street from 4th Street to Water Street – LHUP is interested in acquiring the right of way from the City to make this a pedestrian walkway that would link the Main Campus with other newly acquired/constructed facilities such as Evergreen Commons, the East Campus, Campus Village and the Vo-Tech/Administration Building complex. There are currently no sidewalks in this area except in front of the Vo-Tech complex.
- Potential removal of the rail lines in this area which serve as both a barrier and safety hazard.
- The Campus Master Plan points out that the former KCSO facilities can resolve many of the future space needs of the University. Clearly the acquisitions of the KCSO properties provide options for the University which are outlined in the Campus Master Plan. These facilities can alleviate the need for space and parking in the future. The impacts on the City will be that the University will break out of their Main Campus and extend significantly into areas of the City where the University has not traditionally operated. LHUP and the City need to look upon this expansion as opportunities for both which can have a positive impact on the future development and redevelopment of the City and the areas surrounding the University facilities.

RECENT ACQUISITION TRENDS BY LHUP AND THE LOCK HAVEN UNIVERSITY FOUNDATIONS (LHUF)

- Court House Annex, Susquehanna Avenue (LHUP)
- Silk Mill (LHUP)
- Recreation Center, Railroad Street (LHUP)
- Vo-Tech/Shop/Administration Building (LHUP)
- Senior High School/Junior High School and three houses. (LHUP)
- Campus Village (LHUF)
- Coploff House, North Fairview Street – Student Housing(LHUF)
- ROTC Building, North Fairview Street (LHUP)
- Lot # 16 – Former Private home located on Susquehanna Avenue just south of the Court House Annex (LHUP)
- House – Third and West Church Streets (LHUF)
- House – Northwest of Jack Stadium (Purchased by LHUF and given to LHUP)
- 27 acres of vacant/wooded land-west of campus and north of Glenn Road (LHUP has interest in purchasing)

OTHER EDUCATIONAL OPPORTUNITIES

In addition to Lock Haven University, residents of the County have close access to and significant opportunities to pursue a higher education. Available programs in adjacent counties include: Penn State University located in University Park, Centre County, Lycoming College and Pennsylvania College of Technology located in Williamsport, Lycoming County, and Bucknell University, located in Lewisburg, Union County.

HEALTH CARE FACILITIES

Lock Haven Hospital (24 Cree Drive) is a 77-bed facility, with a 120-bed extended care facility. Dedicated to Community Health Outreach, Lock Haven Hospital offers a variety of inpatient and outpatient services including: 24-hour emergency care with heliport access, intensive care and critical care units (ICU/CCU), an operating room, a post-anesthesia care unit, a short procedure unit, and an extended care unit.

Services provided include: obstetrics, pediatrics, physical therapy, cardiopulmonary services, cardiac rehab, endoscopic surgery, occupational therapy, speech therapy, therapeutic



recreation, sleep laboratory, dietetic services, pharmacy and advanced life support paramedic services. Specialized diagnostic tools include CT scanner, open MRI unit, radiology facilities and a JCAHO- and AABB-certified laboratory. Lock Haven Hospital has on staff physicians specializing in vascular surgery, urology, pediatrics, obstetrics, gynecology, family practice, general surgery, ophthalmology, cardiology and internal medicine.

Susque-View Home, Inc., is located at 22 Cree Drive next to Lock Haven Hospital. Susque-View provides inpatient services involving diagnosed medical care to the elderly, preventative rehabilitative care and long-term rehabilitative care. Outpatient treatment for Speech, Physical and Occupational Therapies for those of all ages is also offered. Rehabilitative services are available as outpatient services.

Geisinger Medical Group – Lock Haven, (955 Bellefonte Avenue, Lock Haven) is a ten-physician community practice clinic offering primary care and specialty services. Specialty services include: Dermatology, Family Practice, Internal Medicine, Obstetrics & Gynecology, Surgery, Laboratory, Mammography, Pulmonary Function Testing, Radiology, Stress Testing, and Ultrasound.

The Meadows of Clinton / Lycoming Counties, Universal Community Behavioral Health (20 Woodward Avenue, Lock Haven), provides partial hospitalization program, children and adolescent programs. Psychiatric outpatient Care is available for all ages. This facility is not actually located within the City limits but does provide services to City residents.

RECREATION

The City of Lock Haven has diverse parks and recreation facilities and programs that include neighborhood parks, mini parks and other facilities that take advantage of the city's location along the Susquehanna River. The parks and recreation facilities are operated and maintained by the City's Recreation Department. The following is a list of parks and recreation facilities located in the City of Lock Haven

1. Piper Harmon Playground

Location: East Church and Race Street

Ownership: City

Acreage: 1.0 acre Mini-Park

Piper Harmon was a newly built park in 1993. It was rebuilt because the "old" Piper Harmon Playground was removed to allow for the runway of the Piper Airport to be extended. This occurred because of the dike-levee flood protection project.

2. Memorial Park

Location: Castenea Township along East Water Street

Ownership: City

Acreage: 5.0 acre Neighborhood Park

This site is close to the Susquehanna River and is well suited for families and special events.

3. Canal Park

Location: Between East Church Street and East Water Street

Ownership: City

Acreage: 3.0 acre neighborhood park/playground

Passive site well suited for a history project or educational purposes. Established as a tourist site. New sidewalks and the installation of old main street lights were performed in 1995.

4. Lock Haven City Beach

Location: Between Grove Street and W. Water Street

Ownership: City

Acreage: 1.0 acre special facility

The Beach facility was constructed in 1995 as an accessory use for the earthen levee. It offers water access, a sand beach, a bath house, and associated amenities.

5. Veterans Park

Location: Between East Church Street and East Water Street

Ownership: City

Acreage: 2.0 acre neighborhood park/playground

Park was established as a historical interpretive park.

6. Hanna Park

Location: Susquehanna Avenue

Ownership: City

Acreage: 8.0 acre Community Park

Improvements in 1993 include tennis court reconstruction, new playground equipment, and some asphalt paths in response to ADA requirements.

7. Triangle Park

Location: W. Main Street and Bellefonte Avenue

Ownership: City

Acreage: 0.75 acre Mini Park

Many older people use the park. The open lawn is used for many events, including community fund drives and holiday gatherings. There is also a gazebo in the park.

8. Douglas H. Peddie Memorial Park

Location: Route 120

Ownership: City

Acreage: 70 acre Community Park

The park has expansion restrictions imposed by DEP and the Public Utilities Commission based on sanitary waste disposal limitations and the Public Utilities Commission based on the railroad crossing on the entrance road.

9. Hammermill Park and Ballfield

Location: Between Summit and Pearl Streets at Linden Street

Ownership: City

Acreage: 2.5 acre Neighborhood Park/Playground

Numerous amenities, including ball fields with dug-outs, concession stands, and playground equipment.

10. Frank L. Taggart Memorial Park

Location: Park Street

Ownership: City

Acreage: 5.7 acre Neighborhood Park

The park serves youth and adult baseball and softball teams. New ball fields, dug outs and concessions were installed in 1994-95.

11. Kistler Playground

Location: W. Bald Eagle Street

Ownership: Quasi-Public/Keystone Central School District

Acreage: 1.0 acre Mini Park

Even though the park is in a good location, there are few facilities available.

12. Hoberman Park and Ballfield

Location: E. Park Street

Ownership: City

Acreage: 5.0 acre Neighborhood Park

This park has great potential and is ideal for family outings. There are numerous amenities, including a ball field with dugouts, concession stand, Skate Park, and playground.

13. Eberhart Playground

Location: Barton Street

Ownership: City

Acreage: 1.0 acre Mini Park

Half of the area was turned over to the historical society for use as a community center.

PUBLIC UTILITIES AND SERVICES

- **Electric Services:** PPL Utilities provides service to the City residents and has a local office at 109 Rishel Road in Bellefonte.
- **Natural Gas:** PPL: Utilities Gas Division distributes natural gas and maintains a local office in Lock Haven.
- **Telephone Service:** Verizon provides local phone service. There are a variety of long distance carriers available to residents of the County.
- **Internet Services:** SusCom provides cable modem high speed internet connections to most areas of the County. Internet Service is also available through several dial-up providers. The most popular provider is KCnet with a local office in Lock Haven. KCnet offers Dial-Up Internet Access, High-Speed Wireless Internet Access, Computer Repair, Computer Training, Custom Website and Graphic Design, and Domain Hosting

- **Cable Television:** Adelphia provides TV cable service.

PUBLIC WATER

The City owns and maintains the watersheds, reservoirs, and water distribution system for Wayne Township, Castanea Township and the City. Water from Keller Reservoir is treated at the Central Clinton County Water Filtration Authority Plant in Wayne Township. Finished water is then distributed to Wayne Township, Castanea Township and the City. The filtration plant has the capability to filter 6 million gallons per day (mgpd). The plant currently averages 2.5 mgpd. The maximum permitted capacity of just less than 4 mgpd, is restricted by the drawdown limits on Keller Reservoir. The City also provides water to **Suburban Lock Haven Water Authority**, which provides water to surrounding communities.

PUBLIC SEWER

The City operates a 5.3 million gallon per day sewage treatment plant providing activated sludge secondary treatment for waste water from the City. The plant is located at 20 South Hanna Street. Additionally, the City sewage treatment plant serves 8 upstream municipalities and treats industrial waste and trucked sewage from the service area. Served municipalities include: Bald Eagle Township, Castanea Township, Flemington Borough, Lamar Township, Mill Hall Borough, Porter Township, Woodward Township and Walker Township, Centre County.

The sewage treatment plant currently operates at 2.5 million gallons per day under normal conditions, providing a significant reserve capacity for growth. However, during rainfall periods the flows increase considerably due to inflow and infiltration.

Recent improvements provide for bypass management through storage of peak flows for later treatment. Inflow and infiltration remain a significant problem and will require consistent improvement and maintenance programs.

STORM WATER

Within the City, storm water runoff is transported by the City owned and maintained storm sewers. This system is in excellent condition, with the majority of the system replaced or upgraded after the 1972 flood and the construction of the levee.

There are no special protection watersheds or ACT 167 watersheds within the City. Storm water runoff for new construction is managed through the Subdivision and Land Development Ordinance.

The Clinton County Conservation District is actively involved in the water quality aspects of storm water runoff through the Erosion and Sedimentation (E&S) plan approval and the National Pollution Discharge Elimination System (NPDES) permitting process.

SOLID WASTE

Household curbside pickup is provided by a variety of local haulers. Local haulers must be licensed through the City Codes Office in order to operate within the City.

Lock Haven has free curbside pickup of recyclable materials every other week. Materials that can be recycled include: aluminum, glass, paper, plastic, steel, and tin. All of these items plus corrugated cardboard materials can be dropped off at the Myrtle Street Drop-off Center.

The Clinton County Solid Waste Authority owns and operates the **Wayne Township Landfill** located in McElhattan, PA. The landfill was originally permitted in 1973. The landfill **has capacity through 2015** at the current average rate of disposal. The maximum daily volume is 750 tons. The following types of wastes are accepted:

- Municipal
- Construction and Demolition
- Residual
- Asbestos (friable and non-friable)
- Sludge (sewage, water treatment, and industrial)
- Soil (uncontaminated and contaminated)
- Incinerator ash

CITY ADMINISTRATION AND FINANCES

- **Administration.** The City of Lock Haven has a Council-Manager form of government. The City Manager is responsible to oversee the day-to-day operation of the City. The majority of the City administrative offices are located at 20 East Church Street.
- **Airport.** The City operates the William T. Piper Memorial Airport. Information concerning the Airport is contained in Transportation Trends and Issues.
- **Code Enforcement.** The Code Enforcement Department is located at 20 East Church Street and assists in providing for the general health, safety and welfare of City businesses and residents through contractor compliance with building, plumbing, electrical, health, housing and zoning codes. The Department makes the necessary inspections to ensure the new buildings and alterations are constructed in strict conformance to the Building Codes. A rental property inspection program was initiated in 1997. The Department also works with the City's 5-member Zoning Hearing Board, which hears and rules on all applications for variances from the Zoning Ordinance and zoning related appeals. The Zoning Officer assists the City Planner in monitoring and reviewing subdivision and land development plans.
- **Community Development and Planning.** This department is also located at 20 East Church Street and monitors all subdivision and land development plans in the City and assists the Lock Haven Planning Commission in the review of land use regulations. All plans for land development must be submitted to the Zoning Officer, where the review process begins. The Lock Haven Planning Commission, which is comprised of a nine member board, is ultimately responsible for final action to approve or deny plans. This department is also responsible for the administration of the Community Development Block Grant (CDBG) Program and various other federal and state funded programs
- **Engineering.** The Engineering Department is located at 20 East Church Street and consists of the City Engineer and a draftsman. This department maintains all mapping records, property deeds and tax maps for properties located within the City. The Engineering Department maintains plans and mapping of all City facilities and systems including water, sanitary sewer, streets and storm sewer systems. The department provides in-house engineering services for all City departments from project design through construction and contract administration. The department also solicits and administers contracts for studies and design work performed by outside consultants and provides operating assistance to all City departments.
- **Finance and Accounting.** This department, located at 20 East Church Street, provides a wide variety of services for the City. Among the most visible to local businesses are the billing and collection of property and occupational privilege taxes, mercantile/business privilege taxes, license fees and water and sewer rents. All funds collected by the police and through airport operations also flow through this office. The Treasurer handles all collection of revenues, payroll, and accounts payable.
- **Fire Department.** The Fire Department is made up of three volunteer companies; Citizens, Hand-in-Hand, and Hope Hose. The Fire Chief for Hand-in-Hand is also the City Fire Administrator. Additional information regarding the fire companies is contained in Community Facilities and Services.

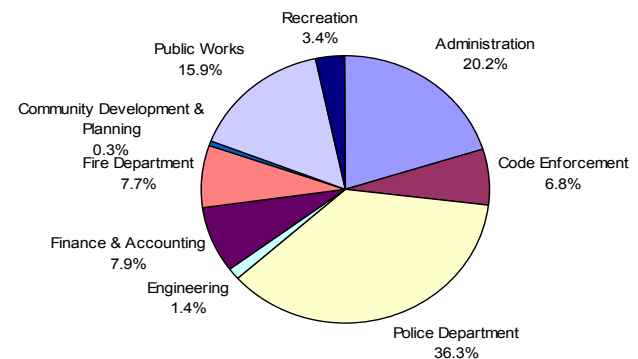
- **Police Department.** The Police Department is located at 20 East Church Street. Additional information regarding the Police Department is contained in Community Facilities and Services.
- **Public Works.** The Public Works Department is staffed by 12 employees and provides numerous services including snow removal, street maintenance and street sweeping, city sign maintenance and installation, levee maintenance, maintenance of the city's sewer and water systems and maintenance of all city parks and recreation facilities. The Public Works Department is comprised of 4 separate and distinct departments as follows:
 - **Flood Protection.** The Flood Protection office is located at 20 East Church Street. The City maintains approximately 6.5 miles of earth levee that consists of 38 drainage structures, 5 closure structures, 1 sanitary pumping station, 5 ponding areas and several recreation areas. The construction of the levee was completed in 1994 at a cost of \$84.3 million.
 - **Sewer.** The City's Sewer Department is located on Hanna Street. The Department maintains 37 miles of sanitary sewers and operates a sewage treatment plant. Additional information regarding the public sewer is provided above.
 - **Streets.** The City's Street Department is located at Park and Walnut Streets and is responsible for maintaining 34.8 miles of City streets and 16 miles of storm sewers.
 - **Water.** The City Water Department is located at 20 East Church Street. Additional information regarding public water is provided above
- **Recreation Department.** The City maintains 14 municipal parks and playgrounds and river front beach. Information on

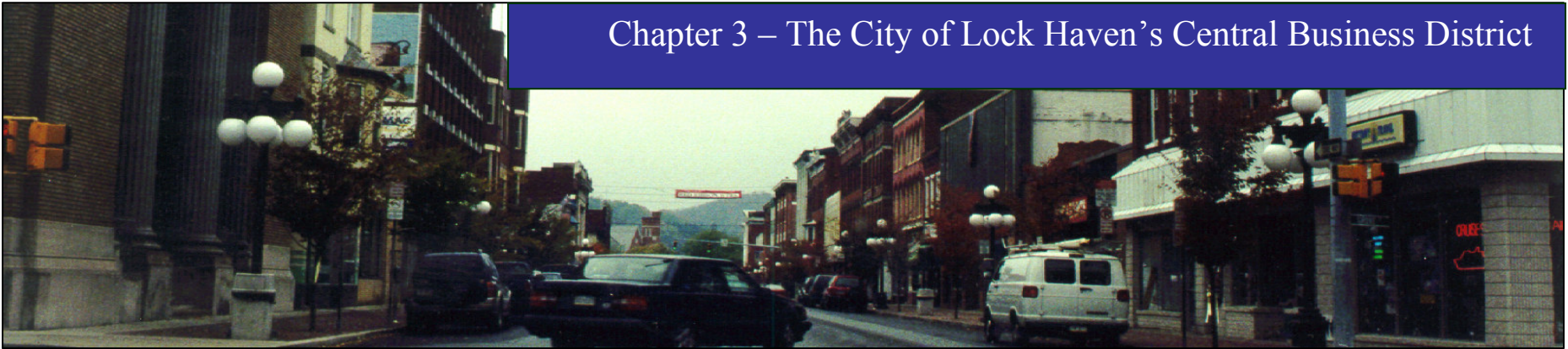
these parks is contained above. The Recreation Department is under the direction of a part time recreation director. The City also maintains over 100 acres of parks and playgrounds that accommodate Pony League baseball, Little League baseball, Junior League baseball, Youth Girls Softball, and Adult Softball.

- The City of Lock Haven Recreation Department in conjunction with Keystone Central School District sponsors the summer recreation program at 4 city parks and playgrounds. A skate park was added to Hoberman Park this year.

Figure 13

2004 GENERAL FUND BUDGET





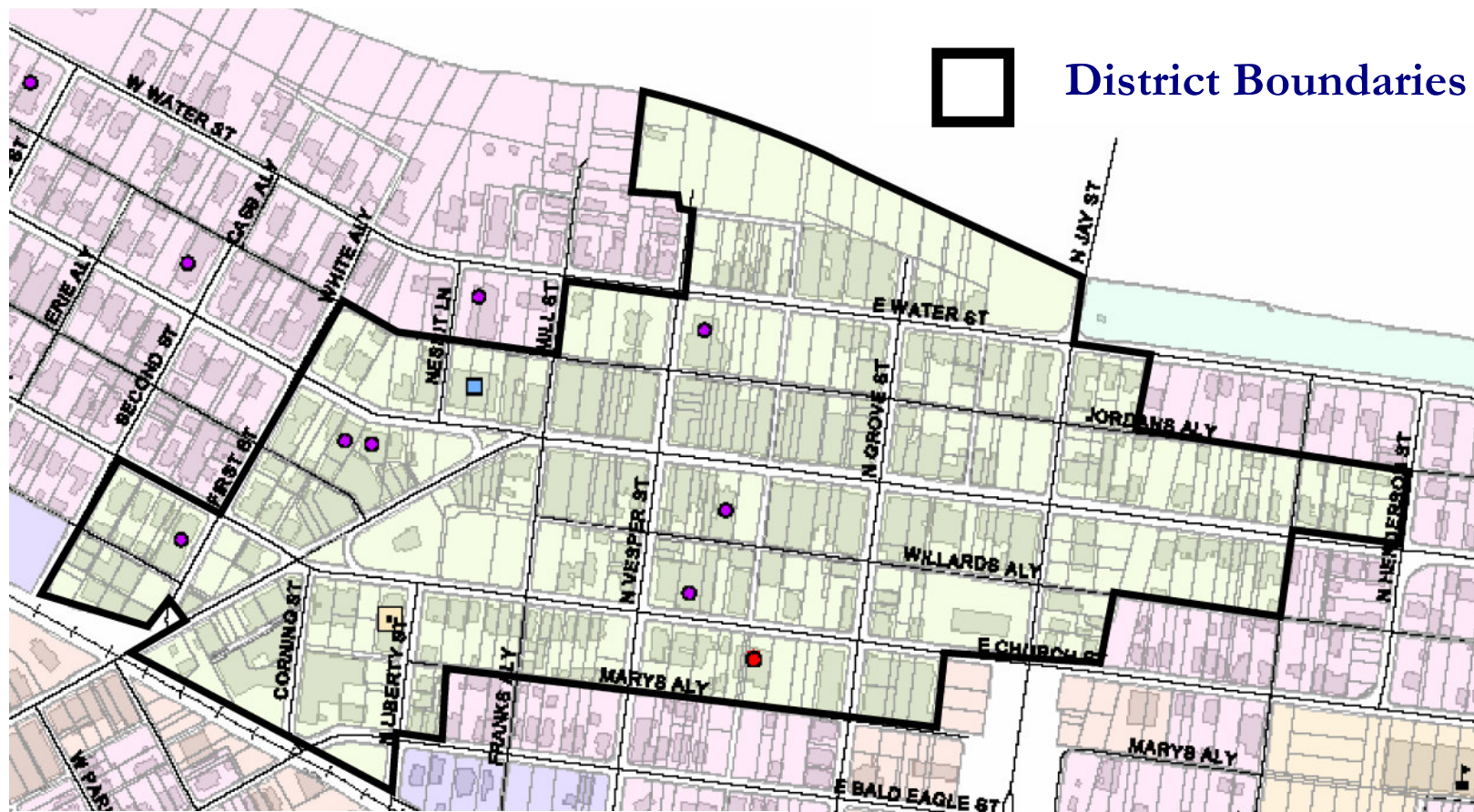
LOCK HAVEN'S CENTRAL BUSINESS DISTRICT

An inventory of land use, occupancy, and building condition was prepared for the Central Business District of Lock Haven. The Central Business District encompasses approximately 12 blocks of the downtown area and is illustrated in Figure 14. It generally extends from First Street east to the canal park and from Water Street south to Church Street, as well as the southwest triangle formed by Bellefonte Avenue, North Liberty Street, and the railroad. This district is the financial and service center of Clinton County, as well as the site of County and City government activities.



Figure 14 - Map of the Central Business District

City of Lock Haven Central Business District



Source: Clinton County GIS Department

The properties in this area were visually surveyed for their occupancy status, primary use, and general condition in August 2003. Because this information is based on a visual survey, only exterior conditions were used for the process of evaluation. The presence of fans or air conditioners in windows was interpreted as an indication of occupancy, since the survey was performed in mid-summer. The presence of closed curtains in an empty storefront window was interpreted as an indication of vacancy. Building style and materials were referenced in estimating building age. Building walls, porches, eaves, gutters and spouting, doors, windows, door/window frames were observed in making the survey determinations. Lot maintenance, as well as the presence of litter, graffiti or vandalism, was considered under the property maintenance category. Streetscape conditions were also noted in the context of entire blocks. Table 18 provides descriptions of the various features and their components evaluated in the visual survey.

Results of the visual survey indicate the following conditions for the central business district:

- Few properties are available for sale or lease.
- Most properties appear to be occupied.
- More properties appear to be vacant than are available.
- The majority of buildings were constructed prior to 1940.
- Two and three story buildings are most common.
- Buildings are generally maintained in good condition.
- Many buildings in the district support multiple uses.
- Office services and residential uses are the most common first floor uses in the district

- Residential is the most common and nearly exclusive use of upper floors.
- Property maintenance is generally good.
- Signage is inconsistent; many properties lack lot number identification.
- Streetscape conditions are good to fair.

ANALYSIS

Of the properties surveyed, seventeen properties or six percent were clearly available for sale or lease (August, 2003). Of the for sale properties, one was a residence, two were office spaces, and the remainder were retail properties. Of the for lease properties, all were retail sales of office service spaces.

Occupancy was observed as a secondary indication of property availability. The vast majority of properties in the district appeared to be occupied at the time of the survey, based on the abovementioned interpretation. First floor vacancies were more abundant than upper floor vacancies. First floor vacancies were observed for 32 properties or 12 percent of the district. Upper floor vacancies totaled 10 properties or 4 percent of the district. Several blocks contained numerous vacant buildings or spaces within a single building, namely the 200 block of East Water Street, the 200 block of East Main Street, and Corning Street. Moreover, the Corning Street properties were in need of significant rehabilitation, including complete door and window replacement, for potential future use.

Comparing properties marked for sale or for lease to those appearing to be vacant shows that there are an additional 23

properties (8 percent) that appear vacant though they aren't marked for sale or lease. This condition detracts from the image of the district as a viable place to do business for current and future business owners.

Building age and number of floors were additional features surveyed. Building age was estimated to the nearest decade or two-decade period. Since Lock Haven's central business district was originally developed throughout the late 19th and early 20th centuries, the majority of buildings (66 percent) were constructed prior to 1940. Another 13 percent were constructed between 1940 and 1970. Only 6 percent have been built since 1980.

Table 18 - Building Survey Analysis for Lock Haven Central Business District
(August, 2003)

		Total Properties		Good	Fair	Poor	N/A
		#	%	%	%	%	%
Availability							
	For Sale	8	3				
	For Lease	9	3				
Vacancy							
	First floor	32	12				
	Upper floors	10	4				
Structure							
Number of Floors	No structure	26	10				
	1 floor	36	13				
	2 floors	119	44				
	3 floors	86	32				
	4+ floors	3	1				

Chapter 3 – The Central Business District

		Total Properties		Good	Fair	Poor	N/A
		#	%	%	%	%	%
Building Age	Pre-1900	60	22				
	1900-1930	134	49				
	1940-1970	34	13				
	1980-present	16	6				
Land Use							
First floor	Commercial sales	39	14				
	Commercial service	60	22				
	Commercial sales/Commercial service	13	5				
	Residential	63	23				
	Institutional	6	2				
	Industrial	1	0				
	Civic/non-profit	14	5				
	Parking	21	8				
	n/a	5	2				
Upper floors	Commercial sales	0	0				
	Commercial service	1	0				
	Residential	72	27				
	Institutional	1	0				
	n/a	26	10				
Exterior Conditions							
	Façade		0	69	16	2	9
	Trim		0	75	15	1	9
	Doors		0	80	9	1	9
	Windows		0	75	12	1	9
Property Maintenance							
	Presence of litter, graffiti, or vandalism	4	1				
Signage							

		Total Properties		Good	Fair	Poor	N/A
		#	%	%	%	%	%
	With house/unit/lot #	116	43				
	With posted business name/service	139	51				
	With product advertisement	52	19				
	With directional sign	6	2				
	With transportation-related sign	80	30				
	With historic-resource-related sign	5	2				
Public Amentities							
Condition	Sidewalks/curb			86	6	4	3
	Cross walks			5	6	0	0
Total Number of Amenities	Street trees	115	42				
	Benches	6	2				
	Trash	11	4				
	Lighting	61	23				

Most buildings in the district are at least two stories tall. Two and three story buildings are most common (44 percent and 32 percent, respectively). Thirteen percent of properties include single story structures, while only two buildings (less than one percent) were more than three stories tall.

Many buildings in the district (73 buildings or 25 percent) support multiple uses. In these structures, first floor uses are typically retail stores or offices, while upper floors are occupied by office or residential uses. Some properties along the periphery of the district are solely residential. This is most common along Church and Water Streets. These patterns are typical of late 19th century American downtown settings. The district's more modern buildings are more commonly single use facilities.

Overall, homes and their properties in the district are well-maintained. The facade, trim, doors and windows were evaluated for each property. Facades were typically maintained in the best condition; 69 percent received a good rating. Only two or one percent of the facades surveyed were in poor condition, i.e. appeared in need of structural maintenance rehabilitation. An additional 43 or 15 percent were in need of routine or surface maintenance, i.e. painting. Many residential properties of architectural significance have been particularly well-maintained.

Building trim on porches and around doors and windows was generally in good or fair condition, 69 percent and 75 percent, respectively.

Doors and windows, though evaluated separately, were both in good condition overall—80 and 75 percent, respectively, received

good ratings. Very few buildings were in need of window or door repair or replacement (less than one percent).

Overall property maintenance throughout the district was good. Only one percent of properties had any noticeable yard maintenance concerns. Landscaping was typically maintained. Litter was not abundant, and no evidence of vandalism was observed.

Property signage throughout the district was inconsistent. Many properties lacked lot number identification (57 percent), which would make locating a home or business more challenging to someone not familiar with the downtown area. Most non-residential properties (65 percent of these property types) had either a window or shingle-type sign to identify their sales or service specialty. Additionally, product signs were displayed in approximately 25 percent of business, civic, and institutional properties.

Directional and historical signage was minimal. Only 2 percent of properties hosted directional signs to various community offices or facilities, and two percent of buildings were marked with historical designations.

Transportation signage in the Central Business District is far more common than either directional or historic signage. During the Central Business District survey, nearly 30 percent of the properties had transportation signage such as speed limit, parking/no parking and street/route signs located in front of the property. This is noted because of the potential visual clutter and unsightliness caused by a proliferation of signs in the Central Business District area. Also, the signage in the Central Business District has no thematic style with different shapes, sizes and colors of signs. However, it should also be noted that much of this signage is from PennDOT and is

located in the PennDOT right-of-way and therefore, out of the control of the City.

Streetscape conditions overall were good. Streetscape conditions were best along Main Street where recent improvement projects have been completed. Here, sidewalks are even and uncracked, street trees are regularly spaced, and street lighting is available.

- Eighty-six percent of properties had adequately maintained sidewalks and curbs.
- Crosswalks throughout the district are in good to fair condition. Numerous crosswalk markings were faded, resulting in fair ratings.
- Approximately one in every three properties in the district has a street tree, and several properties have two or more for an approximate total of 156 street trees. Regularly-spaced openings in the sidewalk, particularly along Water and Church Streets, indicated where street trees were once planned or planted but are currently not in place.
- Public benches and trash receptacles were noted among the public amenities surveyed. Six benches and 11 trash receptacles were observed, predominantly along Main Street.
- Sixty-one street lighting fixtures were tallied in the survey. Again, most of these were located along Main Street.

AVAILABLE PROPERTIES

Of the seventeen for sale or for lease properties, most were built between 1900 and 1930, are in good to fair condition, and had no

property maintenance concerns noted. Ten of the seventeen lacked lot identification numbers.

The 23 additional vacant properties have similar characteristics; most were built between 1900 and 1930, are in good to fair condition, and had no property maintenance concerns noted, based on externally visible conditions.

MAJOR RENOVATION /REDEVELOPMENT PROJECTS

Opera House Renovation

The Opera House, originally constructed in 1869, is located at 205-211 East Main Street within the City's Water Street Historic District. It is a brick Italianate building that features semi-circular and straight-sided arched window openings, hood moldings with corbel stops and a brick corbelled cornice. Since the building was built, there have been extensive alterations, such as window and cornice removal, reconstruction of exterior walls and additions to the rear of the building that include the combination of one and two story buildings with shed roofs covered with metal and rolled roofing abutting the rear wall.

A structural assessment was completed in 2002, and it was recommended that continued occupancy of the building be discouraged and condemnation should occur due to the poor condition of the roof framing and load bearing walls. The City Code Enforcement office condemned the property in December 2002, and ordered the owner from California to stabilize or demolish the building.

There has been recent interest in the acquisition of the property for commercial use of the first floor with housing on the upper floors.

Since the total restoration of the building would not be economically feasible solely using private financing, the City offered its assistance and support in sponsoring an application to the State for financial assistance.

Lock Haven Auto Redevelopment Project

The City of Lock Haven wishes to facilitate the reuse of a property owned by Lock Haven Auto located at 17 and 18 Corning Street that is impacted by a prior release of petroleum products that are related to historical site use and former underground storage tanks that were previously removed from the site.

Lock Haven Auto has been vacant since 1998 and the owner is not financially capable of addressing environmental issues at the property and is significantly delinquent in tax payments on the property. The property consists of two (2) lots on Corning Street: one lot is on the east side having an address of 18 Corning Street and the second lot is on the west side of Corning Street having an address of 17 Corning Street. The site covers approximately 1.5 acres and contains seven buildings. Five buildings are located on the East lot and two buildings are located on the West lot. The buildings are in various states of disrepair and are not currently occupied.

In November 2002, the City received an Industrial Sites Reuse Program grant to conduct an environmental assessment, including asbestos testing at the site. The assessment was completed in August 2003 and was submitted to DEP for their review. According to the Baseline Remedial Investigation, no immediate, direct, or imminent threat to public health or the environment was identified during this investigation.

Because this site was (1) used for industrial purposes; (2) the City did not cause or contribute to contamination at the facility; and (3) the facility is located in the Lock Haven Area Enterprise Zone, it meets the criteria for being designated as a Special Industrial Area. The City intends to enter into a Special Industrial Areas Agreement with DEP that would release the City from liability to the extent identified in the baseline remedial report. It is the City's understanding that the agreement would be transferable to a new owner(s).

OTHER VISUAL OBSERVATIONS

Buildings renovation and site redevelopment are apparent, particularly among retail and office uses. Much of this activity was spurred by devastating floods that occurred in the 20th century. In some cases, building damages were repaired, while in others, the entire building was removed.

In some locations where older buildings have been removed, contemporary buildings have been constructed. Approximately 15 or five percent of properties in the district have been built or rebuilt since 1980. In many cases, newer buildings are shorter in height, deeper in setback and serve only one use. Also, newer buildings have been built with greater setbacks. Such is the case with the multi-use building at the corner of Church and Jay Streets. Here, the setback also provides for an increase in elevation to protect the ground floor of the building from future flooding. The pharmacy on Church Street and the Hope Hose Company No. 2 Station are other examples of newer buildings with more modern building setbacks that break down the streetscape continuity.

Building locations can be critical to maintaining vibrant streetscapes. The intersection of Main and Jay Streets is a good example. The sense of being in the central business district is lost here, where parking lots on two corners, and significant pavement on the third, erode the sense of enclosure one expects to feel in a downtown area. Build-to lines, in place of setback provisions, in the central business district would help to retain the continuity of the edge of this vital public space.

Street trees are essential to maintaining the continuity of the downtown streetscape in areas where buildings have been removed. Unfortunately, many of the district's parking areas have few if any street trees, resulting in a breakdown of the street's visual pattern and green infrastructure.

UNIQUE FEATURES

A number of unique features were noted during the visual survey:

Many buildings in the central business district are over or approaching 100 years old. The detailing of their facades remains structurally intact, as a result of good maintenance over the years. This detailing stands in contrast to the broader lines and forms of more contemporary structures.

Additionally, many buildings are constructed of masonry materials. Variations of red brick and painted brick are predominant among the district's buildings.

Numerous buildings contain square, colored glass tiles in their window designs. This feature may indicate that a glass factory was once located in the area, that a local architect was particularly fond of the material, or that wealthy or traveling

businessmen imported the tiles for use in the construction of their Lock Haven businesses.

Several buildings along Main Street are known by the name of the original owner or builder, as documented by large plaques mounted on top of their facades, such as the Thornton Building and the C.H. Myers Bottorf. These features distinguish Lock Haven from any other city in central Pennsylvania.

DOWNTOWN REVITALIZATION INITIATIVES

DOWNTOWN LOCK HAVEN, INC.

In 1997, Downtown Lock Haven, Inc (originally known as the Lock Haven Vitalization Team) was formed by a group of interested businesses and community members with support from the City of Lock Haven. A vision statement was created which states: "Downtown Lock Haven, Inc. is an organization dedicated to enhance the City of Lock Haven by implementing progressive ideas to vitalize our community." A mission statement was adopted which states, "We will continuously improve both our community leadership position and the value of involvement of our organization by creating an environment that inspires our membership to their fullest potential."

With a slogan "Building a Better Community" Downtown Lock Haven, Inc. worked to promote downtown business activity and supported community events and beautification projects. The organization identified specific goals including:

- Establishing and maintaining an administrative framework for planning, promoting and developing Lock Haven;

- Building a coalition of public and private interest to service business and community needs;
- Organizing, sponsoring and coordinating activities and events that promote downtown Lock Haven creating a positive image for the community and maximizing our economic potential and value;
- Encouraging a comprehensive approach to community planning and design to capitalize on our unique identity and sense of place, creating new market potential for the creation and retention of jobs in the community;
- Educating and informing citizens on topics of interest and concern affecting downtown Lock Haven, and facilitating citizen involvement in community improvement plans, programs and projects;
- Initiating and participating in the development and implementation of economic and community development strategies; and
- Developing programs, projects and services that preserve the architectural character, cultural heritage and economic vitality of downtown Lock Haven.

Downtown Lock Haven's membership has almost doubled in one year from 32 members to 60 members. In April 2004, the City of Lock Haven agreed to sponsor the Main Street application on their behalf.

Over the past seven years the organization has grown both in membership and in program activity into a viable organization supported by local government, businesses, schools and residents. Having operated with a part-time program director for the past year, it is the desire of Downtown Lock Haven, Inc. to change the status

of the program director to full time and to be designated as a Main Street Community.

LOCK HAVEN MAIN STREET COMMUNITY APPROACH

As indicated in the Downtown Master Plan, four strategies are proposed for a strong downtown. They include: Organizational Development, Community Design, Community Promotion and Economic Restructuring. These goals are linked to a five-year timetable and Downtown Lock Haven, Inc. is committed to overseeing the implementation and ongoing evaluation of the Master Plan.

Strategy 1 - Organizational Development

The Master Plan identified the need for the formation of a formal, self-sustaining organization or committee reflective of a broad spectrum of community stakeholder interest to act as the administrative framework for planning, promotion and revitalizing downtown. In 1997 Downtown Lock Haven, Inc. was created, and in 2002 the Team reorganized and adopted a new set of bylaws so that they could fully take responsibility for the implementation of the Master Plan. Downtown Lock Haven, Inc. formed standing committees to carry out the goals and objectives outlined in the Master Plan including promotions, membership, design, and business marketing.

In March 2003 a part-time program director was hired who is responsible for providing a long term, continuing leadership role in the development of Downtown Lock Haven, Inc. and the implementation of the goals and objectives of the Master Plan.

Strategy 2 - Community Design

A comprehensive approach to community planning must be encouraged to capitalize on the City's unique identity and sense of place, creating new market potential for business as well as creating greater real estate value. Design will shape Lock Haven's image and influence consumer behavior and downtown uses.

Strategy 3 - Promotion

Downtown and community promotion is necessary to maximize our City's economic potential and value. The downtown manager will be actively and regularly involved in promoting Lock Haven's assets within local and regional markets, and other targeted markets. Downtown Lock Haven, Inc. will plan and implement numerous projects and events to revitalize downtown Lock Haven.

Strategy 4 - Economic Restructuring

Downtown business is the lifeblood of the City's economy and is vital to the desirability of our community and its future. The downtown manager will work to build a supportive climate for business development and a setting conducive to business success.

DOWNTOWN STREETScape IMPROVEMENTS

The Master Plan for Downtown Lock Haven was adopted by City Council in September 1999. Identified in the Downtown Master Plan is a priority entitled The Main Street Promenade. The Main Street Promenade encompasses the most highly used segment and the most visible expression of the downtown, primarily focusing on East Main Street between Henderson and First Streets and cross streets including Vesper and Grove Streets. The downtown streetscape improvement project is designed to enhance the appearance of the downtown and make it more appealing for

consumers. The improvements are meant to build on existing physical assets and encourage changes that are compatible with the commercial area's established characteristics.

- **Phase I – East Main Street from Jay to West Main Street** – Completed in November 2000, improvements were made to a three block area on East Main Street and included new curbing, nine foot brick style sidewalks, decorative low mounted street lighting, new trees, new meters, storm sewer inlet repairs and an 8" water main along East Main Street, from Jay Street to West Main Street.
- **Phase II – Bellefonte Avenue from Mill to Church Streets** – Completed in fall 2002, improvements included new nine foot brick style sidewalks, curbing, decorative low mounted street lighting, new trees, new meters, and storm sewer inlet repairs.
- **Phase III – Vesper Street from East Church to East Water Streets** - The improvements will include: new 9 foot brick sidewalks, concrete curbing, low mount ornamental street lights, new parking meters, and new trees and tree grates. The lighting design for Vesper Street will be that of a three rather than five globe light to provide continuity of design for the secondary streets.
- **Phase IV - Grove Street from East Church to East Water Streets** - The City will implement Phase IV of the Streetscape Improvement Program along two blocks of Grove Street, from Church to Water Streets. The improvements will be a continuation of the streetscape improvements designed for Phase I through III, however, the lighting will be consistent with the three globe light proposed for Phase III to provide continuity of design for the secondary streets.
- **Phase V - Bellefonte Avenue from West Church to North Jones Streets** - The City of Lock Haven has applied for state

Home Town Streets Program funds to implement Phase V of a Downtown Streetscape Improvement Program. The scope of work proposed in Phase V will include engineering design, and construction of streetscape improvements along a five block area on Bellefonte Avenue, from West Church Street to North Jones Street. Improvements will include: 9 foot brick sidewalks, concrete curbing, low mount ornamental street lights, parking meters, trees and tree grates.

their money on-line and local businesses are reaping the benefits of a more global market.

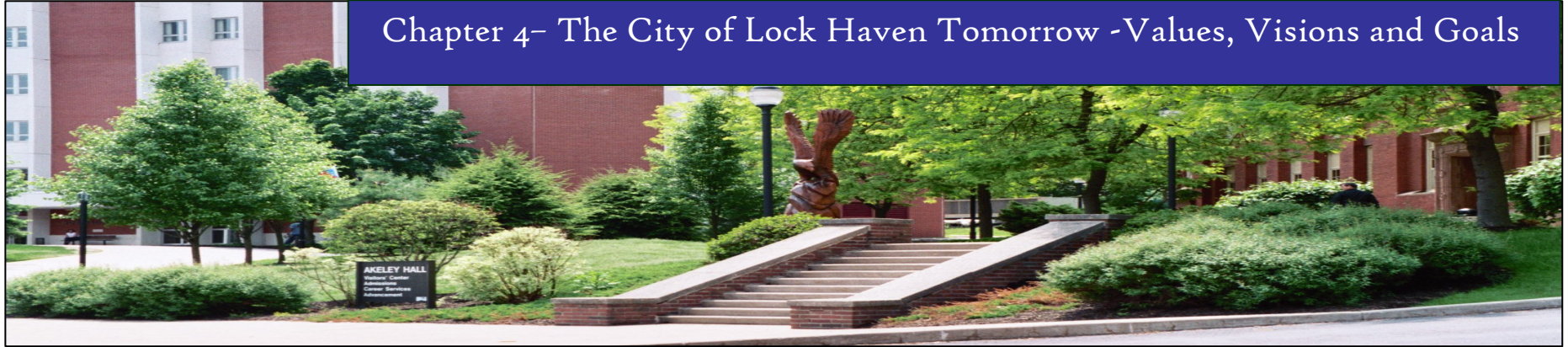
LOCK HAVEN UNIVERSITY SMALL BUSINESS DEVELOPMENT CENTER

Lock Haven University's Small Business Development Center provides in-depth quality business and economic development assistance to small businesses and prospective small businesses, in order to promote growth, expansion, innovation, productivity and management improvements. The Lock Haven University Small Business Development Center provides technical consulting services in the areas of accounting and record keeping, advertising, business start up, business plan development, computer applications, and financing and loan packaging.

LOCK HAVEN ELECTRONIC VILLAGE/E-COMMERCE

Another key to Downtown Lock Haven's continued economic success is the development of an e-commerce infrastructure, which will allow area businesses to buy and sell worldwide. In 1999 the Keystone Community Network a local non-profit Internet service provider and computer education provider received funding from DCED to create the Lock Haven Electronic Village. The project has created a fiber optic communications network for businesses. To date, 27 businesses, government and educational buildings in the downtown are connected. More downtown businesses are making

Chapter 4- The City of Lock Haven Tomorrow -Values, Visions and Goals



Introduction

Planning Advisory Committee

Stakeholder Meeting

Community Survey

VALUES, VISIONS AND GOALS FOR THE CITY OF LOCK HAVEN

The planning process for the development of the updated City of Lock Haven Comprehensive Plan has utilized several public involvement techniques to determine what City residents and stakeholders believe are the current issues and what the choices are for the future. Key questions included the following - Why do residents choose to live or have a business in Lock Haven? What opportunities does the City offer? What are the visions for the future to make the city a better place to live, work and play?

The comprehensive planning process has provided a number of opportunities to answer these questions. From the results of this process, specific plans and implementation strategies that will serve the vision for the future can be articulated. A number of public involvement techniques have been used to gather information and stimulate discussion regarding how residents feel about the Lock Haven community. This multi-faceted approach was designed to encourage as many people in the City as possible to participate in the planning effort.

The following is a summary of the various levels of participation that has led to the development of values, visions and goals for the City of Lock Haven.

PLANNING ADVISORY COMMITTEE

The Planning Advisory Committee (PAC) was organized to provide review and input into the planning process. Members were selected by the County and the City and represent a diversity of interests. At the first meeting, PAC members were asked to establish their likes and dislikes about the City and then prioritize their choices.

What Committee members liked most about the Lock Haven community was:

Small town culture.

The Susquehanna River and the recreational opportunities it affords.

Cooperative efforts to bring economic development to the City.

Good infrastructure – water, sewer, and transportation – with additional capacity to grow.

The levee/flood protection system which protects the City from future flooding concerns.

The William T. Piper Memorial Airport

The history of the City (architectural and industrial heritage)

Educational facilities (Lock Haven University and others)



Market House Restaurant

Committee members also listed and prioritized their dislikes:

Ongoing drug problems

Too many tax exempt properties impact tax base

Residents are slow to accept change

High unemployment

Lack of varied shopping opportunities particularly for women

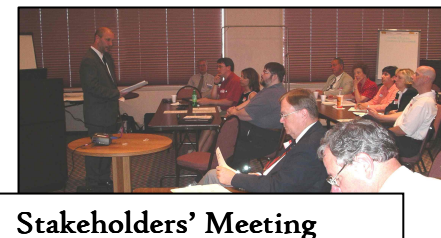
Little potential to grow tax base

Not accommodating enough to Lock Haven University students

Lack of public transportation

STAKEHOLDER MEETING (MAY, 2004)

To broaden the base of information about the Lock Haven community, a stakeholder meeting was held in May, 2004. Over 50 municipal officials, business owners and community leaders attended this half-day session to share their views and provide additional information regarding the opportunities and challenges facing the City of Lock Haven.



Stakeholders' Meeting

OPPORTUNITIES FOR THE CITY

ECONOMIC DEVELOPMENT

Downtown revitalization has been successful in enhancing the business environment of the City.

Lock Haven University of Pennsylvania is a wealth of technological resources, as well as a key element of the local economy.

Access to regional markets via road, rail, and air is a desirable attribute for new business seeking to locate in the area.

NATURAL RESOURCES

Susquehanna River is a valuable asset for recreation and tourism.

Recreational tourism is gaining in popularity across the country.

CULTURAL AND HISTORIC RESOURCES

The following sites/locations are considered assets to the City:

Water Street Historic District

Piper and Heisey Museums

J. Doyle Corman Amphitheater and Floating Stage

COMMUNITY FACILITIES

Modern Communications

Technology is available to most properties in the City.



The Roxy Theater

KCnet Fiber Optic

Cellular Service

The City benefits from full time fire and police services.

CHALLENGES TO THE CITY

ECONOMIC AND COMMUNITY DEVELOPMENT

The upper floors of the downtown area are underutilized.

Historic properties require significant investment to make them viable for commercial (profitable) uses.

HOUSING

The current housing stock fails to satisfy the demand for diverse housing options:

- Condominiums
- Loft Housing (second and third floors)
- Low and Moderate incomes.

COMMUNITY FACILITIES

The Water Supply system is in need of modernization.

Regionalization of services may provide for more efficient use of limited financial resources.

Lock Haven University growth is expected to continue.

Enrollments continue to decline in the Keystone Central School District.

TRANSPORTATION

Scheduled route public transportation is not available.

PA 150 Corridor to Bald Eagle Township

Anticipated corridor improvements to US 220 have been indefinitely deferred.

NATURAL RESOURCES

Steep slopes on LHUP campus is forcing campus growth into the City.

HISTORIC/CULTURAL RESOURCES

The Water Street Historic District is designated in name only. Only minimal protection or preservation has occurred.

Opera House and Fallon Hotel could become signature sites for the City, yet are costly to renovate.

Historic signage and markers needed to direct visitors.



**The Price Performance Center at
Lock Haven University**

COMMUNITY SURVEY

In order to get a better understanding of residents' concerns and level of satisfaction with the City, a community survey was developed and sent to all property owners in the City in the summer of 2004. A total of 1500 were mailed and the survey was also

available online. 313 people responded to the online survey and 246 were returned by mail – a total of 559. Detailed survey results are included in the Appendix to the Comprehensive Plan. In summary the survey yielded the following points:

- 80 per cent of the respondents agreed that “Taking all things into consideration, the quality of life in the City is very good”.
- The major issues in the city are: employment opportunities; affordable housing; lack of property maintenance; and lack of parking.
- The following types of housing should be encouraged in the City: single family; retirement/assisted living; and town homes.
- The survey showed there is general satisfaction with the availability of community service and utilities. The service sectors which received over 80 percent of the positive responses were fire and ambulance service; public water and sewer; public libraries; trash removal; and parks and recreation.
- Programs to establish bike routes connecting neighborhoods to downtown and a downtown shuttle bus service received the most positive endorsements in the survey.
- Residents also felt there should be more public parking facilities; 70 percent of the respondents disagree with converting one way streets to two ways in the downtown area.
- The survey encouraged City officials to pursue the following transportation related improvements: improved safety of at-grade rail crossings; upgrade of US 220 to I-99; and improved service and facilities at Piper Airport.
- There was also general satisfaction and endorsement of various City services and administration.

- The survey indicated that the City could use additional neighborhood parks, as well as basketball and tennis courts for residents.
- There is a perceived need for additional recreational facilities and programs including, places to walk and hike, bike trails, swimming pools, arts and crafts classes, fitness classes, and community sports leagues.
- Finally there was also a perception that the City needs additional community and cultural activities such as historic site tours, concerts, live theater, parades, festivals, and boat moorings/marina



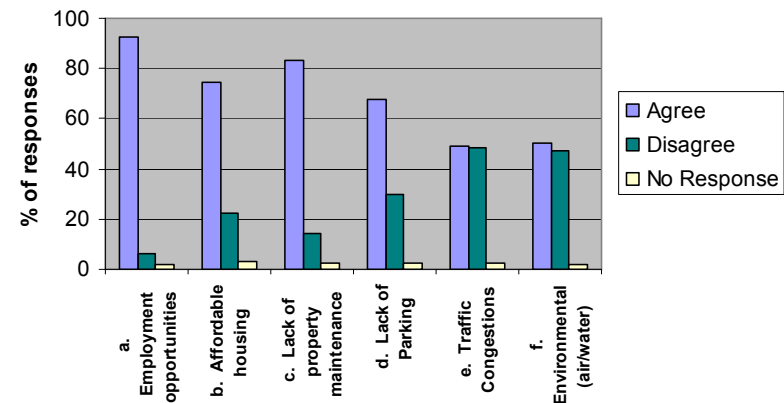
Hanna Park, Lock Haven

TOP ISSUES IN THE CITY

Based upon the information collected from these public involvement tools and from the details of the Background Trends the following top issues were established for the City.

- Overall, the County's population is aging, which will have an impact on housing, public transportation, health care facilities, and other needs. Median age in the City is quite young, which is due largely to the University's student population.
- There is support for a shuttle bus service in Lock Haven and also to/from other regional destinations.
- Recreational opportunities are abundant, although there is some

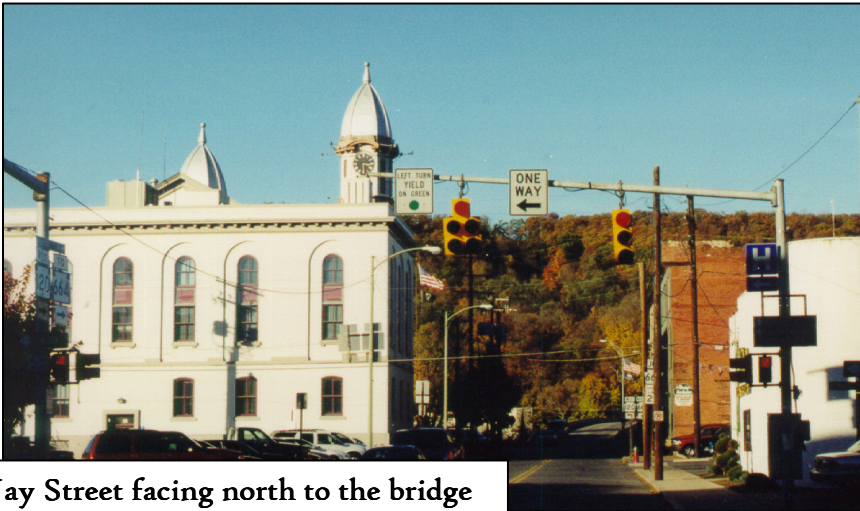
The following are major issues in the City of Lock Haven



evidence that more places to bike and hike are needed.

- Sewer and water facilities in the City are in relatively good repair. However, a number of systems outside of the City are having problems, which may have an impact on future economic development.

- The City of Lock Haven's revitalization efforts are having a positive impact, although some residents would like to see more shopping opportunities and longer hours of operation.
- The economy is still the number one concern of City and County residents alike.
- The Clinton County Economic Partnership is working with new and existing businesses to encourage relocation and expansion in Clinton County. The Lock Haven Vitalization Team is fulfilling a similar role within the City.
- The Lock Haven University is an economic asset for the City. It has even greater potential to impact the economy given the new Small Business Development Center and pending KIZ status.



- County and City residents would like to see a multi-faceted approach to economic development, with promotion of nature, heritage, the river, tourism and the University in addition to the industrial parks and workforce.

VISIONING MEETING (OCTOBER, 2004)

In October, 2004 a Visioning meeting was held in Lock Haven to develop a vision for the future of the City. Visions are broad based policy statements that are based upon information collected about the City from the Community Survey, the Stakeholders Meeting, the input of the Planning Advisory Committee, and the Background Trends Report of the Comprehensive Plan. At the Visioning session posters and other materials were on display that demonstrated the Stakeholder Meeting results, the Community Survey results, highlights of the Background Trends Report, and the a list of Top Issues in the City. A Vision Preference Poll was used to review, discuss and select visions for the future.

VISIONS AND GOALS

Following are the vision statements for the City of Lock Haven. They are based upon the discussions from the visioning meeting, as well as other public input and reports previously discussed. These visions are intended to illustrate the opportunities for the future and promote the resources of the City. Linked to each vision are goals that provide a linkage between the vision and the approach needed to achieve the vision. Sample action strategies are also listed. A complete list of specific action strategies that will detail the specific tasks to be undertaken to achieve these goals are found in the next chapter - Action Planning and Implementation Strategies. They will be accompanied by relevant tools, partners, and funding resources.

VISION FOR THE FUTURE: Downtown Lock Haven is a thriving focal point for the community with a diversity of attractions and services, including shopping, dining, lodging, and entertainment opportunities for both residents and visitors.

GOAL: Provide a welcoming and distinct atmosphere in the downtown area that is attractive to new business, residents, and visitors.

- Continue with streetscape improvements.
- Continue with façade maintenance/improvements.
- Common and themed signage.
- Safe to walk day and night.
 - Attract downtown hotel.
 - Amend City codes and ordinances to facilitate downtown improvements.

GOAL: Identify and develop niche markets for the downtown business community, which do not compete with big box retailer outside of the city.

- Create historic downtown tours.
- Attract specialty shops – clothing, shoes, housewares.
- Attract dining establishments.
- Attract antique shops.

GOAL: Provide a combination of new parking areas and alternative transportation that will provide excellent access to the attractions the Downtown has to offer.

- Coordinated effort between Area Aging, Hospital, city and University for development and marketing of shuttle service. (public/private).
- Identify potential locations for parking lots that are serviced by the shuttle.
- Evaluate costs/benefits of metered parking.
- Develop bicycle-pedestrian connections between the downtown, the University and the city's residential neighborhoods.

VISION FOR THE FUTURE: The Lock Haven University of Pennsylvania is an important part of the community and is a source of pride for residents, as well as the students and faculty.

GOAL: Develop strong working relationships that provide more opportunities for positive interaction between the residents and University students and faculty.

Promote/support the Small business development center and nanotechnology incubator.

Work with the University to development and implement a Keystone Innovation Zone (KIZ) at the new East Campus location.

Work with University on housing related issues.

GOAL: As the University continues to grow, develop alternative ways to mitigate the loss of taxable city properties.

In-kind services from the University.

Work with University to implement new Master Plan.

VISION FOR THE FUTURE: *A variety of housing options, including second and third floor loft-style apartments, and senior communities, are available to meet the wider range of needs and income levels of the City's current and future residents.*

GOAL: Promote housing development and renovation

- Identify gaps in the housing stock.
- Amend zoning and subdivision and land development ordinances that eliminate barriers to developing such housing.
- Work with the real estate community to keep track of the market demand within the city.
- Develop housing options for seniors.
- Build new owner-occupied housing (all types).
- Build/renovate new rental units (all types).

VISION FOR THE FUTURE: High quality community services are provided to City residents, including public safety, water and sewer, trash removal, recycling, and public education (KCSD)

GOAL: Provide residents with community services that are efficiently managed and cost effective, which in some cases may be the result of consolidation or regionalization.

- Assure police, fire and emergency management protection resources are adequate.
- Work with University on future planning for their police force.
- Determine that City solid waste management practices are consistent with county solid waste managements plan.
- Work with KCSD on the future of their facilities in the City.
- Investigate regionalization of services when appropriate.

GOAL: The City has safe and adequate water supplies, as well as sufficient capacity for the treatment and disposal of wastewater.

- Identify needed improvements
- Determine where system expansions are necessary
- Update Act 537 Plan as necessary

VISION FOR THE FUTURE: *The wealth of historic resources found throughout the City is an integral part of its identity. Recognize and protect these structures through a combination of public and private initiatives that preserves their character. New development will be consistent with the overall character of the area.*

GOAL: Whenever possible, historic buildings should be preserved. However, there should be provisions for new development that is consistent with the general character of the surrounding community.

Review recommendations in 1999 Historic resources Survey

Investigate the possibility of establishing regulations for the preservation of historic resources in the Water Street Historic District.

Identify programs to preserve architectural legacy.

VISION FOR THE FUTURE: *The City's heritage has been rediscovered and is promoted as part of a diversified economic development strategy that includes efforts to re-establish the traditional manufacturing base, as well as to develop Heritage and Nature based tourism activities.*

GOAL: The City's new economy includes a combination of traditional manufacturing, city and county offices; educational services (university), small businesses that serve both residents and tourists, and information and technology businesses that have developed as a result of the University's nanotechnology incubator.

- Infill development, including revitalization of brownfields sites.
- Maintain and improve transportation access.
- Continuing development at airport.
- Utilize the educational resources of LHUP.
- Promote tourism opportunities.

VISION FOR THE FUTURE: *Growth along the PA 150 corridor has been carefully managed to accommodate additional commercial services, while preserving the free flow of traffic.*

GOAL: The City will work together with neighboring communities to manage growth along the corridor so that PA 150 remains a viable connector route between the city and the outlying communities.

- Develop access management strategies
- Extend streetscape improvements along PA 150
- Coordinate development activities with the surrounding communities.

VISION FOR THE FUTURE: Traditional and modern activities, including fishing, swimming, canoeing, and jet-skiing are permitted along the Susquehanna River, yet are managed to protect the river's water quality.

GOAL: Identify and designate areas along the river that provide opportunities for the use of jet skis and other small motor craft, so as to minimize their impact on water quality.

- Work with Susquehanna River Basin Commission to identify appropriate locations.
- Provide educational information regarding the impacts of motorized craft on water quality



The Susquehanna River Walk facing east.



INTRODUCTION

The Values, Visions and Goals outline the desired vision for the future of Lock Haven. These visions represent the images that the community desires for the future based on the considerable amount of public input provided to the City. The following action plans correspond to community development visions and goals that were presented in Chapter 3 of the Comprehensive Plan. These action plans are scheduled over the next ten years in the capital improvements program (CIP) presented at the end of this chapter. The CIP will provide City Council with a ready reference for implementing the comprehensive plan.

Action Plans answer the question “How can we change what we do today in order to become the community we want to be?” The Action Plans recommend policies for decision making and tasks for making change in the community. It is important to recognize that the action plans reflect a partnership of public and private entities working together to improve the City by contributing their time, talent and financial resources to making this plan a reality. The action plans provide a framework for building on the emerging momentum of community improvements and enhancement in Lock Haven and create a guide for continuing the City’s revitalization. The action plans also recognize that the City has already made enormous strides towards the improvement of all aspects of City

life. Each Action Planning Strategy provides resources for implementation including mechanisms, partners and funding sources.

The City of Lock Haven has had a continuous program of preparing functional planning studies for the City. These studies represent an important reservoir of information and have established planning and development policies for the City. They include:

- Comprehensive Recreation, Park & Open Space Plan (1995-1996)
- Comprehensive Parking Management Study - 1997
- Master Plan for Downtown Lock Haven – 1999
- Historic Resources Survey – 1999-Update
- Action Plan for the William T. Piper Memorial Airport – 2004
- Lock Haven University Campus Master Plan – 2003 (Prepared by Lock Haven University)

The action planning and implementation strategies represented in the comprehensive plan have relied upon this major body of work as a resource and guide for the recommendations in this plan.

The City has much potential for community development and revitalization and has already done much to tap into this potential.

The City is home to a major state institution of higher learning; is the seat of Clinton County government, and the business center for Clinton County; it has good transportation access; it has a wonderful historic district that is the location of many fine homes; and it is the gateway to the vast forested areas of north central Pennsylvania known as the “PA Wilds”. There is much to build on and great excitement for the future. The initiatives established in this plan will create the agenda for taking the first and future steps.

DOWNTOWN LOCK HAVEN ACTION PLAN

Vision for the Future: Downtown Lock Haven is a thriving focal point for the community with diverse attractions and services, including shopping, dining, lodging, and other entertainment for residents and visitors.

Background: In 1999 SEDA Council of Governments prepared “Community Connections –New Vision for the New Century – The Master Plan for Downtown Lock Haven”. This Plan proposed community action in four distinct areas:

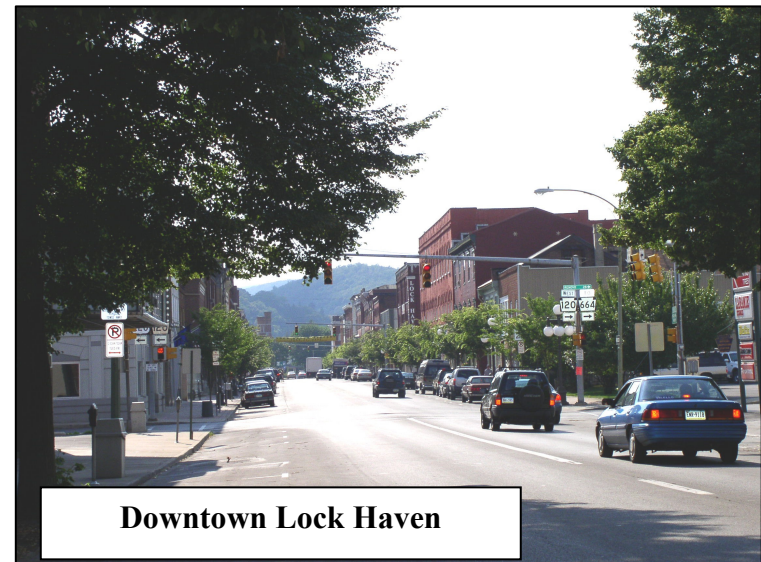
- Organizational Development;
- Community Design;
- Community Promotion; and
- Economic Restructuring.

Under each of these areas the Plan recommends multiple tasks, action priorities and implementation responsibilities. The City and Downtown Lock Haven Inc. are currently using the Master Plan for

Downtown as a blue print for downtown revitalization. The Comprehensive Plan will not replace the Master Plan but intends to augment and supplement the Master Plan. The 1999 Master Plan should continue to be used as an active and effective guidance document for downtown revitalization and decision making.

The Comprehensive Plan builds on the Master Plan for Lock Haven’s downtown by providing direction in four broad areas to strengthen the downtown and catalyze the reinvestment:

- Transportation and Streets
- Retail and Business Improvements
- Creating Housing Opportunities
- Parking



Downtown Lock Haven

TRANSPORTATION AND STREETS

GOAL: Provide a welcoming and distinct atmosphere in the downtown area that is attractive to new business, residents, and visitors.

STRATEGY: *Continue to implement streetscape improvements.*

The City has been implementing the streetscape improvements that were recommended in the Master Plan for Downtown Lock Haven under the heading *The Main Street Promenade*. These have included:

- Phase I – East Main Street from Jay to West Main Street (completed November 2000);
- Phase II – Bellefonte Avenue from Mill Street to Church Streets (completed Fall 2002);
- Phase III – Vesper Street from East Church to East Water Streets (to be completed 2005);
- Phase IV – Grove Street from East Church to East Water Streets (design underway, construction anticipated in Fall 2005/Spring 2006);
- Phase V- Bellefonte Avenue from West Church to North Jones Street (design underway, City awarded PA Home Town Streets Program funds, construction anticipated in 2006).

The City should continue to implement the Downtown Streetscape Improvement Program and pursue additional streetscape improvements in the downtown area including:

- Jay Street,
- Water Street
- Church Street.

Each of these projects will make downtown Lock Haven even more inviting to residents and visitors alike, attracting future residents, customers and economic investment in the downtown.

(Map showing completed, planned and proposed improvements to be added)

Mechanism: City programming of downtown street improvements.

Funding: Home Town Streets Program (PennDOT), CDBG funds, PennDOT Infrastructure Bank, PennDOT Safety and Mobility Initiative

Partners: City of Lock Haven, Downtown Lock Haven Inc., PennDOT, SEDA-COG



STRATEGY: Create a Network of Safe Pedestrian Ways and Public Spaces.

This strategy intends to create a network of safe pedestrian ways and public spaces that connect the downtown to the City's residential neighborhoods and Lock Haven University.

Many downtown areas suffer from the perception they are unsafe and both residents and visitors are susceptible to criminal activity, especially at night. Much of this perception is attributed to the fact that our downtowns have few full time residents. The key here is to create attractive, active, and therefore, safe places. The following strategies should be considered to make the downtown network of pedestrian ways and public spaces safe both day and night.



- Repopulate the downtown – Amend ordinances to remove barriers to creating new housing opportunities and provide incentives that will attract people who wish to reside in a downtown setting.
- Amend ordinances to create and sustain a mix of uses in the downtown.
- Create a network of community gathering places (public parks and other public spaces) for residents, students and other Clinton County residents.
- Utilize traffic calming projects to foster pedestrian safety and comfort. Examples of traffic calming techniques include curb extensions/bulb outs, speed humps and chicanes. (See Pennsylvania's Traffic Calming Handbook – PennDOT, Publication No. 383, January 2001)
- Create pedestrian and bicycle friendly streets Width of sidewalks, designated bike lanes.
- Continue to provide for on-street parking.
- Continue to provide for generous landscaping along streets and pedestrian ways.
- Create better links between downtown Lock Haven and the University. For example, the City and the University should work together to develop and convert Railroad Street from Water Street to West Fourth Street into a pedestrian corridor that would connect the University and downtown. This would encourage more students to visit and spend time downtown.
- Make improvements (paving & landscaping) to Mary's Alley (First Street to Fourth Street) to provide another pedestrian connection between the University, Evergreen Commons and the downtown.

One of the objectives in the Master Plan for Downtown Lock Haven is the restoration of two-way vehicular traffic on Main Street and also on Church Street. This change, along with traffic calming techniques such as on-street parking, gateways, textured crosswalks and others, would slow traffic, thus providing a safer pedestrian environment in the downtown area. The City should study and review the restoration of two way traffic on downtown streets to see if this would contribute to traffic calming and safer pedestrian movement in the downtown area.



Mechanisms: Transportation Improvement Program, Traffic Calming Study

Funding: CDBG, HomeTown Streets (PennDOT), Penn DOT Infrastructure Bank, PennDOT Safety and Mobility Initiative, PennDOT Infrastructure Bank, DCNR- The Community Conservation Program (C2P2)

Partners: City of Lock Haven, Downtown Lock Haven Inc., Downtown property owners, DCED, PennDOT, Lock Haven University, SEDA-COG (RPO)

RETAIL AND BUSINESS IMPROVEMENTS

One of the major weaknesses emphasized during the public involvement process was the lack of retail establishments and restaurants in downtown Lock Haven. This plan provides strategies to create an environment for investment in the downtown, as well as attracting people into the downtown.

Many of the recommendations in this section seek to create an environment where existing businesses can flourish and new businesses will be attracted to the downtown. This will be an important contribution towards the continuing revitalization of the downtown.

STRATEGY: Facade maintenance and improvements.

Another objective of the 1999 Master Plan for Downtown Lock Haven, Downtown Streetscape Improvement Project is to “Restore the architectural design integrity of building facades, storefronts, and signs: especially for buildings of historic significance and those with critical deficiencies.” The City and the Downtown Lock Haven Inc. should strive to improve the visual qualities of the downtown to attract customers and investment. Façade and store window improvements are a big part of this strategy and should include the following:

- Establish design standards for façade and window treatments in the downtown.
- Decorate the windows of vacant storefronts with local art or other items of local interest such as historical items or products manufactured or grown locally.
- Work with business owners and others such as local nurseries/greenhouses to provide planters, window boxes, benches and awnings.
- Amend zoning ordinances to remove any barriers to these types of improvements in the downtown area.
- Emphasize improvements to the facades of historic buildings.
- Work with Downtown Lock Haven in the implementation of a façade program.

STRATEGY: Common and themed signage.

Good signage can distinguish the community, identify destination and routes, and improve visual quality. Good downtown signage has a theme interrelated to design (colors, sizes and materials) and the number and placement of signs is well managed. In the Master Plan for Downtown Lock Haven, there are several tasks that could lead to improved signage in the downtown area. These include:



- Build consensus by business owners on the City's commercial sign design standards;
- Review and amend the City's Zoning Ordinance to facilitate good signage in the downtown
- Coordinate the design, placement and maintenance of public and visitors directional signs: and
- Work with Downtown Lock Haven Inc. to develop a downtown map illustrating downtown businesses and attractions.
- Work with Downtown Lock Haven in the implementation of a sign program.

STRATEGY: Attract new businesses to the downtown

Attract a hotel to the downtown

The only modern hotel in Lock Haven is the Best Western Hotel located at 101 East Walnut Street. This facility is located outside of the downtown area but is still a resource for activity that can support the downtown and the city. The Best Western has 67 guest rooms and a meeting room that can facilitate small to medium size meetings. There is no restaurant on the premises.

The Fallon House, an old hotel in downtown Lock Haven, is a historic building badly in need of improvements and restoration. The 1999 Downtown Master Plan is silent on a hotel for downtown, probably recognizing the difficulties in attracting and supporting a hotel for the downtown area. However, communities with colleges such as Carlisle and Shippensburg, have a hotel in their downtowns.

New lodging facilities that have been developed are located in close proximity to major transportation routes, e.g., the hotels in Porter Township at the I-80 interchange. The completion of I-99 may attract hotel developers but again, the interchange locations would likely compete with the downtown. The keys to attracting a hotel downtown include:

- Conduct or sponsor a professional market analysis to determine the demand for a downtown hotel. This analysis would provide detailed information on the potential for a hotel's success and for attracting a developer for the facility
- Development of a mixed use building that would include retail shops, restaurants, personal services, health club and other uses in addition to lodging;
- Commitment from Lock Haven University to use the facility for as many events as possible, for example, the headquarters for homecoming, graduation and other similar college events;
- Link the hotel to the recreation and tourism resources of the region. The City already has an active schedule of events related to the Susquehanna River and the William T. Piper Airport that can be tied to hotel marketing and services;
- Good transportation access and good parking; and
- Design the facility to function as a service center for the Lock Haven community; and

Create niche businesses for the downtown

The key here is to establish local businesses that do not compete with local big box retailers but rather offer special services through good quality and customer service. The first step is to identify the local niche or create a new niche. As part of the downtown hotel

market analysis mentioned previously, a section could be devoted to identifying gaps in the local retail market.

One logical niche would be focused on providing personal services that cater to Lock Haven University students, faculty, staff, and visiting parents. Part of this downtown improvement strategy has targeted improving the connections between the University and downtown. Now the City needs to provide destinations in the downtown.

Specialty retail

There has to be sufficient customer traffic to build and sustain a downtown business community. That is why the residential component of downtown is so important along with the bonus in Lock Haven of having a large, resident student population. Another consideration is that the downtown shopping needs an anchor, and not especially in the traditional sense of a large department store. Consider non-traditional anchors such as a community center, arts center, community health center or even a library (although the City Library is in the Water Street Historic District adjacent to the downtown).

Historic downtown tours.

Walking tours have become popular pastimes for people interested in history because they can see places close up rather than from a car or bus and get some exercise at the same time. Building on the history of Lock Haven, including the Piper Aviation Museum and the Heisey Museum on Water Street, update the current walking

tour that is largely self-guided and should include highlights of the City's architecture and the Historic District; the Susquehanna River and the Dike/Levee flood protection project; Lock Haven University, as well as downtown restaurants and shops. The Tour package would include a map and booklet that contained information about the highlighted attractions.

Work with Downtown Lock Haven and the Clinton County Economic Partnership to ensure that the visitor's guide and website is regularly updated to include new businesses, events, and places of interest.

Attract dining establishments and creating a night life downtown

Turning downtown areas into dining and entertainment centers has been instrumental to many downtown revitalization efforts, for example, Downtown Harrisburg's "Restaurant Row" on Second Street. In order for the City of Lock Haven to attract tourists for an overnight stay, to draw residents who work an 8-5 job to the downtown after hours, and to take advantage of organizations that contain a large and captive audience, a viable entertainment and dining district in the downtown must be established.

Careful planning and design, partnerships with potential owners of clubs and restaurants, and cooperative efforts to enforce and police activities occurring in downtown will allow Lock Haven to reap the benefits of reduced crime, increased tax base, and increased attractiveness for visitors from both within the County and from outside of the County. Good restaurants and other entertainment

will attract people to the downtown for lunch, evenings and on weekends.

Mechanisms: Zoning Ordinance Amendments, Hotel/Retail Market Analysis; Self Guided Tour and Map

Funding: CDBG funds, New Communities Main Street Program, PA First Industries Program – Tourism Development Fund (DCED), DCED Community Revitalization Program, Commercial Revolving Loan Fund, LERTA, Neighborhood Assistance Zone Tax Credit Program, Public Utilities (PPL, Verizon, Adelphia)

Partners: City of Lock Haven, PA DCED, Downtown property owners, Downtown Lock Haven, Inc., Clinton County Economic Development Partnership, Clinton County Historical Society, Lock Haven Planning Commission, Public Utilities

RESIDENTIAL HOUSING OPPORTUNITIES

Downtowns across the country are being revitalized by increases in the availability of downtown housing according to a recent study by The Brookings Institution Center on Urban and Metropolitan Policy. This strengthens the downtown economy by having people in the downtown area 24 hours a day. Two key factors behind the recent increases in downtown housing are changing demographics and a strong economy.

According to Census Bureau estimates, the number of households without children is expected to be 72 per cent of all households by 2010 (up from 66.4 per cent in 1990). Individuals are marrying later and postponing families. By 2010, only 20.1 percent of U.S. households will be married couples with children, down from 25.5 per cent in 1995. These are precisely the type of households that are driving the renewed interest in living downtown.



A strong economy also boosts housing markets. Employment growth, low interest rates and stock market wealth generally leads to income growth and a higher rate of household creation, which will require more housing units. Those who will enjoy economic growth and are in the 20-40 age group will demand a variety of housing types in growing and successful cities such as Lock Haven.

Given the presence of a large university, new student housing on the edge of the downtown, and the adjacent housing in the Water Street Historic District that is now protected from the ravages of flooding, Lock Haven could be on the verge of a renaissance in its downtown supported by a strong and vibrant downtown housing market.

The housing plan has two components: provide opportunities for different types of housing in the downtown; and revitalize the adjacent neighborhoods, including the Water Street Historic District. These areas will be home to the residents that are so important to repopulating the downtown area, particularly since Lock Haven is such a compact community where most facilities are within walking distance of one another.

STRATEGY: Make housing in the downtown a priority of downtown revitalization.

The City should undertake the following steps to create opportunities for housing in the downtown:

- Prepare a Housing Market Analysis for the Downtown to determine the types and distribution of existing housing and identify future housing demands.

- Provide for a mix of housing opportunities, including lofts, apartments and townhouses.
- Provide for urban grocery stores to serve the needs of these residents. The Weis Store on West Bald Eagle Street fulfills this role. It is important that this store be maintained and improved to serve the needs of downtown and neighborhood customers/residents.
- Review and amend zoning ordinance to support and enhance downtown residential development.
- Convert underutilized and/or vacant upper floors into housing.
- Investigate possibility of implementing an Elm Street Program in to adjacent downtown neighborhood.

Mechanisms: Housing Market Analysis

Funding: Housing and Redevelopment Assistance (DCED), Elm Street (DCED), HOME Investment Partnership Program (DCED), Rural Development Housing Program (USDA)

Partners: City of Lock Haven, Lock Haven University, Lock Haven University Foundation, Clinton County Housing Authority

PARKING AND TRANSIT SERVICES

Parking is an important element of the downtown strategy. There must be an adequate amount for customers, employees and residents and it must be convenient. The 1997 “Comprehensive Parking Management Study” indicated that parking was generally

adequate in the downtown area; however, if the initiatives presented in this plan and in the 1999 Master Plan for Downtown are successful, current parking may not be sufficient to meet future demands.

STRATEGY: Provide parking in the downtown that will meet current and future demands.

The following actions should be undertaken to ensure that parking continues to be sufficient to support the activities and revitalization of downtown Lock Haven:

- Revisit the 1997 “Comprehensive Parking Management Study” and update where necessary.
- Provide adequate signage that directs visitors to parking facilities in the downtown
- Provide parking facilities that are well lighted to make them safe and secure on a 24 hour basis.
- Recognize that parking facilities will always be in a state of flux since they may be targeted by a developer for downtown development activity.
- Provide adequate on-street and off street parking to meet short term and long term needs.
- Review the supply and demand for parking in the downtown.
- Encourage the development and use of alternate parking areas behind buildings and use alleys and side streets where it is practicable. These area should be well lighted and have appropriate signage.
- Research possibility of construction parking garage with space to be rented to business owners or provide additional permit parking.



STRATEGY: Develop Public Shuttle Service

This strategy would provide a publicly supported shuttle service that would meet the needs of residents and students in Lock Haven. The shuttle service would serve University students, senior citizens, and other residents and visitors to the City and would provide service to the downtown commercial area, Lock Haven Hospital, Lock Haven University and the residential neighborhoods in the City.

The City should also look to serving other communities in the Central Clinton County COG area. This service would replace the current private service and would provide expanded service to students, residents and the elderly. As a public service this system would be eligible for state/federal funding to purchase equipment and support the operations of the system.

- Prepare a feasibility study to determine demand, costs, scheduling and routing of a proposed shuttle services.
- Coordinate routes with City owned and University owned parking lots.
- Coordination of City

Mechanisms: Feasibility Study of Shuttle Service, Update Parking Study, Feasibility of constructing a parking garage.

Funding: CDBG, Parking Revenues, PA Infrastructure Bank

Partners: City of Lock Haven, PennDOT, SEDA-COG, Lock Haven University, Central Clinton County COG Municipalities, Clinton County, Downtown Business and Property Owners

STRATEGY: Expand Private Taxi Service

Lock Haven Taxi fills an important part of Lock Haven's transportation services. Lock Haven Taxi is planning to expand with the purchase of the former Lock Haven Auto site.

LOCK HAVEN UNIVERSITY

VISION FOR THE FUTURE: Lock Haven University of Pennsylvania is an important part of the community and is a source of pride for residents, as well as the students and faculty.

GOAL: Develop strong working relationships that provide opportunities for positive interaction between residents and University students and faculty.

Lock Haven University has over 4,500 students and a faculty and staff of approximately 600. University projections show enrollment growing to nearly 5,000 students over the next 20 years. Lock Haven has recently acquired several buildings from the Keystone Central School District, including the East Campus complex on West Church Street and the former KCSD Vo-Tech building at Fourth and Railroad Streets. In 2004 the Lock Haven University Foundation opened Evergreen Commons, a 408 unit housing facility between Second Street and Fourth. These acquisitions and development have moved the University outside of its traditional core area and closer to the City's downtown. The University has and will continue to have a profound influence on the City.

In 2003 the University completed their "Strategic Plan: A Framework for the Future" and the "Campus Master Plan". The Strategic Plan establishes the Mission, Vision, Values, Goals and Objectives for the University. The Campus Plan focuses on accommodating a growing enrollment, reuse of the recent acquisition of facilities from KCSD, and providing adequate parking for the student body.

STRATEGY: Promote and support the LHUP Small Business Development Center.

The Lock Haven University Small Business Development Center (SBDC) was established in 1992 to reach out to the community. SBDC promotes growth, expansion, innovation, increased

productivity and management improvements in existing small businesses in Clinton and Lycoming Counties. The Center works very closely with the City and their funding programs to support and foster small business development in the City and County.

- Continue to foster and improve the visibility of the SBDC to assist with the creation of new businesses in the City;
- Work together (City/County & SBDC) to take advantage of new economic development programs under the Governor's Economic Stimulus Program.

STRATEGY: Work with the University and the Clinton County Economic Partnership to develop and implement a Keystone Innovation Zone (KIZ)

Keystone Innovation Zones are designated zones around colleges and universities to foster innovation and create entrepreneurial opportunities (Many KIZ's have regional boundaries). The Clinton County Economic Development Partnership and Lock Haven University have applied for KIZ designation and funding in Clinton County. If designated, the University and CCEP can apply for funds for business growth in the County.

STRATEGY: Work with the University on Housing Related Issues

As Lock Haven University has grown, housing students has become more of an issue and concern for the City and the University. Chapter 2 of this Plan indicated that approximately 2,200 to 2,500 students are currently living off campus in private housing. Much of this housing is found within 6-8 blocks of the campus and in

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converted single family and duplex homes. Two exceptions are Evergreen Commons and the Campus Village residential complexes which were developed by the Lock Haven University Foundation.

Representatives of the City and University meet frequently to address common concerns related to student housing. Continued dialog will be necessary as Lock Haven University will have to continue looking to the private sector and organizations such as the Foundation to meet future student housing needs, due to current State policies. However, there are a number of initiatives the City and the University can work on to improve student housing and make it an important part of the City's revitalization

- Provide additional new housing for students. The Lock Haven University of Pennsylvania Strategic Plan: *A Framework for the Future* states that the University should “Collaborate with third party developers on off-campus housing initiatives”;
- Reduce automobile dependency therefore reducing parking demands; provide bus/shuttle services; and pedestrian/bike scale streetscapes;
- Involve students, faculty and city officials in a student housing planning/design charette to develop ideas and plans for future housing;
- Provide adequate public spaces for pedestrian and bike traffic such as sidewalks and alleys;
- Create a neighborhood association(s) for safe, clean, peaceful and diverse neighborhoods. This will create a network of students, landlords, and residents to mutually resolve issues;
- Create mixed use projects that would allow housing duplexes and condos and convenience commercial uses;

- Keep housing within close proximity to the core campus to maximize pedestrian and bicycle usage.

Mechanism: Funding application to DCED for KIZ Clinton County Economic Partnership; City and University collaboration on housing initiatives.

Funding: Keystone Innovation Program (DCED); Ben Franklin Technology Development Authority;

Partners: City, University, Lock Haven University Foundation; SBDC; Clinton County Economic Partnership, landlords, and private developers.

GOAL: As the University continues to grow, develop alternatives ways to mitigate the loss of taxable city properties.

STRATEGY: *In kind services from the University*

- Work with University to provide services and facilities for community events and initiatives;
- Utilize private developers for future projects that will generate tax revenues for the City;
- Develop a cost sharing schedule for police, fire and emergency management services or fees in lieu of taxes;
- Assist with the sponsorship of City events such the summer concert series and other events;
- Coordinate with Small Business Development Center (SBDC) to provide assistance to business community; and

- Utilize KIZ initiative to develop job creating initiatives in the City and the region.

STRATEGY: The City and University Need to Work Together to Implement Lock Haven University's 2003 Campus Master Plan

- Collaborate with University to accommodate the conversion and future use of the former KCSD high school facility now known as East Campus;
- Develop a new pedestrian and bicycle route along the Norfolk Southern right-of-way;
- Fence the railroad right-of-way except where there are street crossings to reduce train and pedestrian conflicts;
- Work with the University to accommodate the additional parking needs as stated in the Master Plan. These include the Vo-Tech site, the East Campus, the Silk Mill, and the proposed Lot No. 8, which are now the tennis courts. However, the University and the City should work together to reduce reliance on automobile transportation and build facilities and connectors that stimulate pedestrian and bicycle traffic. If this is not done the demand for additional parking will continue as enrollments grow; and
- Appoint City representative to University Master Plan Implementation Committee

Mechanism: Master Plan Implementation Committee (Oversight committee including university and City)

Funding: Lock Haven University

Partners: City and University

HOUSING IN LOCK HAVEN

VISION FOR THE FUTURE: A variety of housing options, including second and third floor loft-style apartments, and senior communities are available to meet the wider range of needs and income levels of the City's current and future residents.

GOAL: Promote Housing development and renovation.

About 33 per cent of the total land area in the City is devoted to residential uses. These include single family and multi family housing. Fifty one per cent of the housing stock in the City is single family and 49 per cent is multi-family. Ninety three per cent of the housing stock is occupied. Forty two percent of the City's housing stock was built before 1940 and 90 per cent was built before 1990. Since 1992 there have been fewer than 25 new residential units built in the City, but there has been a large amount of housing conversion activity. Most activity has been the conversion of single family homes into multi-family housing units for Lock Haven student housing.

In the downtown Lock Haven planning strategies the development of housing is considered a keystone of improving the downtown. Housing in Lock Haven should reach the diverse environments of the community from the downtown to residential neighborhoods to students housing. Housing in the City needs to provide a range of housing styles for different income levels and for senior citizens of

the community. Providing housing alternatives in Lock Haven is a major part of retaining and attracting population base to the city and providing the foundation for downtown business revitalization.

STRATEGY: Identify gaps in the housing market.

- Utilize the housing market analysis proposed for downtown to determine housing needs and demands;
- Work with Lock Haven residential real estate professionals to determine and track housing demands in the City and region, both styles and price ranges;
- Determine styles of housing in demand – townhomes, condos, duplexes, mid rise apartments, senior oriented housing.

Mechanisms: Housing study/analysis, collaboration of City, County, realtors and developers.

Funding: City of Lock Haven, downtown merchants and property owners, banks, Clinton County Housing Authority, DCED, PHFA, Home Investment Partnership Program (DCED), Rural Housing Program (USDA)

Partners: City of Lock Haven, Clinton County Housing Authority, Lock Haven Area Realtor, Residential real estate developers and builders, and Downtown merchants and property owners.

STRATEGY: Develop a diversity of housing options including new owner-occupied housing and build and/or renovate rental

units for seniors, young adults, “empty nesters”, and traditional families.

- Provide for coordination of housing plan implementation – City, University, developers, landlords on a regular basis;
- Pursue housing in the Downtown area – build on the recommendations in the Downtown Plan to provide housing – new or renovated in the downtown that will bring 24 hour life to this area;
- Identify tracts of land to target for new housing in the City;
- Provide for the inclusion of affordable housing in new development;
- Collaborate with the residential real estate development community to ensure quality housing developments to meet all income levels;
- Conduct housing rehabilitation projects in the City
- Cooperate with Lock Haven University and the Lock Haven University Foundation to plan for locations for future student housing projects;
- Maintain and enforce property maintenance codes that address both building and property maintenance;
- Maintain and enforce rental inspection program; and
- Demolish deteriorated structures and construct infill housing in its place.

Mechanisms: Housing study/analysis, the Master Plan for Downtown Lock Haven, collaboration with property owners, builders, and developers.

Funding: Partner operating budgets, CDBG funds, Clinton County Housing Authority, PHFA, Elm Street Program, FHA Title Home Improvement Loan Program, HOME Investment Partnership Program (DCED), and Rural Housing Program (USDA)

Partners: City of Lock Haven, Lock Haven University, Lock Haven University Foundation, Clinton County Housing Authority, Residential real estate community and private property owners

COMMUNITY SERVICES

VISION FOR THE FUTURE: *High quality community services are provided to City residents, including public safety, water and sewer, trash removal, recycling and public education (KCSD)*

GOAL: Provide City residents with community services that are efficiently managed and cost effective, which in some case may be the result of regionalization of services.

STRATEGY: *Assure that police, fire and emergency management protection resources are adequate.*

- Continue to maintain a police force that represents at least one full time officer per 1,000 residents (current complement of 13 uniformed officers would appear to meet current and future needs;
- Establish a police vehicle replacement program; piggyback on Commonwealth police vehicle contract possibly with other municipalities in the County or in the Central Clinton COG;
- Continue to work cooperatively with the Lock Haven University Police Department. The two police forces should meet regularly to develop strategies that address common problems;

- Promote volunteerism to support the fire stations serving the City;
- City should continue to support staff cost of the Fire Department and also support other costs of major capital equipment expenditures (trucks etc.);
- Increase Lock Haven University to increase donation for fire, police and emergency services;
- Encourage Lock Haven University to enter into a cooperative agreement with the City of Lock Haven Police Department for off campus services.

Mechanisms: City of Lock Haven budget, City website and collaboration with Lock Haven University

Funding: City of Lock Haven, Lock Haven University

Partners: City of Lock Haven, Lock Haven University

STRATEGY: *Determine that City solid waste practices are consistent with the county solid waste management plan*

- Collaborate with the Clinton County Solid Waste Authority to ensure consistency with Authorities waste management practices for recycling and waste disposal;
- Consider contracting with one hauler to improve services and possibly reduce disposal rates;
- Provide for the pick up and disposal of large bulky items including white goods (washers, dryers refrigerators, freezers);

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- Work with the Authority to provide for the collection and disposal of household hazardous waste items;
- Continue to operate the City's leaf and yard waste program.

Mechanisms: Clinton County Municipal Waste Management Plan; City of Lock Haven waste management practices and regulations

Funding: PADEP

Partners: City of Lock Haven, Clinton County Solid Waste Authority and Clinton County Commissioners

STRATEGY: *Work with KCSD on the future of their facilities in the City:*

Recently KCSD sold to Lock Haven University the old high school (now the East Campus of LHUP) and the Vo-Tech complex. The school district is leasing their current administrative offices on West Fourth Street from the University.

- KCSD has three elementary schools in the City. The City and KCSD should work together concerning any consolidation of public school facilities and their future use;
- KCSD owns lands on Spring Street which are currently used for the football stadium and practice fields. If KCSD decides to discontinue use of these fields they represent future opportunities for either the City or the University.

Mechanism: KCSD school board actions regarding facilities in the City.

Funding: City of Lock Haven, KCSD, and Lock Haven University

Partners: City of Lock Haven, KCSD, and Lock Haven University

STRATEGY: *Investigate regionalization of services when appropriate in order to provide the most effective and efficient public services to local residents and businesses*

- Continue to work with adjacent municipalities to address sewer and water needs.

Mechanism: Central Clinton County COG

Funding: City of Lock Haven and member municipalities of the Central Clinton County COG

Partners: Central Clinton County COG, City of Lock Haven, and Clinton County

GOAL: *The City has safe and adequate water supplies, as well as sufficient capacity for the treatment and disposal of wastewater.*

The overall assessment during the comprehensive planning process was that the City's sewer and water systems are in good condition.

However there are policies the City should undertake to ensure continued improvements to an already updated and reliable sewer and water infrastructure.

STRATEGY: *Identify needed improvements to the sewer and water systems*

- Continue to work with the Central Clinton County COG to address sewer and water needs;
- Prepare a regional Act 537 Sewage Facilities Plan;
- Prepare digital mapping of water and sewer systems and implement a GIS database for water and sewer infrastructure;
- Develop criteria to replace aging water and sewer lines and apply for funding to implement a replacement program;
- Continue to work on correcting infiltration/inflow problems in the wastewater collection system.

Mechanisms: Updated Act 537 Sewage Facilities Plan

Funding: DEP, PENNVEST, Growing Greener, City of Lock Haven, served municipalities

Partners: City of Lock Haven, Municipalities in service area, Suburban Lock Haven Water Authority, Clinton County Water Filtration Authority

HISTORIC RESOURCES

VISION FOR THE FUTURE: *The wealth of historic resources found throughout the City is an integral part of its identity. Recognize and protect these structures through a combination of public and private initiatives that preserves their character. New development will be consistent with the overall character of the area.*

GOAL: Whenever possible, historic buildings should be preserved. However, there should be provisions for new development that is consistent with the general character of the surrounding community.



STRATEGY: *Review recommendations in the 1999 Lock Haven Historic Resources Survey. The City should continue to use the Historic Resources Survey as a resource document to implement projects and programs for preserving the historic heritage of Lock Haven*

- Develop programs to help preserve Lock Haven’s architectural legacy;
- Increase codes enforcement to preserve historic resources;
- Create programs of historic awareness in the community;
- Establish a local historic sites list, complete additional nominations to the National Register of Historic Places and form a City/County partnership to preserve and interpret historic sites.
- Promote the Water Street Historic District as a landmark in the City through signage and advertising;
- Work with Downtown Lock Haven, Inc. in the implementation of a sign and façade program for downtown businesses to maintain the historic character of the downtown.

STRATEGY: *Investigate the possibility of establishing regulations for the preservation of historic resources in the Water Street Historic District.*

Adopt a neighborhood conservation overlay ordinance with review procedures for new developments and alterations. This overlay along with model language is included in the Historic Resources Survey.

STRATEGY: *Identify programs to preserve architectural legacy*

- Develop guidance/standards for site/architectural features preservation;
- Produce a booklet of local building patterns to document and encourage use of such patterns, and to acknowledge renovation efforts;
- Offer incentives for historic preservation/rehabilitation efforts
- Provide letters of support for historic preservation efforts

Mechanisms: Recommendations in Historic Resources Survey (1999)

Funding: City of Lock Haven, PHMC, property owners, Clinton County Historical Society, Downtown Lock Haven, Inc.

Partners: City of Lock Haven, Clinton County Historical Society, PA. Historical and Museum Commission (PHMC), Downtown Lock Haven, Inc. and property owners

ECONOMIC DEVELOPMENT

VISION FOR THE FUTURE: *The City’s Heritage has been rediscovered and is promoted as part of a diversified economic strategy that includes efforts to re-establish the traditional manufacturing base, as well as to develop Heritage and Nature based tourism activities.*

GOAL: The City's new economy includes a combination of traditional manufacturing, city and county offices, educational services (university), small businesses, that serve both residents and tourists, and information and technology businesses that have developed as a result of the University's nanotechnology incubator.

The City of Lock Haven has several large brownfield sites that provide significant opportunities for the City and the region. The former American Color & Chemical site is a 41 acre site off of Myrtle Street and East Park Street. The former Drake Chemical Site off of Myrtle Street is a 10 acre site with about 4.4 acres in the City and the remainder in Castanea Township. The Drake Chemical site was a super fund site. Both sites remain in private ownership, are largely vacant and unused, but offer opportunities for reuse.

In 1999 the City sponsored a Reuse Feasibility Study for each of these sites. This study offered a wide range of alternative recommendations including target markets for each site.

In January, 2005 SEDA-COG completed the Lock Haven Enterprise Zone Industry Cluster Project report. The purpose of this report was to examine industry clusters within Clinton County and the surrounding areas of Centre and Lycoming Counties and to develop methods to improve economic conditions in and around the Lock Haven Enterprise Zone (City of Lock Haven, Bald Eagle Township, Castanea Township and Woodward Township). The report identifies competitive clusters (diversified manufacturing, lumber/wood products, healthcare, and education). The report also provides an action plan for implementation of the reports recommendations.

STRATEGY: Brownfield Revitalization and Development of American Color and Chemical and Drake Chemical sites

- Utilize the Reuse Feasibility Study alternative development plans as a basis for redevelopment of the American Color and Chemical Co. site and the Drake Chemical site both located within the City;
- Implement short term and long term action plan recommendations in the Lock Haven Enterprise Zone Industry Cluster Project report;
- Develop a partnership between the City and Clinton County Economic Development Partnership to acquire ownership and control of both properties;
- Identify and eliminate barriers to redevelopment of these sites;
- Invest in providing infrastructure necessary to improve competitive advantages of brownfield sites.

STRATEGY: Infill economic development in the City

- Identify and eliminate barriers to redevelopment on a site specific basis;
- Coordinate with First Quality Enterprises and Clinton County and on lands owned by First Quality that are located in the City and may present development opportunities;
- Reuse former Lock Haven Auto on Corning Street.

Mechanisms: SEDA-COG Industry Cluster Project Report (2005), Reuse Feasibility Study (1999)

Funding: DCED Business in our Sites Program; Clinton County Economic Development Partnership; CDBG; LERTA; Enterprise Zone Funding; Pennvest; Tax Increment Financing (TIF); First Industries Program (Tourism)

Partners: City of Lock Haven, DCED, Clinton County Economic Partnership, SEDA-COG

STRATEGY: Maintain and improve transportation access

Lock Haven is situated at the crossroads of PA 150, PA 120 and US 220. The City also has multi-modal access via the William T. Piper Memorial Airport (owned and operated by the City) and the Norfolk Southern railway. This access dispels the theory that Lock Haven is isolated. In fact it is well connected and with the eventual upgrading of US 220 to Interstate 99, the City will gain even better access to outside markets.

- Work with PennDOT and Flemington Borough to provide good access management along PA Route 150, especially on Bellefonte Avenue;
- Work with Norfolk Southern and PennDOT to ensure that the City continues to be served by good rail freight service;
- Develop and implement a transit/shuttle program that will allow for access to employment and services throughout the City and in adjacent municipalities;
- Promote the eventual development of I-99 (US 220). This will connect the City to I-80, US 15 and other points to the north and to the south and ultimately contribute to economic development throughout the Lock Haven community;

- Pursue streetscape improvements along Bellefonte Avenue from North Jones Street to Flemington Borough;
- Develop an access management ordinance for Bellefonte Ave. – work with PennDOT and Central Clinton COG.

Mechanisms: Transportation Improvement Program TIP.

Funding: PennDOT Bureau of Aviation; CDBG; SEDA-COG, Norfolk Southern

Partners: City of Lock Haven; PennDOT; SEDA-COG; Norfolk Southern, Flemington Borough, and Central Clinton County COG

STRATEGY: Continuing development at the airport

The William T. Piper Memorial Airport is located on approximately 112 acres. It is owned and operated by the City of Lock Haven. The City has made significant investment in the airport over the past 15 years. The airport is a wonderful resource for economic development in the City and the entire Clinton County region. In 2004 the City completed an action plan for continuing improvements and development of the airport. A few of those recommendations which apply to economic and community development are outlined below:

- Maintain and update accordingly the airport hazard zoning district as part of an airport overlay district to protect the airport;
- Maintain Airport Business Park as a Keystone Opportunity Zone (KOZ);

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- Attract new based aircraft tenants and construct additional hangars based upon need;
- Continue to use and improve the airport as a source of special events such Sentimental Journey, Airfest and Wings over Piper.

Mechanisms: Airport Action Plan

Funding: PennDOT Bureau of Aviation; City of Lock Haven; FAA

Partners: PennDOT Bureau of Aviation; City of Lock Haven; FAA

STRATEGY: Utilize the Educational Resources at Lock Haven University

As discussed earlier in the action strategies, Lock Haven University is a key partner in the City's economic development strategy. The University has the resources to play a major role in the economic revitalization of the Lock Haven area. It already is a significant player with 4,500 students and 600 faculty and staff. The University's economic impact on the community is significant. The City and the University need to work together to create the synergy for economic, cultural and educational opportunities.

- Utilize the University's Small Business Development Center as an incubator for business development, training and assistance;
- Foster the development of the Keystone Innovation Zone and the economic development initiatives that can emanate from that program:

- Identify specific programs that can be offered by the University to City residents;
- Work with the University to develop entertainment and cultural opportunities;
- Collaborate with the University to attract students and others to summer activities that will stimulate tourism and interest in the University, the City and the region.
- Seek non-traditional opportunities such as elder hostel, healthy living clinics, environmental camps, educational opportunities and camps for mature adults/senior citizens, and others.

Mechanisms: KIZ application, cooperative efforts between the City and University

Funding: City, University and Keystone Innovation Zone (KIZ) - DCED

Partners: City of Lock Haven, Lock Haven University

STRATEGY: Promote tourism opportunities:

Tourism is one of the leading economic development activities in Pennsylvania. Revitalization of downtown Lock Haven, Lock Haven University and the City as a gateway to the PA Wilds region of Pennsylvania each present opportunities to attract people to the City for tourism related activities. The City currently utilizes the resources of the William T. Piper Memorial Airport for air related

activities that attract visitors from throughout the United State to Lock Haven. These activities need to be continued and expanded.

- Identify historical, cultural, and tourist related and seasonal opportunities and events;
- Promote current and new tourism activities in the County with the Chamber of Commerce and Clinton County Economic Partnership;
- Work with the Commonwealth and DCNR to promote Pennsylvania Wilds;
- Develop marketing materials for various media;
- Continue to use the Piper Aviation Museum and Heisey Museum as centers of tourism activity.

Mechanism: Tourism Marketing Initiatives and Plan

Funding: Clinton County Economic Partnership which includes Chamber of Commerce and Tourist Promotion Agency, First Industries Program (Tourism Program) – DCED.

Partners: City of Lock Haven, Clinton County Economic Partnership, and DCNR

TRANSPORTATION

VISION FOR THE FUTURE: Growth along the PA 150 corridor has been carefully managed to accommodate additional commercial services while preserving the free flow of traffic.

GOAL: The City will work together with neighboring communities to manage growth along the corridor so that PA

150 remains a viable connector route between the City and outlying communities.

PA 150 has developed into the commercial strip for central Clinton County. This strip of mixed land uses including commercial, residential, and retail stretches from the City into Flemington Borough, Bald Eagle Township and Mill Hall Borough. This corridor offers a range of problems such as poor access management, traffic congregation, unregulated turning movements and lack of facilities for pedestrian traffic.

STRATEGY: Develop improvements that are coordinated, improve the visual and safety standards of the corridor and make PA 150 an attractive and efficient gateway into Lock Haven.

- Develop access management strategies and ordinances along this corridor;
- Coordinate development and access management with Flemington and Bald Eagle Township;
- Encourage streetscape improvements along Bellefonte Street cooperatively with Flemington Borough;
- Regulate signage along this corridor for directional signing and business signing.

Mechanisms: City and adjacent municipalities working with PennDOT to make transportation/land use improvements.

Funding: Home Town Streets Program (PennDOT), CDBG, PennDOT Transportation Enhancement Funds, PennDOT Infrastructure Bank, PennDOT Safety and Mobility Initiative,

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DCED – Land Use Planning Technical Assistance Program (LUPTAP)

Partners:, Central Clinton County COG and PennDOT.

RECREATIONAL FACILITIES AND SERVICES

VISION FOR THE FUTURE: *Traditional and current recreational activities, including, fishing, swimming, canoeing and jet skiing are permitted along the Susquehanna River, yet are managed to protect the river's water quality.*

GOAL: *Identify and designate areas along the Susquehanna River that provide opportunities for the use of jet skis and other small motor craft, so as to minimize their impact on water quality.*

The Recreation opportunities in this vision focus on the Susquehanna River and future uses for recreational purposes. The River provides a significant recreational resource for the City. The Lock Haven Flood Protection project completed in 1994 was designed to protect the City from the future devastation of flood events. However its design also included walking trails atop the levee system and access to the river. Lock Haven City Beach provides additional access to the river and the J. Doyle Corman Amphitheatre and Floating Stage provide a summer concert series for all to enjoy.

In 1996 the City adopted a comprehensive parks and open space plan. The City has a diversified park and recreation pro-am with 14 different facilities identified in the 1996 parks and open space plan.

Information from the various public input forums for the Comprehensive Plan indicated that parks facilities and recreational activities were abundant. However there was concern about the need for hiking and biking areas in the City that would connect the parks facilities to one another and also to neighborhoods.

STRATEGY: *The City should work with the PA Fish and Boat Commission to identify appropriate locations in the River for Jet Ski and small motor craft operations*

- Minimize conflicts between motorized and non-motorized water craft ;
- Implement plans that are consistent with the SRBC Greenways plan.



STRATEGY: *Provide educational information to users and residents regarding the potential impacts of motorized craft on water quality and mitigative measures that can be implemented.*

Chapter 5 – Action Planning and Implementation Strategies

- Develop and provide educational material to current and future use of the river to mitigate impacts;
- Work cooperatively with PA Fish and Boat Commission, PADEP, DCNR and SRBC.

STRATEGY: Maintain and Upgrade the City's Recreational Facilities

Along with the river oriented recreational programs, the City's overall recreational facilities and programs needed to be considered as a resource for City residents.

- Update the 1996 inventory of parks, recreation and open space facilities in the City;
- Develop a program for the maintenance and upgrading of parks and recreational facilities;
- Provide a network of trails and pedestrian ways that connect the parks and recreational facilities to one another to encourage pedestrian usage;
- Develop an annual program of facilities inventory, maintenance schedule and inventory of equipment;
- Prepare an annual and long range program for capital improvements at parks and recreational facilities.

Mechanisms: Regulations for river usage, Comprehensive Recreation, Park & Open Space Plan (1996)

Funding: City of Lock Haven, PA Fish and Boat Commission, DCNR, CDBG and PADEP

Partners: City of Lock Haven, Susquehanna River Basin Commission, PADEP, PA Fish and Boat Commission and DCNR

FUTURE LAND USE STRATEGY

A Future Land Use map is provided in the map index to the Comprehensive Plan. The Future Land Use map provides generalized guidance on how land should be used in Lock Haven based upon the Action Planning and Implementation Strategies presented in this plan. Lock Haven has few remaining undeveloped parcels of land. Most areas that remain undeveloped have physical constraints that limit or prohibit development.

The Future Land Use map provides guidance for future land use decisions and as a basis for any zoning decisions that the City may wish to undertake. The Future Land Use map is also generally consistent with land uses and zoning districts in the adjoining municipalities including, Allison Township, Castenea Township, Flemington Borough and Woodward Township.

REVIEW AND RECOMMENDATIONS FOR THE CITY OF LOCK HAVEN ZONING ORDINANCE

Implementation of recommendations in the comprehensive plan will be in part accomplished by amending the City's Zoning ordinance and Zoning map. The PA Municipalities Planning Code directs that the municipality's zoning ordinance and map should be generally consistent with the future land use plan in the comprehensive plan.

Chapter 5 – Action Planning and Implementation Strategies

This review is intended to provide review and recommendations on the City's zoning ordinance that will allow the City to keep the ordinance up to date and also use it as a vehicle for implementation of some of the planning strategies in the new comprehensive plan.

Most of the current Zoning Ordinance was adopted in December, 1997 and became effective in January, 1998

Recommendations Applicable to All Zoning Districts

- Provide for forestry activity as required in the 2000 amendments to the PA MPC.
- Provide for minimum street frontages.
- Provide a purpose statement for each district that outlines the purpose and use of that district.
- There are numerous uses in the ordinance that are not defined.

PART 2 – STATEMENT OF COMMUNITY DEVELOPMENT

This section will need to be revised to reflect implementation of the new 2005 version of the City's Comprehensive Plan Goals and Objectives will need to be revised to reflect the new comprehensive plan.

PART 3 – DEFINITIONS

All definitions should be incorporated into this Part. Definitions should not appear in other Parts of the ordinance. Also the definitions should be expanded to reflect the use of terms in the ordinance that are not defined. Also, ensure that definitions are consistent with the latest amendment to the MPC and with other relevant court decisions.

PART 5 – APPLICATION OF REGULATIONS

Re-examine application of "Uses Not Provided For".

PART 8 – R-M- MEDIUM DENSITY RESIDENTIAL DISTRICT

Check with your solicitor on allowing group homes only in the Medium Density District. Court decisions have stated that group homes must be permitted where other residential units are permitted.

PART 10 CBD – CENTRAL BUSINESS DISTRICT

Parking requirements should be reviewed to provide for some minimal requirements for parking in the CBD.

Chapter 5 – Action Planning and Implementation Strategies

PART 12 – GC/LI GENERAL COMMERCIAL/LIGHT INDUSTRIAL DISTRICT

Too many permitted uses. Move some of the uses to special exceptions and provide minimum standards.

PART 13 – I – INDUSTRIAL DISTRICT

Include some of the Principle Uses as special exceptions. These would include truck terminal and truck service facilities, salvage and junk yards and rendering plants and slaughter houses.

PART 14 – INDUSTRIAL PARK AIRPORT

Consider eliminating adult day care from this district as well as the Industrial District and the General Commercial/Light Industrial District.

PART 16 – AIRPORT OVERLAY

Move definitions into the Definitions Section in Part 3.

PART 17 FLOOD DAMAGE CONTROL STANDARDS

Verify with PADEP, PEMA and PADCED that these standards meet the latest FEMA/PEMA requirements.

PART 18 – SIGNS

Move definitions to Part 3 – Definitions.

Include time requirements for display of political signs.

PART 19 – OFF-STREET PARKING, LOADING AND UNLOADING REGULATIONS

Dimensional requirements for handicapped spaces should meet current State requirements. Also provide for compact car spaces.

PART 20 – SUPPLEMENTAL REGULATIONS

§27-2006 Fences and Hedges - This section should be revised to provide for lower height fences in the front yard. This could cause eventual conflict with sight distance requirements at intersections in addition to potential aesthetic problems. Also this section should be more comprehensive to address heights, location, and application and approval procedures.

§27-2009 Screening for Industrial and Commercial Districts

This section should be more robust, including screening requirements between all districts of different uses.

Performance standards for Home Occupations, Auto Wrecking, Junk and Scrap Yards, Auto Repair and Service Station Facilities, Car Washes, and Bed and Breakfasts. Include these in the special exception section, since each of these should be approved subject to granting a special exception.

There are no regulations in the Zoning ordinance regarding development on steep slopes. These should be included to regulate development in areas of the city which have slopes of 12 per cent or greater.

PART 20 – NONCONFORMING USES

It does not appear there is a requirement that the City maintain an inventory of nonconforming uses. This should be done so the City has a record of all nonconformities.

PART 22 – ADOPTION AND AMENDMENT

Ensure that this part of the zoning ordinance complies with the latest requirements of the PA MPC.

PART 24 – SPECIAL EXCEPTIONS

This section of the City of Lock Haven Zoning Ordinance provides powers and procedures and general standards for the use of Special Exceptions. We would recommend that the City consider adding specific criteria to each special exception that would provide specific requirements to anyone seeking the granting of a special exception by the Zoning Hearing Board. The use of specific criteria would give the Zoning Hearing Board specific conditions that would be required of applicants prior to granting a special exception.

Specific criteria could include: planting, fencing or screening requirements, hours of operation, vehicular access and minimal

parking facilities, provision of stormwater, sidewalks or other public improvements, restrictions on outdoor lighting, public address systems and outdoor advertising displays and other improvements, restrictions or conditions as deemed appropriate by the Zoning Hearing Board.

INTERRELATIONSHIP OF PLAN COMPONENTS

Each of the planning components of the Comprehensive Plan – Downtown Lock Haven Action Plan, Lock Haven University, Housing, Community Services, Historic Resources, Economic Development, Transportation, Recreational Facilities and Services and Land Use – has been developed with consideration of the interrelationship between each of these planning components. This plan has been developed along with the interrelationships of visions that incorporate and interrelate the various traditional planning components. Each Action Plan includes strategies that implement the vision and goals established for that particular planning component, as well as strategies that directly or indirectly support strategies in other Action Plans. Several examples are presented in this section.

The Downtown Lock Haven Action Plan offers strategies that cut across each of the planning considerations in a comprehensive plan. Strategies in the Downtown Plan include land use, economic development, transportation, housing and historic preservation considerations. Each of these components must be considered jointly for the Downtown Plan to be successful. The Downtown Plan is also closely linked to the Lock Haven University vision

since much of the Downtown's success in the future is dependent on University students, faculty and staff for future success.

The Lock Haven University vision, goals and strategies include economic development strategies, housing and land use strategies for the future of the university and its impact on the city.

Housing in Lock Haven is interrelated to downtown development since this is considered a major factor in the future success for the downtown. Also, housing is related to the University since housing demands by students and future opportunities for student housing in the city will have a major impact on the city.

Economic development in the City is a foundation for much of the future success of the City. Economic development is closely linked to the University and their initiatives; and it is related to a good transportation network which includes rail, highway and air (through the City's William T. Piper Airport).

Each of the Action Planning components in this comprehensive plan are tightly interwoven so that each needs to move ahead in tandem to create the greatest benefit for the City and the region. A coordinated implementation effort will be needed by all identified partners to achieve the vision and goals established in this Comprehensive Plan.

CAPITAL IMPROVEMENTS PROGRAM

The tasks listed in the Action Plans need further prioritization for timely and effective programming. The Capital Improvements Program (CIP) (see Table 5-) suggests a schedule for initiation and completion of the most significant actions items. This is not considered a complete list and the City will from time to time want to review and modify this CIP. It does provide an agenda for implementing in a timely manner action strategies in the Comprehensive Plan. The responsibility for initiating these items lies with Lock Haven City Council as they delegate tasks, compile annual initiatives and develop and approve annual budgets.

Table 5 - Capital Improvements Program

Implementation through Action Strategies	2005/2006	2007/2008	2009/2010	2011/2012	2013/2014
Downtown Action Plan					
Complete Downtown Streetscape Improvements	x				
• Vesper Street -2005					
• Grove Street -2006	x				
• Bellefonte Avenue – 2006/2007	x	x			
• Jay Street – 2007-2010		x	X		
• Water Street – 2007 -2010		x	x		
• Church Street – 2007-2010		x	x		
Market Analysis for Downtown Development Alternatives		x			

Table 5 - Capital Improvements Program

Implementation through Action Strategies	2005/2006	2007/2008	2009/2010	2011/2012	2013/2014
Housing Market Analysis for Downtown		x			
Plan for Pedestrian/Bicycle Friendly Streets			x		
Mary's Alley Improvements		x			
Implement Historic Façade and Sign Program	x	x	x	x	x
Review Supply and Demand for Parking	x		x		x
Transportation					
Design and construction of traffic calming techniques for downtown			x		
Update 1997 - Comprehensive Parking Management Study		x			
Feasibility Study to determine demand and cost of proposed shuttle service		x			
New pedestrian/bicycle route along Norfolk Southern right of way			x		
Develop and implement access management strategies along PA 150		x	x	x	x

Table 5 - Capital Improvements Program

Implementation through Action Strategies	2005/2006	2007/2008	2009/2010	2011/2012	2013/2014
Fence the Norfolk Southern right of way			x		
Land Use/Community Development					
Amend City Zoning Ordinance and Zoning Map; prepare parcel based zoning map	x				
Develop an Elm Street Program	x				
Adopt and implement a Neighborhood Conservation Overlay Ordinance for the Water Street Historic District		x			
Develop a housing planning/design charette for future housing strategies		x			
Community Facilities and Services					
Replace aging sewer and water lines	x	x	x	x	x
Update 1996 inventory of parks, recreation and open spaces			x		
Prepare a regional Act 537 Sewage Facilities Plan		x			

Table 5 - Capital Improvements Program

Implementation through Action Strategies	2005/2006	2007/2008	2009/2010	2011/2012	2013/2014
Economic Development					
Obtain KIZ designation for appropriate areas	x				
Implement strategies in the Lock Haven Enterprise Zone Industry Cluster Project Study	x	x			
Continue to improve and reuse the Lock Haven Auto Facility	x	x			
Park and Recreation					
Develop a city wide trail/bicycle (bike-ped) network			x		
Develop a recreation and parks facilities management plan		x			

STATEMENT OF CONSISTENCY WITH ADJACENT MUNICIPALITIES AND CLINTON COUNTY

The recommendations in this comprehensive plan are generally consistent with current policy in adjacent municipalities and with Clinton County. Lock Haven is a mature community with few areas for new development. Much of the current undeveloped land is either flood plain or steep slope land that is unsuitable for development purposes. Brief descriptions of zoning provisions and future land uses along the municipal boundaries are provided below.

Allison Township

Allison Township borders the City of Lock Haven on the north and west of the city. PA Route 120 (Susquehanna Avenue) passes from the city into Allison Township. Much of the boundary of the City and Allison Township are lands that are undeveloped. These are wooded and steep slope areas which make development difficult. The areas of Allison Township adjacent to the City are zoned either Agriculture or Residential. This zoning is consistent with the current and future land uses expected in contiguous areas of the City.

Castenea Township

Castenea Township has a lengthy border with Lock Haven along the southern and eastern end of the City. These uses and zones are generally consistent with each other. The Industrial zoning district in Castenea Township on which the new First

Quality Enterprises plant is located is adjacent to the vacant sites of American Color and Chemical and Drake Chemical. The areas adjacent to the Piper Airport are zoned Agriculture in the Township which provides a good buffer for the activities at the airport.

Flemington Borough

Flemington Borough is located on the western boundary of the City along the PA Route 150 corridor. The zoning in Flemington Borough at the boundary with the City is residential except for a strip of Commercial zoning along the PA Route 150 corridor. This zoning in Flemington is compatible with the uses in the City.

Woodward Township

Woodward Township is located to the north of Lock Haven and is separated from the City by the West Branch, Susquehanna River. In addition to the physical separation of the river, the flood protection structure at Lock Haven has provided even further separation between the Township and the City. The Township is connected to the City by the Jay Street Bridge and the PA 150 Bridge.

The zoning along the river in Woodward Township is a Special Recreation District which is compatible with the flood protection and recreation uses in Lock Haven.

ANNUAL PLAN REVIEW PROCESS

Recent amendments to the MPC (Section 302(d)) require municipal comprehensive plans to be reviewed every 10 years [Section 301(c)]. However, the City of Lock Haven Comprehensive Plan will only be useful if it is regularly used and updated. For this to occur, it is recommended that City Council and the Planning Commission representatives jointly perform the following actions:

- Annually evaluate the Comprehensive Plan and, if necessary, make modifications to the plan to ensure it remains useful in terms of guiding the decisions made

regarding the future growth and preservation of the planning area. Specific recommendations within the actions plans outline topics and trends to observe over time.

Prepare an annual written report summarizing conclusions on the evaluation of the Comprehensive Plan, the past year's major activities, the upcoming year's major projected activities, and crucial issues that will or may impact the City.

LIST OF MAPS

1. Population Density Map
2. Geologic Formations Map
3. Steep Slopes and Open Space
4. Environmentally Sensitive Features – Water Based Map
5. Land Use/Land Cover Classification Map
6. Functional Road Class Map
7. Transportation Deficiencies and Annual Daily Traffic Volumes
8. Community Facilities Map Education
9. Community Facilities Map Health Care
10. Community Facilities Map Parks & Recreation
11. Community Facilities Map Water & Sewer
12. Community Facilities Map Public Safety
13. Central Business District
14. Cultural Resources
15. Future Land Use/Land Cover

**CITY OF LOCK HAVEN
COMPREHENSIVE PLAN**

APPENDIX

**STATISTICAL DATA
FOR
THE CITY OF LOCK HAVEN**



SOCIOECONOMIC DATA

FIGURE 1 - POPULATION CHANGE 1970 -2000

Municipality	Total Population				Population Change				Percent Change	
	1970	1980	1990	2000	1990-2000		1970-2000		1970-2000	1990-2000
	#	#	#	#	#	%	#	%		
City of Lock Haven	11427	9617	9230	9149	-81	-0.9	-2278	-19.9	-15.8	-4.0
Allison Twp	270	237	191	198	7	3.7	-72	-26.7	-12.2	-19.4
Bald Eagle Twp	1282	1680	1809	1898	89	4.9	616	48.0	31.0	7.7
Castanea Twp	1279	1204	1188	1233	45	3.8	-46	-3.6	-5.9	-1.3
Dunnstable Twp	839	982	846	945	99	11.7	106	12.6	17.0	-13.8
Wayne Twp	602	728	782	1363	581	74.3	761	126.4	20.9	7.4
Woodward Twp	2427	2894	2662	2296	-366	-13.7	-131	-5.4	19.2	-8.0

Source: U.S. Census Bureau

FIGURE 2 - POPULATION PROJECTIONS 2000 - 2025

Municipality	Census Counts		Population Projections				
	1990	2000	2005	2010	2015	2020	2025
City of Lock Haven	9,244	9,149	9,087	9,000	8,924	8,853	8,728
Allison Twp.	191	198	201	204	207	209	211
Bald Eagle Twp	1,813	1,898	1,939	1,975	2,013	2,039	2,067
Castanea Twp	1,190	1,233	1,253	1,270	1,289	1,300	1,312
Dunnstable Twp	848	945	994	1,041	1,090	1,126	1,171
Wayne Twp	784	1,363	1,691	2,050	2,458	2,844	3,371
Woodward Twp	2,667	2,296	2,109	1,918	1,732	1,597	1,406

Source: BonData (Population Projections based on Census 2000 and Adjusted 1990 Census)

Municipality	2000-05		2005-10		2010-15		2015-20		2020-2025		Total Projected Change 2000-2025
	#	%	#	%	#	%	#	%	#	%	
City of Lock Haven	-62	-0.7	-87	-1.0	-76	-0.8	-71	-0.8	-125	-1.4	-4.7
Allison Twp.	3	1.7	3	1.4	3	1.5	2	0.9	2	0.9	6.4
Bald Eagle Twp	41	2.1	36	1.9	39	2.0	25	1.3	28	1.4	8.6
Castanea Twp	20	1.6	17	1.4	19	1.5	12	0.9	12	0.9	6.3
Dunnstable Twp	49	5.2	47	4.7	49	4.8	36	3.3	45	4.0	21.9
Wayne Twp	328	24.1	359	21.3	408	19.9	385	15.7	527	18.5	99.4
Woodward Twp	-187	-8.1	-191	-9.0	-187	-9.7	-135	-7.8	-191	-12.0	-46.7

Source: BonData (Population Projections based on Census 2000 and Adjusted 1990 Census)

FIGURE 3 - POPULATION BY AGE GROUP

Municipality	School Age Group		Young Adult Group		Mature Group		Senior Age Group	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total
City of Lock Haven	2,607	28.5	3,838	41.9	1,295	14.2	1,409	15.4
Allison Twp	48	22.9	79	37.6	46	21.9	37	17.6
Bald Eagle Twp	512	26.9	682	35.9	438	23.1	268	14.1
Castanea Twp	271	21.9	421	34.0	339	27.4	206	16.7
Dunnstable Twp	241	25.5	275	29.1	294	31.1	134	14.2
WayneTwp	326	23.9	519	38.1	333	24.4	185	13.6
WoodwardTwp	508	22.1	721	31.4	586	25.5	479	20.9

Source: U.S. Census Bureau

Population by Age Group 2000				
Municipality	School Age Group (0- 19 years)	Young Adult Group (20 - 44 years)	Mature Group (45 -64 years)	Senior Age Group (65+ years)
City of Lock Haven	28.5	41.9	14.2	15.4
Allison Twp	22.9	37.6	21.9	17.6
Bald Eagle Twp	26.9	35.9	23.1	14.1
Castanea Twp	21.9	34.0	27.4	16.7
Dunnstable Twp	25.5	29.1	31.1	14.2
WayneTwp	23.9	38.1	24.4	13.6
WoodwardTwp	22.1	31.4	25.5	20.9

Source: U.S. Census Bureau

FIGURE 4 - FAMILY VS. NON-FAMILY HOUSEHOLDS

Municipality	Family Households				Non-Family Households				Average Household Size	
	1990	2000	# change	% change	1990	2000	# change	% change	1990	2000
Allison Twp	64	63	-1	-1.6	7	17	10	142.9	2.7	2.57
Bald Eagle Twp	518	543	25	4.8	169	186	17	10.1	2.6	2.52
Castanea Twp	334	382	48	14.4	132	137	5	3.8	2.5	2.39
Dunnstable Twp	251	291	40	15.9	56	64	8	14.3	2.8	2.57
Lock Haven City	1,807	1684	-123	-6.8	1,321	1626	305	23.1	2.3	2.21
Wayne Twp	230	356	126	54.8	53	124	71	134.0	2.8	2.53
Woodward Twp	812	668	-144	-17.7	232	289	57	24.6	2.6	2.34

Source: U.S. Census Bureau

FIGURE 5 - PER CAPITA INCOME

Municipality	Per Capita Income 1989	1989 Per Capita Income Adjusted for Inflation*	Per capita income in 1999	Real Growth in Per Capita Income 1989 to 1999
Allison Twp	\$11,250	\$15,075	\$25,265	67.6
Bald Eagle Twp	\$9,445	\$12,656	\$16,616	31.3
Castanea Twp	\$11,136	\$14,922	\$15,448	3.5
Dunnstable Twp	\$12,774	\$17,117	\$19,382	13.2
Lock Haven City	\$9,271	\$12,423	\$11,948	-3.8
Wayne Twp	\$9,452	\$12,666	\$16,785	32.5
Woodward Twp	\$12,360	\$16,562	\$21,554	30.1

* The Department of Labor's CPI Inflation Calculator shows an inflation rate of 1.34 from 1989 to 1999 and was used to adjust the 1989 Per Capita Figures

FIGURE 6 - POPULATION BELOW POVERTY LEVEL

Municipality	Per Cent Below Poverty Level		% Change 1989 - 1999
	1989	1999	
Allison Twp	7.7	7.1	-0.6
Bald Eagle Twp	14.3	12.0	-2.4
Castanea Twp	11.0	8.8	-2.2
Dunnstable Twp	8.8	5.4	-3.4
Lock Haven City	26.6	30.2	3.6
Wayne Twp	13.5	6.3	-7.3
Woodward Twp	11.3	6.1	-5.2

Source: U.S. Census Bureau

Municipality	Total Population*		1989		1999	
	1989	1999	#	%	#	%
Allison Twp	196	210	15	7.7	15	7.1
Bald Eagle Twp	1799	1852	258	14.3	222	12.0
Castanea Twp	1163	1230	128	11.0	108	8.8
Dunnstable Twp	852	944	75	8.8	51	5.4
Lock Haven City	7183	7269	1909	26.6	2192	30.2
Wayne Twp	792	1199	107	13.5	75	6.3
Woodward Twp	2640	2226	297	11.3	135	6.1

Source: U.S. Census Bureau

*Poverty Status is determined for all people except: institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

FIGURE 7 - EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS AND OVER

Municipality	Total	Less than High School Degree		High school graduate (includes equivalency)		Some college - no degree		Associate degree		Bachelor's degree		Master's degree		Professional school degree		Doctorate degree	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Allison Twp	151	31	20.5	74	49.0	22	14.6	3	2.0	10	6.6	5	3.3	4	2.6	2	1.3
Bald Eagle Twp	1282	231	18.0	628	49.0	142	11.1	76	5.9	96	7.5	61	4.8	27	2.1	21	1.6
Castanea Twp	888	157	17.7	438	49.3	101	11.4	73	8.2	70	7.9	27	3.0	9	1.0	13	1.5
Dunnstable Twp	684	94	13.7	290	42.4	100	14.6	62	9.1	68	9.9	45	6.6	15	2.2	10	1.5
Lock Haven City	4643	1012	21.8	1952	42.0	612	13.2	195	4.2	574	12.4	194	4.2	42	0.9	62	1.3
Wayne Twp	948	195	20.6	451	47.6	126	13.3	74	7.8	70	7.4	23	2.4	7	0.7	2	0.2
Woodward Twp	1659	215	13.0	721	43.5	233	14.0	127	7.7	223	13.4	100	6.0	19	1.1	21	1.3

Source: U.S. Census Bureau

HOUSING DATA

FIGURE 8 - TOTAL HOUSING UNITS

Municipality	Total Housing Units		Change in Total Units 1990 - 2000	
	1990	2000	#	%
Allison Township	72	85	13	18.1
Bald Eagle Township	754	874	120	15.9
Castanea Township	481	533	52	10.8
Dunnstable Township	327	37	-290	-88.7
Lock Haven City	3302	3,565	263	8.0
Wayne Township	297	496	199	67.0
Woodward Township	1105	1,051	-54	-4.9

Source: U.S. Census Bureau, STF3A

FIGURE 9 - HOUSING UNIT DENSITY

Municipality	Land Area (Sq. Miles)	Total Housing Units	Housing Unit Density
Allison Twp	1.9	81	42.6
Bald Eagle Twp	41.2	870	21.1
Castanea Twp	5.6	531	94.8
DunnstableTwp	9.3	381	41.0
Wayne Twp	22.3	496	22.2
Woodward Twp	17.9	1,050	58.7

Source: U.S. Census Bureau

FIGURE 10 - HOUSING OCCUPANCY 1990 - 2000

Municipality	1990					2000				
	Total Housing Units	Owner-occupied		Renter-occupied		Total Housing Units	Owner-occupied		Renter-occupied	
		#	% of total	#	% of total		#	% of total	#	% of total
Allison Twp	71	67	94.4	4	5.6	81	74	91.4	7	8.6
Bald Eagle Twp	687	554	80.6	133	19.4	736	620	84.2	116	15.8
Castanea Twp	466	376	80.7	90	19.3	518	404	78.0	114	22.0
Dunnstable Twp	307	276	89.9	31	10.1	366	338	92.3	28	7.7
Lock Haven City	3128	1380	44.1	1748	55.9	3,306	1,284	38.8	2,022	61.2
WayneTwp	283	249	88.0	34	12.0	477	422	88.5	55	11.5
Woodward Twp	1044	891	85.3	153	14.7	954	805	84.4	149	15.6

Source: US Census Bureau

FIGURE 11 - VACANCY ANALYSIS

Municipality	1990					2000				
	Total	Occupied		Vacant		Total	Occupied		Vacant	
		#	% of Total	#	% of Total		#	% of Total	#	% of Total
Allison Township	74	74	100.0	0	0.0	85	81	95.3	4	4.7
Bald Eagle Township	754	687	91.1	67	8.9	874	736	84.2	138	15.8
Castanea Township	480	465	96.9	15	3.1	533	518	97.2	15	2.8
Dunnstable Township	322	302	93.8	20	6.2	379	366	96.6	13	3.4
Lock Haven City	3302	3128	94.7	174	5.3	3565	3306	92.7	259	7.3
Wayne Township	296	281	94.9	15	5.1	496	477	96.2	19	3.8
Woodward Township	1085	1030	94.9	55	5.1	1051	954	90.8	97	9.2

Source: US Census Bureau

FIGURE 12 - AGE OF HOUSING UNITS

Municipality	Total	Built 1999 to March 2000		Built 1995 to 1998		Built 1990 to 1994		Built 1980 to 1989		Built 1970 to 1979		Built 1960 to 1969		Built 1950 to 1959		Built 1940 to 1949		Built 1939 or earlier	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Allison Township	85	0	0.0	2	2.4	8	9.4	1	1.2	16	18.8	11	12.9	23	27.1	12	14.1	12	14.1
Bald Eagle Township	874	25	2.9	35	4.0	104	11.9	139	15.9	185	21.2	66	7.6	131	15.0	53	6.1	136	15.6
Castanea Township	533	10	1.9	29	5.4	32	6.0	56	10.5	154	28.9	49	9.2	71	13.3	36	6.8	96	18.0
Dunnstable Township	379	6	1.6	20	5.3	32	8.4	60	15.8	55	14.5	51	13.5	75	19.8	20	5.3	60	15.8
Lock Haven City	3,565	33	0.9	109	3.1	97	2.7	83	2.3	615	17.3	425	11.9	288	8.1	425	11.9	1,490	41.8
Wayne Township	496	28	5.6	88	17.7	105	21.2	51	10.3	75	15.1	37	7.5	24	4.8	15	3.0	73	14.7
Woodward Township	1,051	17	1.6	23	2.2	45	4.3	113	10.8	322	30.6	260	24.7	105	10.0	61	5.8	105	10.0

Source: U.S. Census Bureau

FIGURE 13 - HOUSING UNIT TYPE

Housing Unit Type	Housing Units				Change in Housing Units 1990 - 2000	
	1990	% of Total	2000	% of Total	#	%
Total Units	3302	100.0	3,565	100.0	263	8.0
1, detached	1463	44.3	1,492	41.9	29	2.0
1, attached	320	9.7	281	7.9	-39	-12.2
2 units	469	14.2	468	13.1	-1	-0.2
3 or 4 units	290	8.8	367	10.3	77	26.6
5 to 9 units	338	10.2	412	11.6	74	21.9
10 to 19 units	110	3.3	100	2.8	-10	-9.1
20 to 49 units	117	3.5	209	5.9	92	78.6
50 or more units	103	3.1	165	4.6	62	60.2
Mobile home or trailer	34	1.0	71	2.0	37	108.8
Boat, RV, van or other	58	1.8	0	0.0	-58	-100.0

Source: US Census Bureau

FIGURE 14 - HOUSING VALUES

Value	Clinton County		City of Lock Haven		Avis Borough		Beech Creek Borough	
	Specified Owner-Occupied Units	Percent of Total	Specified Owner-Occupied Units	Percent of Total	Specified Owner-Occupied Units	Percent of Total	Specified Owner-Occupied Units	Percent of Total
Less than \$15,000	154	1.9	9	0.8	5	1.1	2	1.0
\$15,000 to \$49,999	1376	16.7	165	14.8	45	10.2	26	12.8
\$50000 to \$79,999	2,823	34.2	438	39.2	225	51.0	99	48.8
\$80,000 to \$99,999	2,097	25.4	334	29.9	121	27.4	54	26.6
\$100,000 to \$149,999	1285	15.5	132	11.8	43	9.8	22	10.8
\$150,000 to \$199,999	382	4.6	31	2.8	2	0.5	0	-
\$200,000 to \$299,999	106	1.3	7	0.6	0	-	0	-
\$300,000 or more	41	0.5	0	-	0	-	0	-
Total Specified Owner-Occupied Units	8,264	100.0	1,116	100.0	441	100.0	203	100
Specified Owner-Occupied Values								
Lower Value Quartile	57,500		58,800		63,400		57,800	
Median Value	78,000		76,100		74,900		69,900	
Upper Value Quartile	96,800		91,900		87,600		87,700	
Specified Renter-Occupied Values								
Lower Contract Rent Quartile	223		225		173		161	
Median Contract Rent	333		348		321		272	
Upper Contract Rent Quartile	417		423		410		368	

Value	Flemington Borough		Loganton Borough		Mill Hall Borough	
	Specified Owner-Occupied Units	Percent of Total	Specified Owner-Occupied Units	Percent of Total	Specified Owner-Occupied Units	Percent of Total
Less than \$15,000	2	0.5	0	-	0	-
\$15,000 to \$49,999	55	13.9	9	7.3	56	12.9
\$50000 to \$79,999	192	48.5	56	45.5	212	48.8
\$80,000 to \$99,999	89	22.5	34	27.6	122	28.1
\$100,000 to \$149,999	56	14.1	15	12.2	28	6.5
\$150,000 to \$199,999	2	0.5	9	7.3	14	3.2
\$200,000 to \$299,999	0	-	0	-	0	-
\$300,000 or more	0	-	0	-	2	0.5
Total Specified Owner-Occupied Units	396	100	123	100	434	100
Specified Owner-Occupied Values						
Lower Value Quartile	57,800		62,800		60,900	
Median Value	73,700		77,500		74,000	
Upper Value Quartile	87,200		95,800		87,500	
Specified Renter-Occupied Values						
Lower Contract Rent Quartile	335		306		264	
Median Contract Rent	387		410		346	
Upper Contract Rent Quartile	451		455		397	

Source: U.S. Census Bureau, 2000 STF1A

NATURAL RESOURCE DATA

FIGURE 15 – ENGINEERING CHARACTERISTICS OF THE CITY OF LOCK HAVEN’S GEOLOGIC FORMATIONS

Formation	Description	Porosity	Permeability	Ease of Excavation	Foundation Stability	Ground-water Yield (GPM)
Brallier/Harrell Formations Undivided	Brallier - Interbedded light-gray, siliceous siltstone and light-gray, hard silty shales, contains fossiliferous lenses. Harrell - gray to black, silty shale with thin argillaceous limestone, calcareous shale, and limestone nodules at the base	Low to Moderate	Low	Easy to Moderately Difficult	Good after excavation of weathered rock	30
Hamilton Group	Uppermost part consists of olive-gray to medium-olive-gray, fossiliferous siltstone and shale interbedded with fine-grained, medium-dark-gray sandstone; oolitic hematite occurs in a zone near the top; near the middle, light to medium-gray, medium- to coarse-grained sandstone and several thin conglomerate beds occur. The base is medium- to dark-gray, fine-grained sandstone and dark-gray to black, fissile shale	Low to Moderate	Moderate	Moderately Easy to Difficult	Good	30
Keyser/Mifflintown Formations Undivided	Keyser - dark-gray, highly fossiliferous, crystalline to nodular limestone; shaly limestone near top; Mifflintown - greenish-gray shale interbedded with medium-gray, fossiliferous limestone; shale is predominant at base; intrformational breccia occurs in lower part of formation	Low to Moderate	Low to Moderate	Difficult	Good	20 to 30
Lock Haven Formation	Interbedded light-olive-gray, very fine grained, fossiliferous sandstone, light-gray siltstone, and gray silty shale	Low	Low	Moderately Difficult	Good	2 to 300
Onondaga/Old Port Formations Undivided	Onondaga - olive-green-weathering, medium-gray limestone and calcareous shale; claystone in lower part; Selinsgrove Limestone Member at top is dark-gray and fossiliferous; Old Port - dark-gray to black shert; becomes light- gray to white or yellow -brown on weathering; very fine grained to cryptocrystalline; radial structure; mixed with calcite and quartz silt; fossiliferous	Low to Moderate	Low to Moderate	Difficult	Good to Excellent	30

Sources: Pennsylvania State University, Earth Resources Research Institute, 1994.

ECONOMIC DATA

FIGURE 16 – LEADING EMPLOYERS – 2003

Rank	Company	# of Employees
1	Lock Haven University of Pennsylvania - Lock Haven City	
	Faculty and Staff	594
	Faculty, staff, and student employees	1,343
2	Keystone Central School District (Countywide)	750
3	Wal-Mart - Bald Eagle Township	449
4	First Quality Products - Wayne Township	431
5	Woolrich Woolen Mills - Pine Creek Township	355
6	Brodart Company - Wayne Township	350
7	Lock Haven Hospital - City of Lock Haven	345
8	Jersey Shore Steel - Pine Creek Township	298
9	Truck-Lite Company, Inc. - Wayne Township	297
10	Avis America - Pine Creek Township	265

Source: Clinton County Economic Partnership

FIGURE 17 RESIDENT EMPLOYMENT BY INDUSTRY, CITY OF LOCK HAVEN
EMPLOYED PERSONS 16 AND OVER, 2000

Industry	Clinton County		Lock Haven	
	#	% of Total	#	% of Total
Agriculture, forestry, fishing and hunting, and mining	16,895	2.7	37	1.0
Construction	458	6.3	153	4.1
Manufacturing	1,066	24.5	613	16.3
Wholesale trade	4,140	2.1	32	0.9
Retail trade	356	12.7	540	14.4
Transportation and warehousing, and utilities	2,151	4.5	50	1.3
Information	765	1.9	64	1.7
Finance, insurance, real estate and rental and leasing	327	2.7	67	1.8
Professional, scientific, management, administrative, and waste management services	454	4.0	191	5.1
Educational, health and social services	675	22.4	1210	32.2
Arts, entertainment, recreation, accomodation, food services	3,777	7.4	475	12.6
Other services (except public administration)	1,254	4.5	160	4.3
Public administration	758	4.2	163	4.3
Totals	714	100.0	3,755	100.0

Source: U.S. Census Bureau, 2000 STF3A

FIGURE 18 EMPLOYMENT BY OCCUPATION FOR THE CITY OF LOCK HAVEN
EMPLOYED PERSONS 16 AND OVER, 2000

Occupation	Clinton County		Lock Haven	
	#	%	#	%
Management, Professional, and Related Occupations	3,987	23.6	929	24.7
Service Occupations	2,670	15.8	847	22.6
Sales and Office Occupations	3,970	23.5	1038	27.6
Farming, Fishing, and Forestry Occupations	178	1.1	16	0.4
Construction, Extraction, and Maintenance Occupations	1,876	11.1	284	7.6
Production, Transportation, and Material Moving Occupations	4,214	24.9	641	17.1
Total	16,895	100	3,755	100

Source: U.S. Census Bureau

FIGURE 19 LABOR FORCE IN THE CITY OF LOCK HAVEN, 1990 -2000

Persons 16 years and Older	1990			2000		
	% Males in LF	% Females in LF	Total % in LF	% Males in LF	% Females in LF	Total % in LF
Pennsylvania	71.7	52.8	61.7	69.2	55.3	61.9
Clinton County	66.3	49.0	57.1	64.6	52.9	58.5
City of Lock Haven	22.9	22.9	45.7	54.4	52.3	53.2
Avis Borough	31.6	26.5	58.2	70.6	51.9	60.7
Beech Creek Borough	30.2	26.0	56.2	73.1	58.3	65.5
Flemington Borough	30.9	27.6	58.5	66.4	54.5	60.1
Loganton Borough	35.6	30.8	66.4	69.9	68.2	69.1
Mill Hall Borough	31.2	29.2	60.4	65.5	56.3	60.5

Source: US Census Bureau

FIGURE 20 CIVILIAN LABOR FORCE CHARACTERISTICS FOR CLINTON COUNTY
CIVILIAN EMPLOYMENT - PERSONS 16 YEARS AND OLDER

Date	Employment		Unemployment	
	Total	% Change Year Ago	Rate	Unit Change Year Ago
1990	15,300	-	9.9	-
1991	15,330	0.2	11.2	1.3
1992	15,865	3.5	9.9	-1.3
1993	15,804	-0.4	9.3	-0.5
1994	15,576	-1.4	10.5	1.2
1995	15,699	0.8	9.7	-0.8
1996	15,903	1.3	8	-1.7
1997	16,208	1.9	7.6	-0.4
1998	16,349	0.9	6.9	-0.8
1999	17,131	4.8	5.7	-1.2
2000	17,456	1.9	5.3	-0.3
2001	17,450	0	6.5	1.2
2002	17,990	3.1	8.2	1.7
2003	17,493	-2.8	7.2	-1.1

Source: Real Estate Center at Texas A&M University

FIGURE 21 PLACE OF WORK/JOURNEY TO WORK

Municipality	Total:		Drove alone					Public transportation:					Motorcycle				
	1990	2000	1990	% of Total	2000	% of Total	% change	1990	% of Total	2000	% of Total	% change	1990	% of Total	2000	% of Total	% change
Allison Township	90	105	76	84.4	78	74.3	2.6	0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Bald Eagle Township	810	887	608	75.1	740	83.4	21.7	2	0.2	2	0.2	0.0	0	0.0	0	0.0	0.0
Castanea Township	547	564	439	80.3	479	84.9	9.1	0	0.0	4	0.7	0.0	2	0.4	0	0.0	(100.0)
Dunnstable Township	384	455	288	75.0	387	85.1	34.4	0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Lock Haven City	3094	3531	1856	60.0	2262	64.1	21.9	7	0.2	0	0.0	(100.0)	0	0.0	8	0.2	0.0
Wayne Township	350	542	286	81.7	464	85.6	62.2	0	0.0	2	0.4	0.0	0	0.0	0	0.0	0.0
Woodward Township	1271	1069	1017	80.0	889	83.2	(12.6)	0	0.0	4	0.4	0.0	0	0.0	0	0.0	0.0

Municipality	Bicycle					Walked					Other means				
	1990	% of Total	2000	% of Total	% change	1990	% of Total	2000	% of Total	% change	1990	% of Total	2000	% of Total	% change
Allison Township	0	0.0	0	0.0	0.0	2	2.2	0	0.0	(100.0)	0	0.0	0	0.0	0.0
Bald Eagle Township	0	0.0	0	0.0	0.0	15	1.9	6	0.7	(60.0)	16	2.0	7	0.8	(56.3)
Castanea Township	0	0.0	0	0.0	0.0	13	2.4	5	0.9	(61.5)	6	1.1	0	0.0	(100.0)
Dunnstable Township	0	0.0	0	0.0	0.0	8	2.1	16	3.5	100.0	0	0.0	2	0.4	0.0
Lock Haven City	24	0.8	26	0.7	8.3	604	19.5	731	20.7	21.0	35	1.1	6	0.2	(82.9)
Wayne Township	0	0.0	0	0.0	0.0	11	3.1	8	1.5	(27.3)	0	0.0	0	0.0	0.0
Woodward Township	0	0.0	0	0.0	0.0	22	1.7	22	2.1	0.0	18	1.4	0	0.0	(100.0)

Municipality	Worked at home				
	1990	% of Total	2000	% of Total	% change
Allison Township	2	2.2	13	12.4	550.0
Bald Eagle Township	24	3.0	22	2.5	(8.3)
Castanea Township	8	1.5	9	1.6	12.5
Dunnstable Township	15	3.9	4	0.9	(73.3)
Lock Haven City	66	2.1	92	2.6	39.4
Wayne Township	16	4.6	9	1.7	(43.8)
Woodward Township	25	2.0	21	2.0	(16.0)

Source: U.S. Census Bureau

CULTURAL RESOURCES DATA

FIGURE 22 NATIONAL REGISTER: LISTED AND ELIGIBLE PROPERTIES, CITY OF LOCK HAVEN

Historic Site Name	Address	Status	Key
Heisey House	362 E Water St.	Listed	1229
Memorial Park Site, 36CN0164		Listed	1002
Water Street Historic District	Jay St. Bridge, Jordan Alley, North Henderson	Listed	1232
Market, Lock Haven	140-142 E Church St. Corner Grove & Church	Eligible	79072
Rogers Gymnasium	Water St. Extension, Lock Haven University Campus	Eligible	80129

Source: PHMC Bureau for Historic Preservation, April 2003

FIGURE 23 HISTORICAL MARKERS, CITY OF LOCK HAVEN

Marker Name	Date Dedicated	Location	Category
Clinton County	6/12/1982	Heisey Museum 362 E. Water St.	Government & Politics
Fort Reed	4/29/1947	W. Main St. & W. Water St.	Military
Pennsylvania Canal (West Branch Division)	6/16/1952	E. Water St. near Jay St.	Transportation

Source: PHMC, Historical Marker Program, <http://www.phmc.state.pa.us>.

FIGURE 24 TRENDS IN PRESERVATION AND MAINTENANCE OF HISTORIC PROPERTIES

Issue	Consequence
Loss of historic resources	Degrading local character and identity that is defined by specific architecture related to lumbering and woodworking heritage
Lack of building and property maintenance	Accelerating the physical decay of buildings and the social decay of neighborhoods
Lack of historically compatible building repairs	Reducing the integrity of historic resources

Source: Historic Resources Survey, 1999

LAND USE DATA

FIGURE 25 LAND USE CLASSIFICATION BY MUNICIPALITY

Land Use Category	Acres	% of Total
Churches & Cemeteries	39.3	2.3
Communications	4.4	0.3
Educational	75.9	4.5
Forest	183.7	10.8
Government	10.4	0.6
Heavy Commercial	75.3	4.4
Heavy Industrial	60.3	3.6
Light Industrial	2.1	0.1
Miscellaneous Services	12.5	0.7
Multi-Family Residence	93.0	5.5
Recreation	56.1	3.3
Retail	37.1	2.2
Service Institutions	19.7	1.2
Services	28.0	1.7
Single Family Residence	454.1	26.8
Single Family Mobile Home	1.3	0.1
Transportation	328.2	19.4
2-4 Family Residence	7.1	0.4
Utility	49.1	2.9
Vacant & Unused Land	72.4	4.3
Water	83.6	4.9
Total	1693.6	100.0

Source: Clinton County GIS Department

SURVEY RESULTS DATA

FIGURE 26 SURVEY QUESTIONS

Please circle ONE number that best represents your level of agreement with the following statements.						
	Strongly Agree	Agree	Somewhat Agree	Disagree	Strongly Disagree	No Response
1. Taking all things into consideration, the quality of life in the City is very good.	11.8	37.8	30.1	4.9	0	15.4
2. The following are major issues in the City of Lock Haven:						
a. Employment opportunities	61.8	22.8	7.7	4.5	1.6	1.6
b. Affordable housing	18.7	28.5	27.2	17.5	4.9	3.3
c. Lack of property maintenance	26.4	22.8	34.1	12.6	1.6	2.4
d. Lack of Parking	22.0	19.1	26.8	24.0	5.7	2.4
e. Traffic Congestions	8.1	14.6	26.4	37.8	10.6	2.4
f. Environmental (air/water)	8.9	18.3	23.2	34.1	13.4	2.0
3. The following types of housing should be encouraged in Lock Haven:						
a. Single-family detached	41.9	28.9	19.9	3.3	2.0	4.1
b. Multi-story Apartment Buildings	8.1	16.7	24.0	31.3	14.2	5.7
c. Lofts above businesses	9.3	18.3	30.1	24.8	8.9	8.5

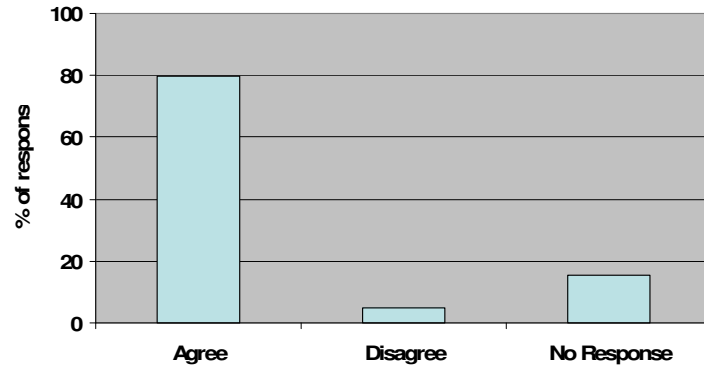
Please circle ONE number that best represents your level of agreement with the following statements.	Strongly Agree	Agree	Somewhat Agree	Disagree	Strongly Disagree	No Response
d. Town homes	13.0	29.7	32.9	13.8	3.7	6.9
e. Convert single family homes to apartments	6.1	5.7	20.3	30.5	30.9	6.5
f. Retirement Villages/Assisted Living	32.1	30.1	23.2	8.1	3.7	2.8
4. The availability of the following community services and utilities is adequate within the City:						
a. Police Protection	15.4	43.1	22.4	12.6	6.1	0.4
b. Fire and Ambulance services	33.7	56.5	6.9	1.6	0.8	0.4
c. Street Maintenance	10.6	36.6	30.1	14.2	6.9	1.6
d. Public Water	30.5	52.0	11.4	1.2	3.3	1.6
e. Public Sewer	28.5	54.1	11.4	1.6	2.0	2.4
f. Internet Access	17.5	38.6	24.8	5.3	3.7	10.2
g. Public Library Services	26.0	49.2	14.2	6.1	2.0	2.4
h. Trash Removal	35.0	50.8	9.3	1.6	2.4	0.8
i. Parks and Recreation	17.9	44.7	21.1	9.8	4.1	2.4
j. Cable TV	12.2	29.3	17.1	16.3	23.2	2.0
5. The following transportation related projects should be pursued by City transportation officials:						
a. Conversion of one way streets to two way in the Central Business District	12.6	8.9	4.9	29.3	40.2	4.1

Please circle ONE number that best represents your level of agreement with the following statements.	Strongly Agree	Agree	Somewhat Agree	Disagree	Strongly Disagree	No Response
b. Additional public parking facilities	15.0	17.5	26.4	28.0	9.3	3.7
c. Bike routes connecting neighborhoods to downtown	23.2	25.2	30.5	14.6	2.4	4.1
d. Downtown Shuttle Bus service	25.2	28.0	27.2	11.0	5.3	3.3
e. Improved safety of at-grade rail crossings	11.4	27.2	34.6	19.1	3.7	4.1
f. Upgrade of U.S. 220 to I-99	26.0	27.6	23.2	12.6	6.1	4.5
g. Improved services/facilities at the Piper Airport	15.9	22.0	36.2	16.7	5.7	3.7
6. I am very satisfied with City government in regard to the following:						
a. Citizen input about community decisions	7.3	25.2	36.6	18.7	8.5	3.7
b. Building Permits, Codes Enforcement, and Inspections	6.5	28.0	30.5	17.9	13.0	4.1
c. Planning and Zoning Regulations	6.1	24.8	35.8	18.7	8.5	6.1
d. Cooperation with other governments (County, State, other townships)	7.3	30.1	43.5	8.5	4.1	6.5
e. Downtown Revitalization Efforts	19.1	35.4	27.6	12.2	2.8	2.8
f. Keeping citizens informed of planned projects	13.0	34.6	29.7	13.0	5.3	4.5
g. Keeping citizens informed of available assistance programs	11.0	24.4	31.7	20.3	7.3	5.3
7. Lock Haven needs more of the following recreational facilities/programs:						
a. Neighborhood parks/playground facilities	17.9	19.5	30.5	20.3	5.3	6.5

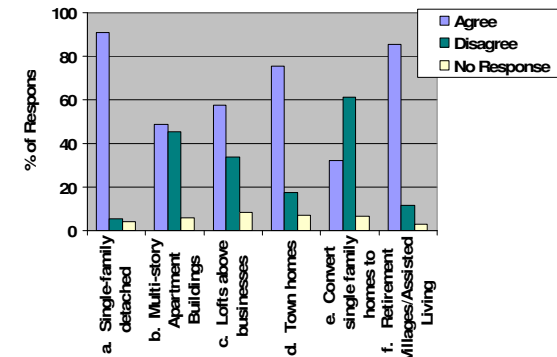
Please circle ONE number that best represents your level of agreement with the following statements.	Strongly Agree	Agree	Somewhat Agree	Disagree	Strongly Disagree	No Response
b. Basketball and Tennis Courts	10.6	19.5	31.7	24.0	8.1	6.1
c. Baseball/Softball Fields	11.0	13.8	28.9	31.3	8.5	6.5
d. Football Fields	11.4	10.2	23.2	35.4	13.4	6.5
e. Soccer Fields	8.9	10.6	27.6	33.3	12.6	6.9
f. Places to walk and hike	24.4	26.8	20.7	16.7	5.3	6.1
g. Bike trails/paths	26.8	26.8	24.8	10.2	4.5	6.9
h. Swimming pools	22.8	25.6	21.1	15.4	6.9	8.1
i. Arts and crafts classes	11.0	24.4	33.7	15.0	5.7	10.2
j. Fitness classes	11.0	25.2	30.5	19.5	3.7	10.2
k. Community Sports Leagues	13.0	21.1	32.1	18.3	5.3	10.2
8. Lock Haven needs more of the following community and cultural activities:						
a. Historic Site Tours and Activities	15.9	29.7	29.3	14.2	2.4	8.5
b. Concerts	16.7	28.0	26.8	15.0	3.7	9.8
c. Live Theater	14.6	26.8	25.6	19.1	4.5	9.3
d. Parades	16.3	23.2	30.5	17.9	2.0	10.2
e. Festivals	16.3	27.2	28.9	18.3	1.6	7.7
f. Boat moorings/marina	19.1	21.5	26.0	18.3	4.5	10.6

Previous surveys in the City and throughout Clinton County have indicated that increasing employment opportunities and improving education should receive top priority by government officials in the next few years. The following questions are geared toward these two topics.

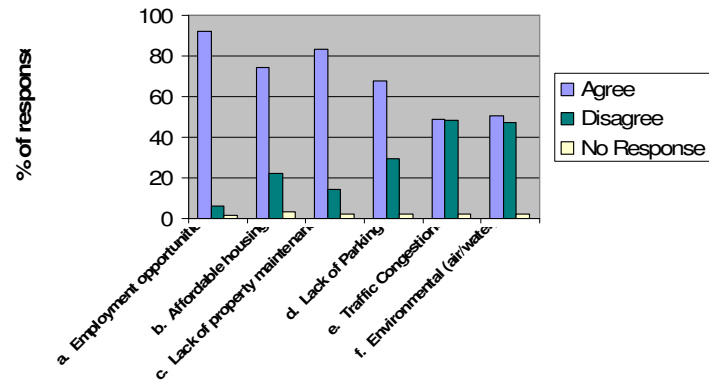
Taking all things into consideration, the quality of life in the City is very good.



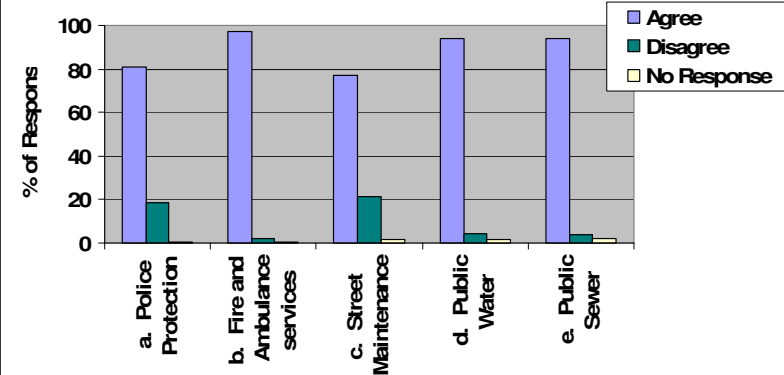
The following types of housing should be encouraged in Lock Haven



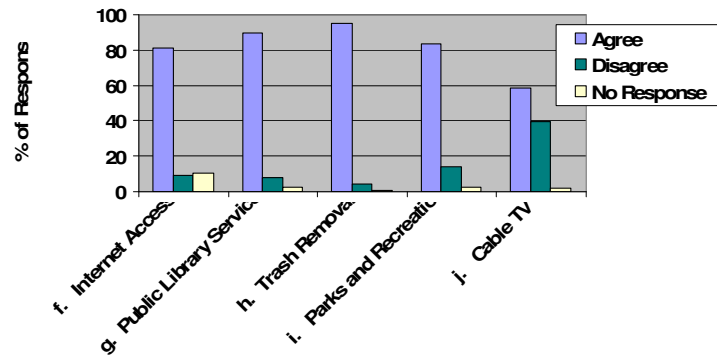
The following are major issues in the City of Lock Haven



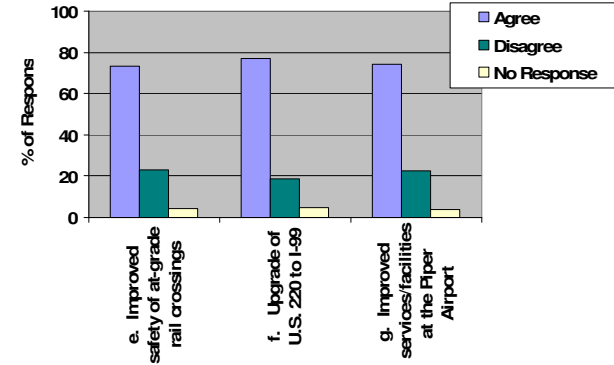
The availability of the following community services/utilities is adequate within the City



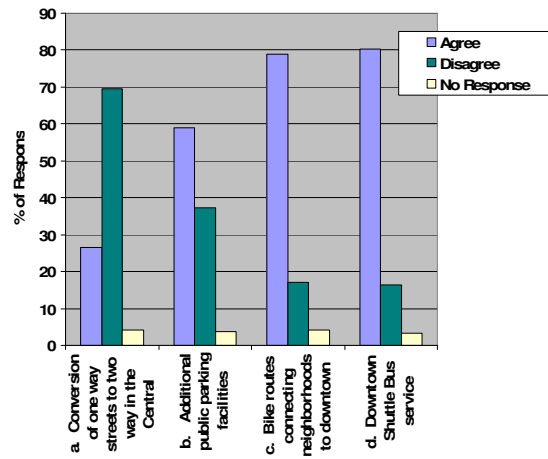
The availability of the following community services/utilities is adequate within the City



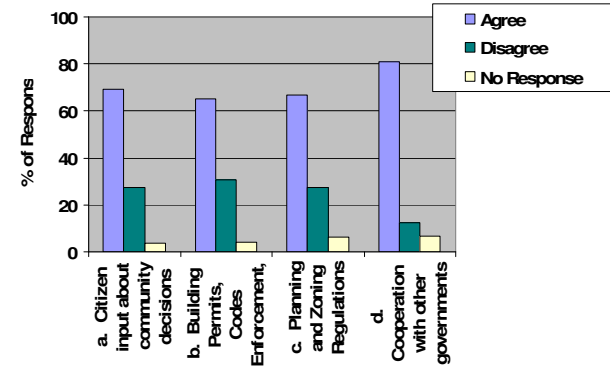
The following transportation related projects should be pursued by City transportation officials

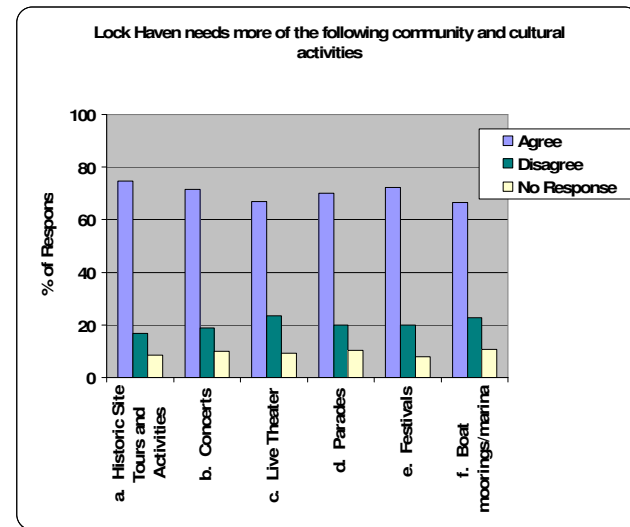
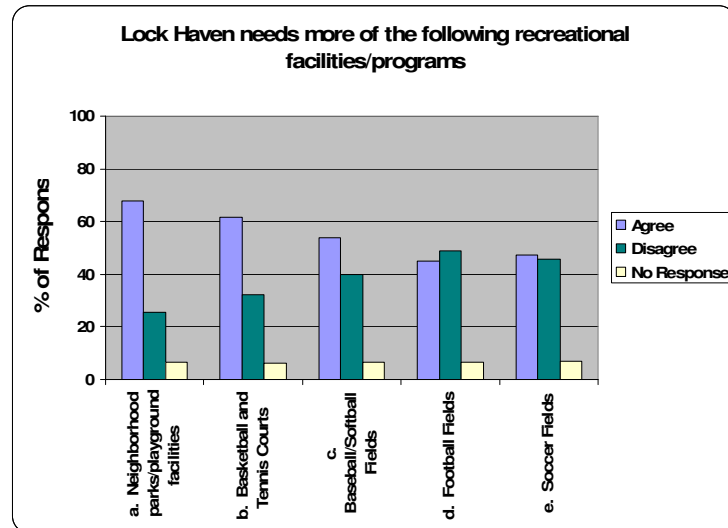
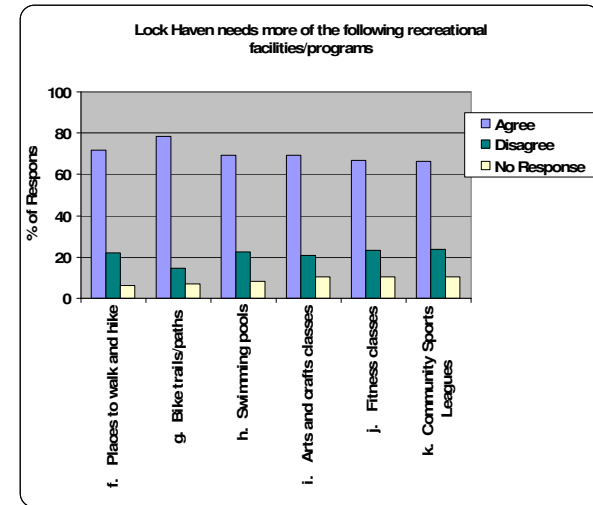
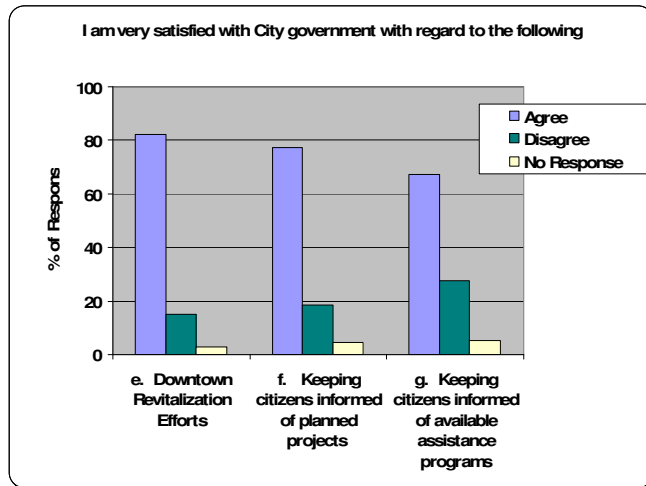


The following transportation related projects should be pursued by City transportation officials



I am very satisfied with the City government in regard to the following





POPULATION DENSITY BY CENSUS BLOCK
CITY OF LOCK HAVEN

KEY

- MUNICIPAL BOUNDARY
- STREETS
- STREAMS
- RIVERS, LAKES, PONDS

CENSUS BLOCKS
PEOPLE PER SQ. MILE

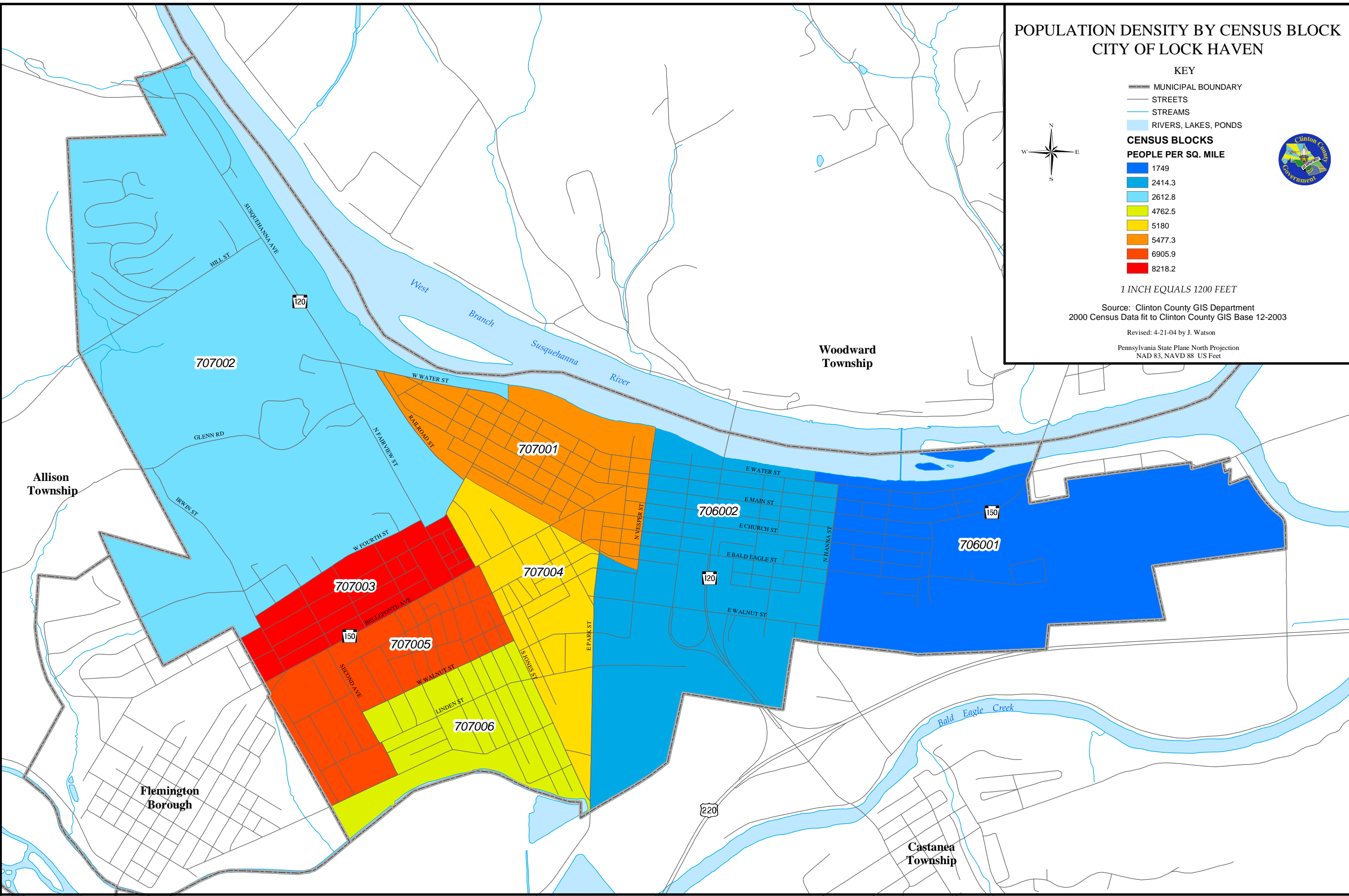
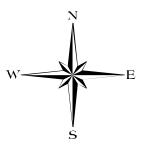
- 1749
- 2414.3
- 2612.8
- 4762.5
- 5180
- 5477.3
- 6905.9
- 8218.2

1 INCH EQUALS 1200 FEET

Source: Clinton County GIS Department
2000 Census Data fit to Clinton County GIS Base 12-2003

Revised: 4-21-04 by J. Watson

Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



GEOLOGIC FORMATIONS
CITY OF LOCK HAVEN

KEY

MUNICIPAL BOUNDARY

STREETS

STREAMS

RIVERS, LAKES, PONDS

FORMATION NAME

Brallier Fm-Harrell Fm Undiv

Keyser Fm-Tonoloway Fm Undiv

Lock Haven Fm

Mahantango Fm-Marcellus Fm Undiv

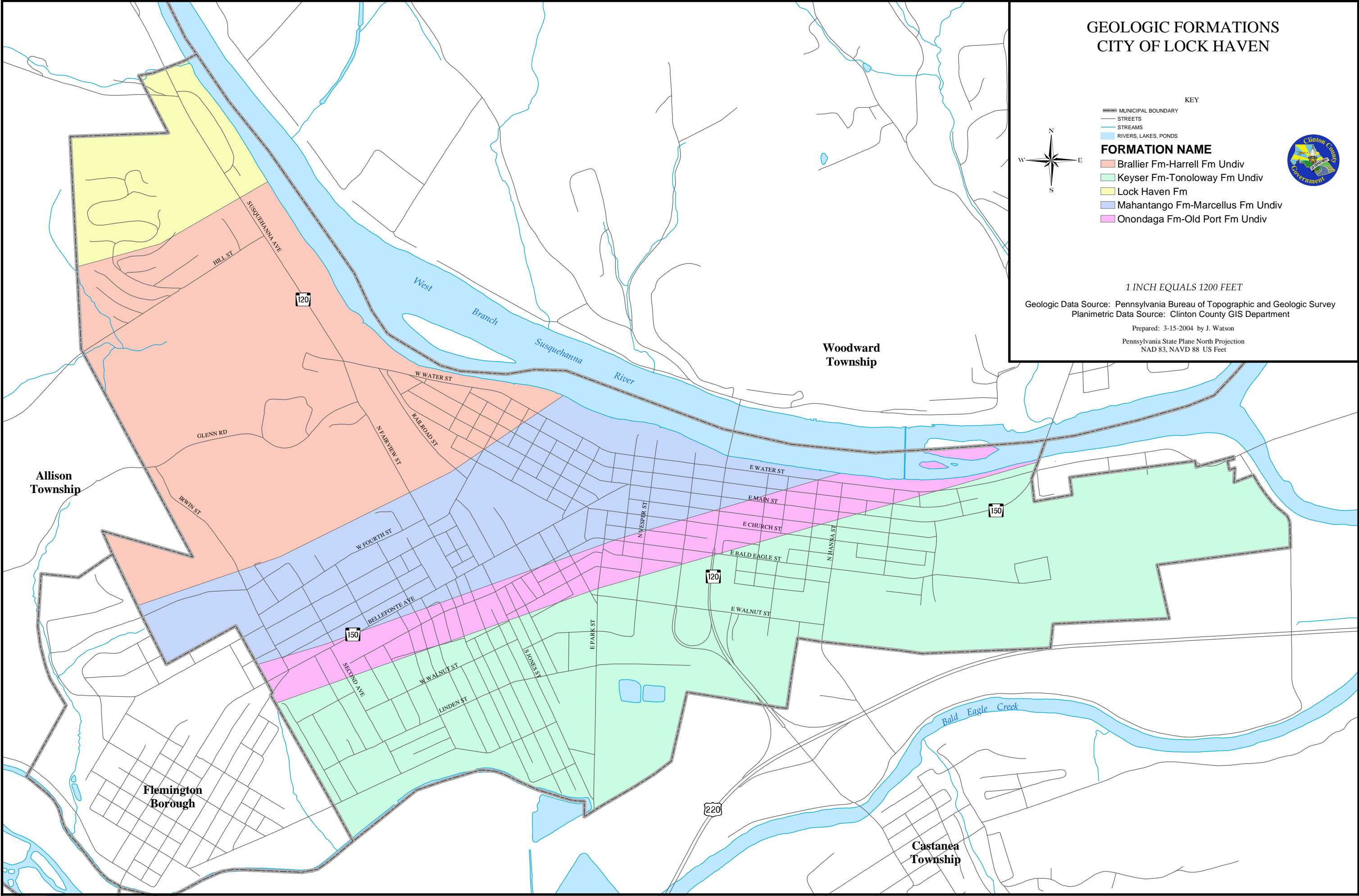
Onondaga Fm-Old Port Fm Undiv



1 INCH EQUALS 1200 FEET

Geologic Data Source: Pennsylvania Bureau of Topographic and Geologic Survey
Planimetric Data Source: Clinton County GIS Department

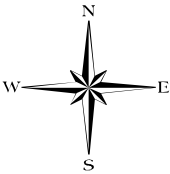
Prepared: 3-15-2004 by J. Watson
Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



STEEP SLOPES & OPEN SPACE
CITY OF LOCK HAVEN

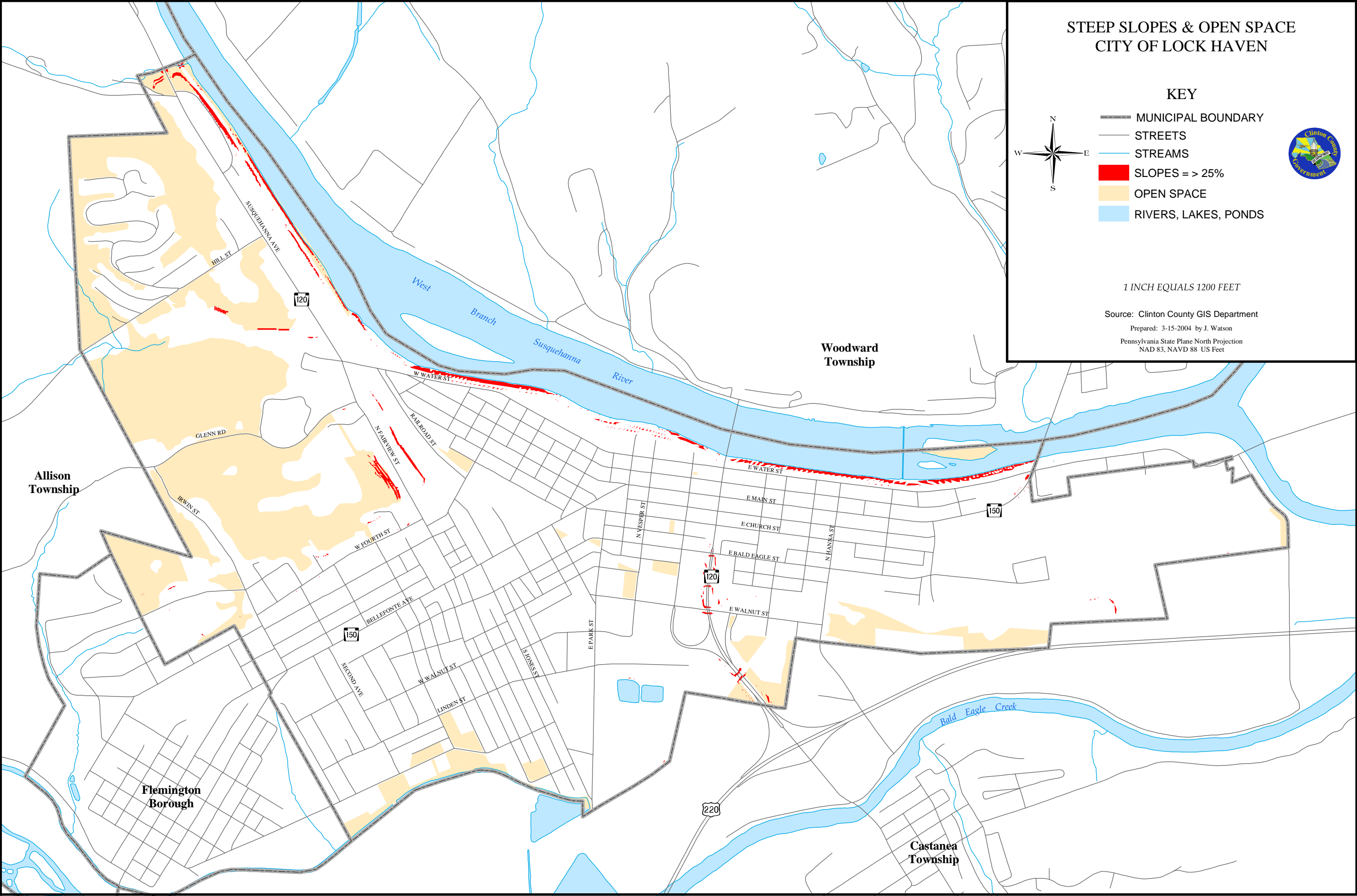
KEY

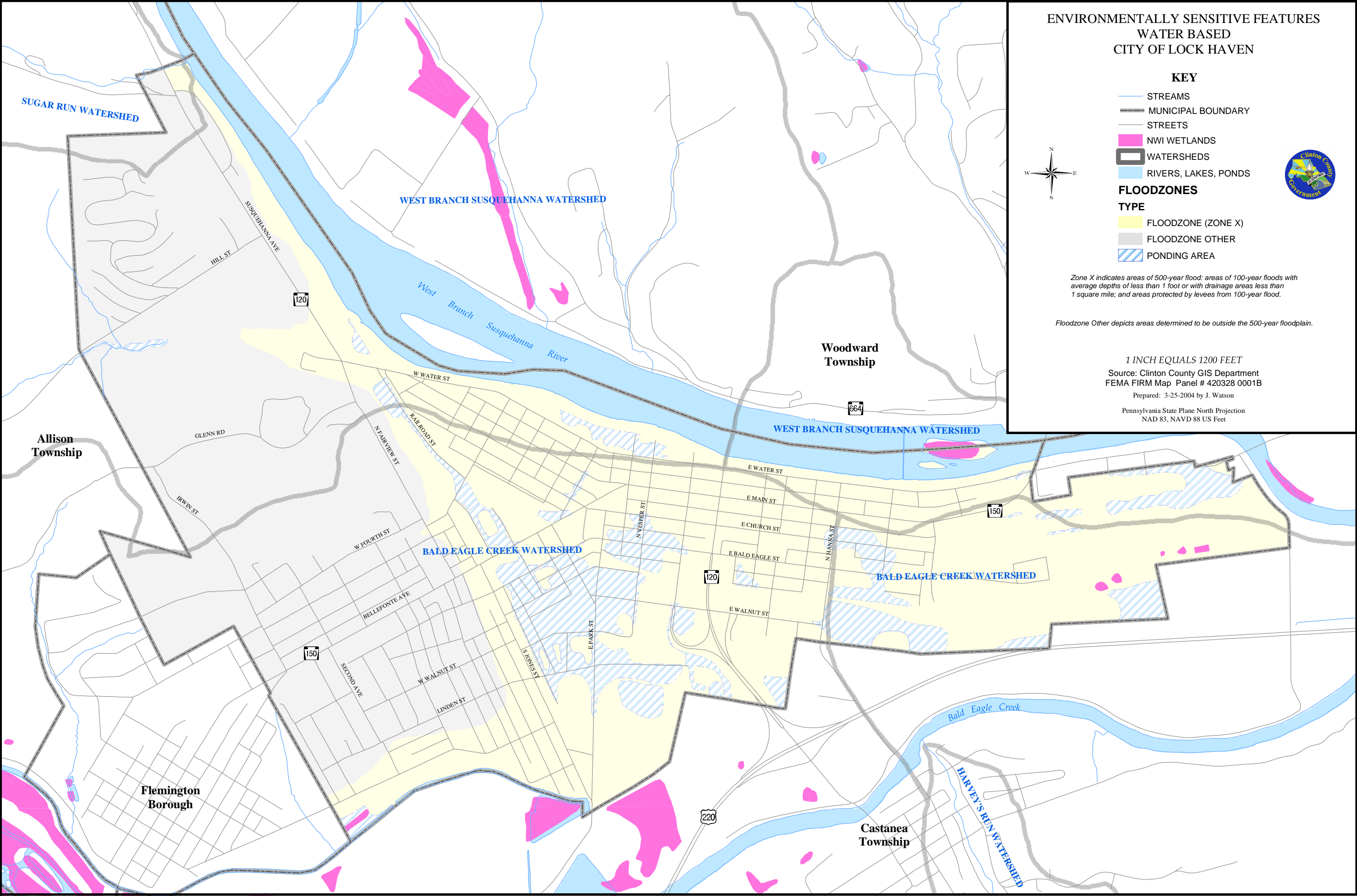
- MUNICIPAL BOUNDARY
- STREETS
- STREAMS
- SLOPES = > 25%
- OPEN SPACE
- RIVERS, LAKES, PONDS



1 INCH EQUALS 1200 FEET

Source: Clinton County GIS Department
Prepared: 3-15-2004 by J. Watson
Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet





ENVIRONMENTALLY SENSITIVE FEATURES
WATER BASED
CITY OF LOCK HAVEN

KEY

- STREAMS
- MUNICIPAL BOUNDARY
- STREETS
- NWI WETLANDS
- WATERSHEDS
- RIVERS, LAKES, PONDS

FLOODZONES

TYPE

- FLOODZONE (ZONE X)
- FLOODZONE OTHER
- PONDING AREA

Zone X indicates areas of 500-year flood: areas of 100-year floods with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Floodzone Other depicts areas determined to be outside the 500-year floodplain.

1 INCH EQUALS 1200 FEET

Source: Clinton County GIS Department
FEMA FIRM Map Panel # 420328 0001B

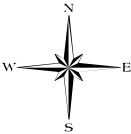
Prepared: 3-25-2004 by J. Watson

Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



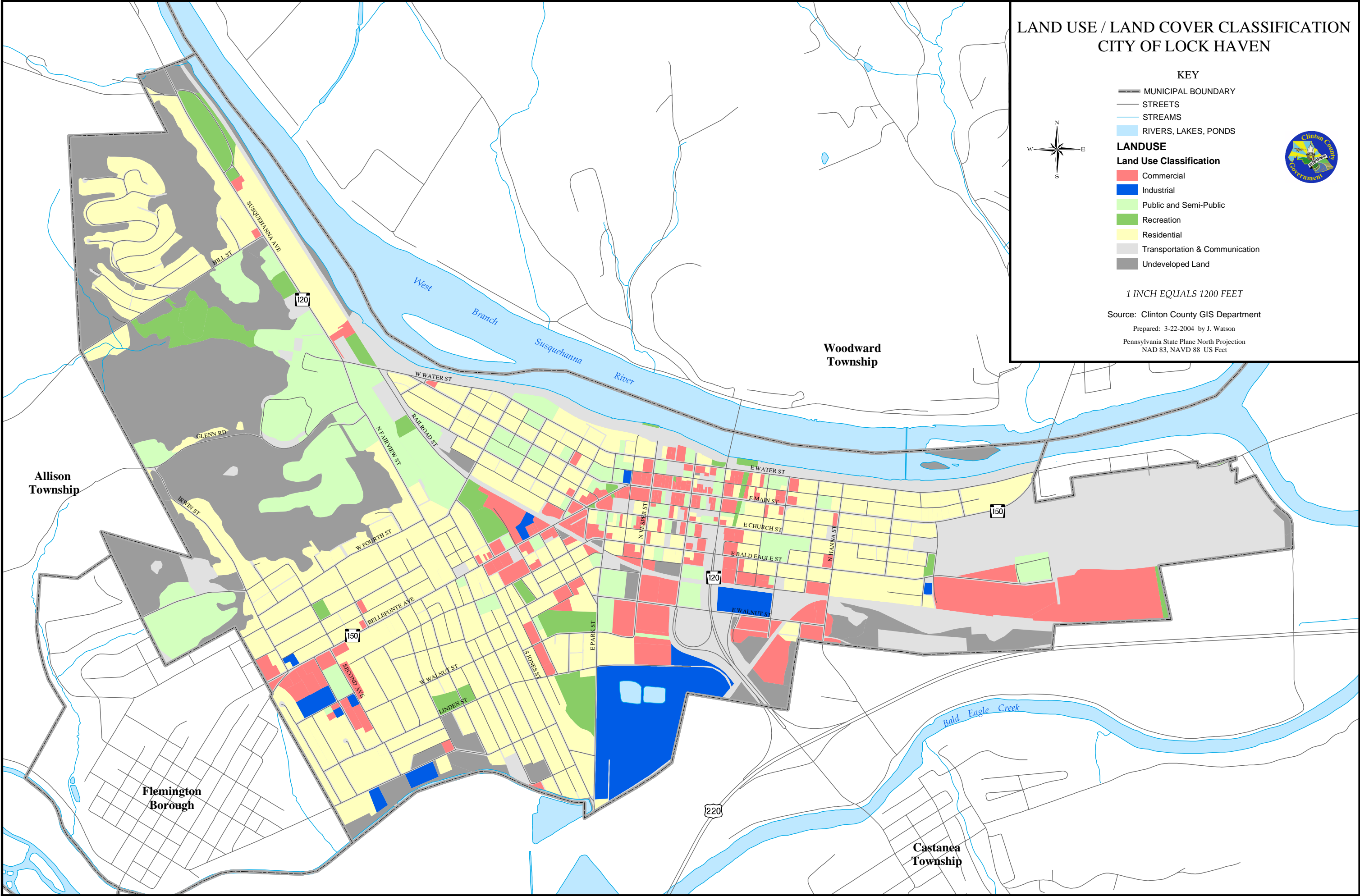
LAND USE / LAND COVER CLASSIFICATION
CITY OF LOCK HAVEN

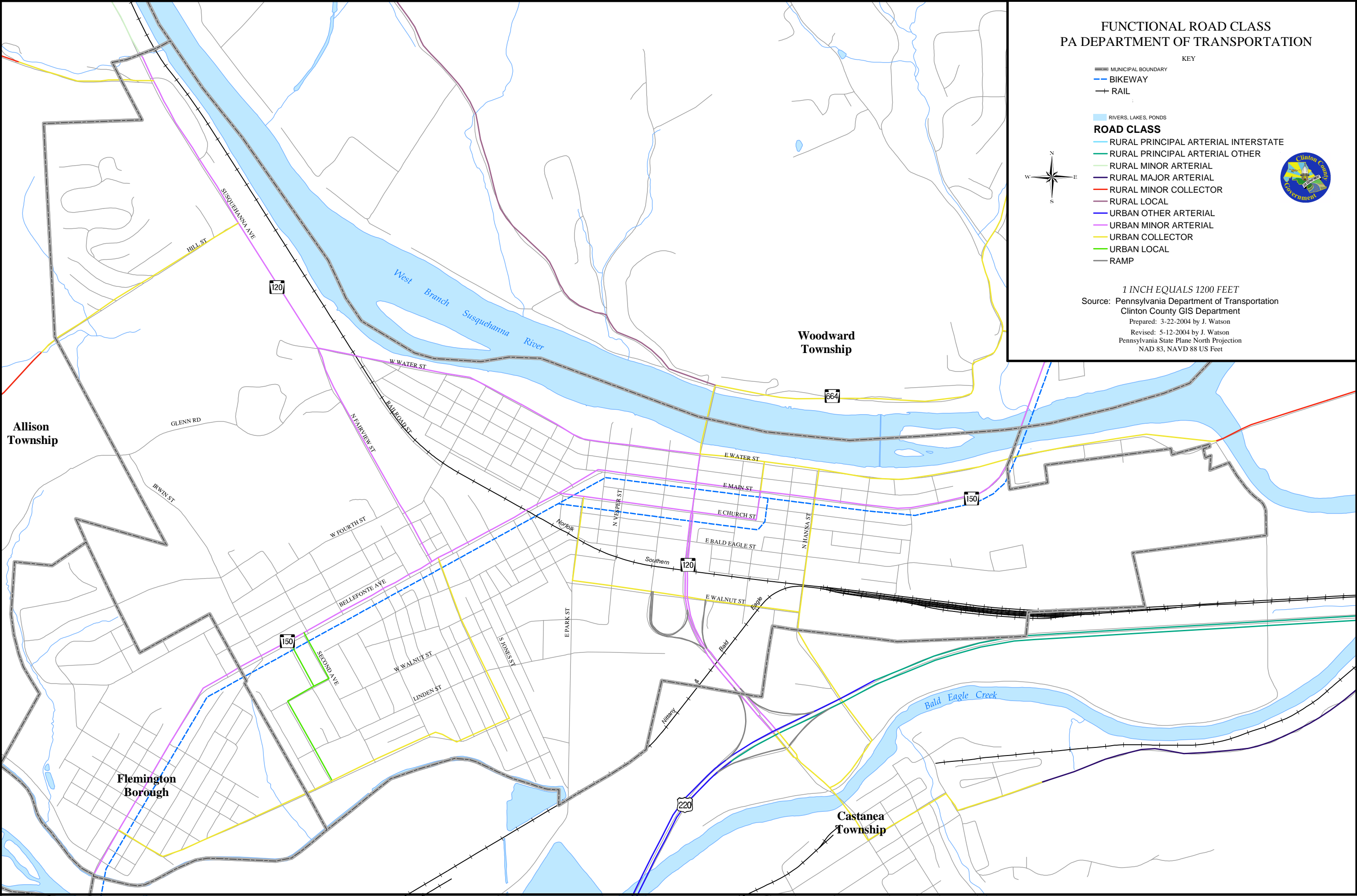
- KEY
- MUNICIPAL BOUNDARY
 - STREETS
 - STREAMS
 - RIVERS, LAKES, PONDS
- LANDUSE**
Land Use Classification
- Commercial
 - Industrial
 - Public and Semi-Public
 - Recreation
 - Residential
 - Transportation & Communication
 - Undeveloped Land



1 INCH EQUALS 1200 FEET

Source: Clinton County GIS Department
Prepared: 3-22-2004 by J. Watson
Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



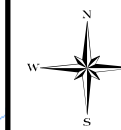


TRANSPORTATION DEFICIENCIES
AND AVERAGE ANNUAL DAILY TRAFFIC VOLUMES
CITY OF LOCK HAVEN

KEY

AVERAGE ANNUAL DAILY TRAFFIC VOLUMES

- 32 - 999
- 1000 - 2473
- 2474 - 5516
- 5517 - 10073
- 10074 - 17354
- METERED PARKING
- BIKEWAY
- HIGH CRASH AREAS
- STREAMS
- MUNICIPAL BOUNDARY
- STREETS
- RAILROAD LINES
- RIVERS, LAKES, PONDS
- CITY PARKING LOTS

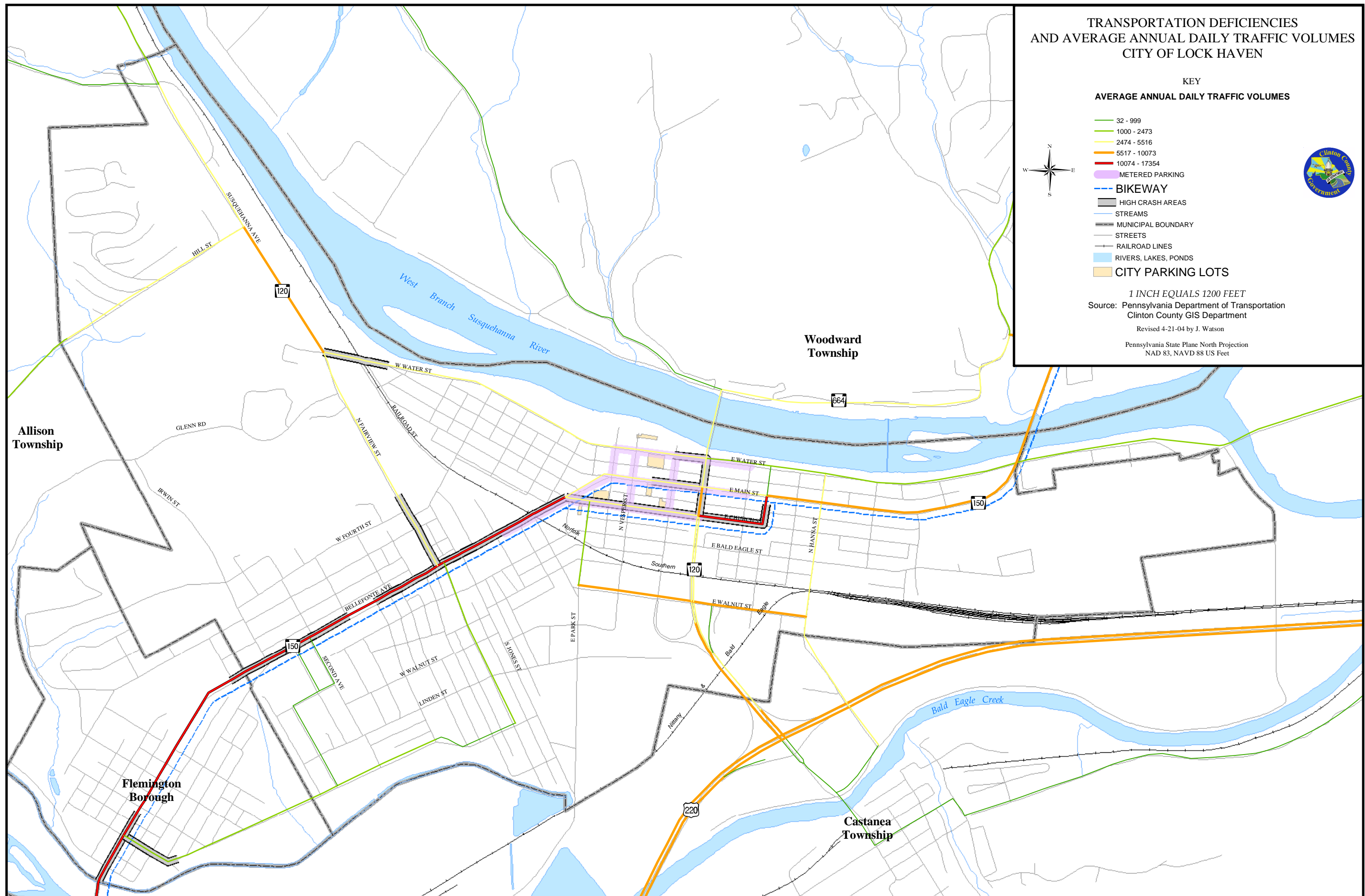


1 INCH EQUALS 1200 FEET

Source: Pennsylvania Department of Transportation
Clinton County GIS Department

Revised 4-21-04 by J. Watson

Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



COMMUNITY FACILITIES
EDUCATION
CITY OF LOCK HAVEN

KEY

- EDUCATIONAL RESOURCE
- MUNICIPAL BOUNDARY
- STREETS
- STREAMS
- RIVERS, LAKES, PONDS

ELEMENTARY ATTENDANCE AREAS

SCHOOL

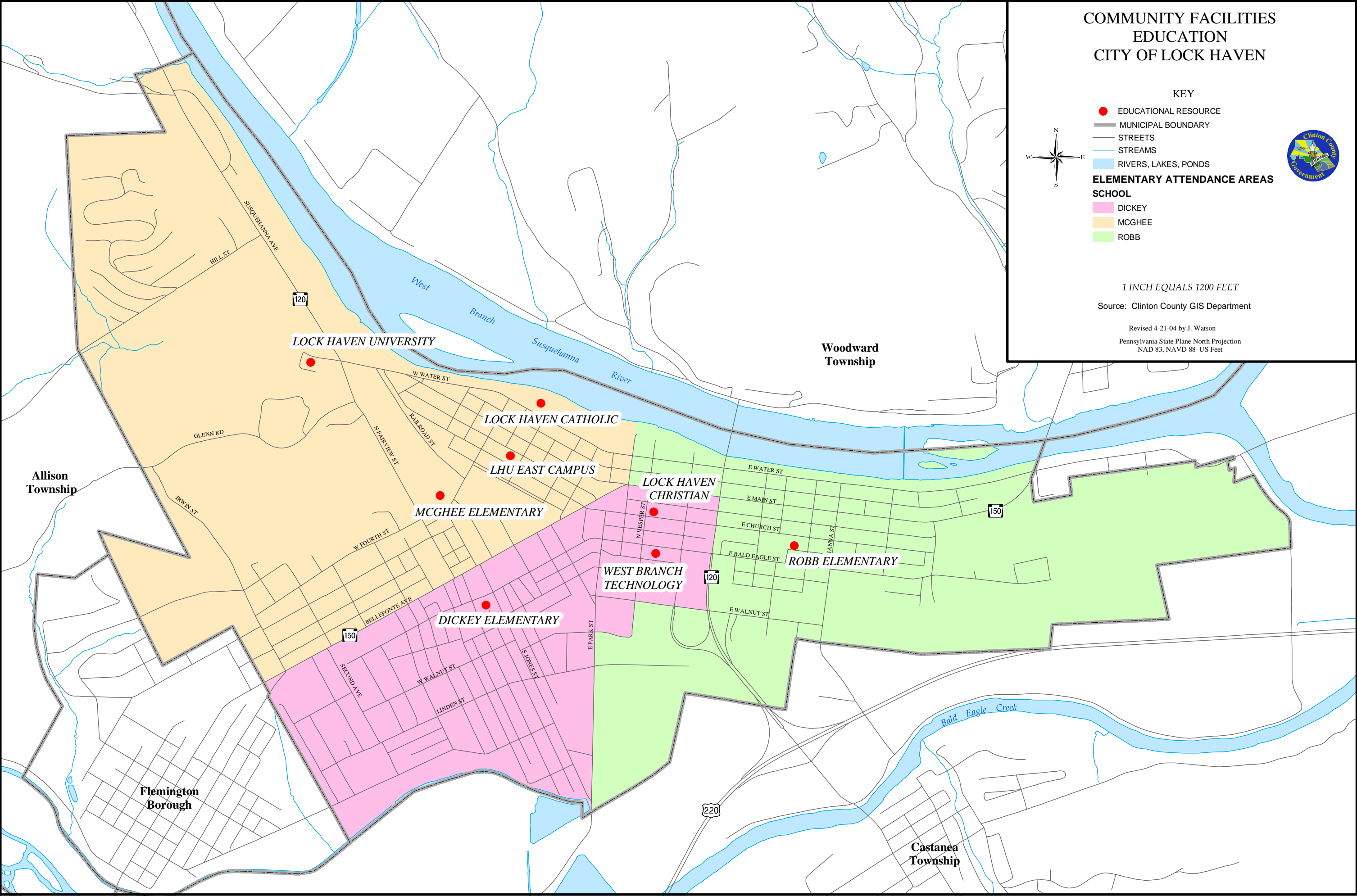
- DICKEY
- MCGHEE
- ROBB

1 INCH EQUALS 1200 FEET

Source: Clinton County GIS Department

Revised 4-21-04 by J. Watson

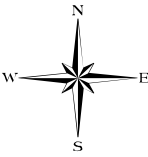
Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



COMMUNITY FACILITIES
HEALTH CARE
CITY OF LOCK HAVEN

KEY

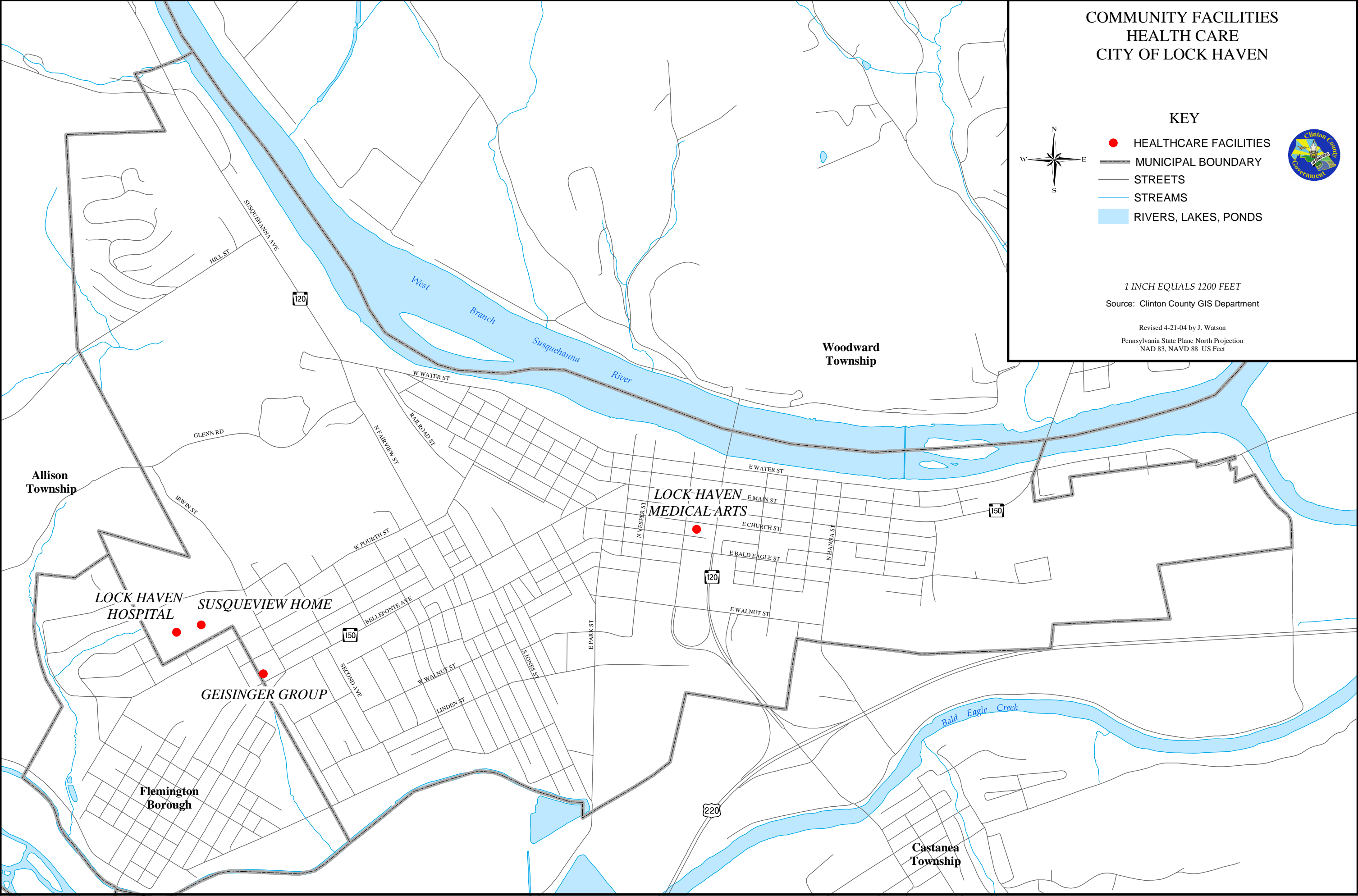
- HEALTHCARE FACILITIES
- MUNICIPAL BOUNDARY
- STREETS
- STREAMS
- RIVERS, LAKES, PONDS



1 INCH EQUALS 1200 FEET

Source: Clinton County GIS Department

Revised 4-21-04 by J. Watson
Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



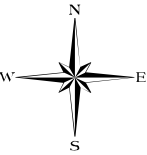
COMMUNITY FACILITIES
PARKS & RECREATION
CITY OF LOCK HAVEN

KEY

- MUNICIPAL BOUNDARY
- STREETS
- STREAMS
- RIVERS, LAKES, PONDS

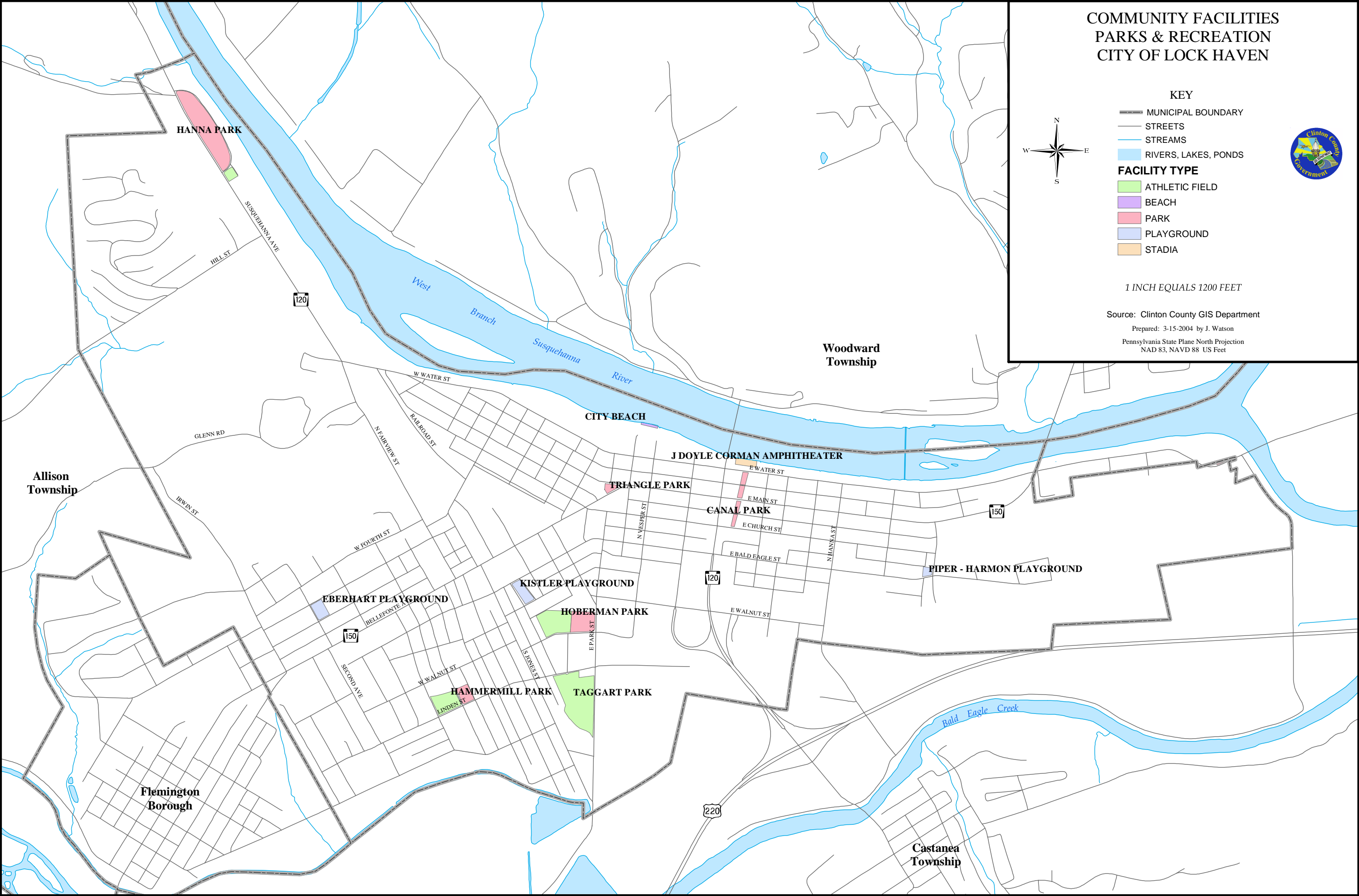
FACILITY TYPE

- ATHLETIC FIELD
- BEACH
- PARK
- PLAYGROUND
- STADIA



1 INCH EQUALS 1200 FEET

Source: Clinton County GIS Department
Prepared: 3-15-2004 by J. Watson
Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



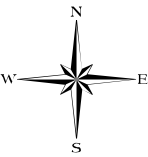
COMMUNITY FACILITIES
WATER & SEWER
CITY OF LOCK HAVEN

KEY

- MUNICIPAL BOUNDARY
- STREETS
- STREAMS
- RIVERS, LAKES, PONDS

SUPPLIER

- LOCK HAVEN CITY
- LOCK HAVEN SUBURBAN



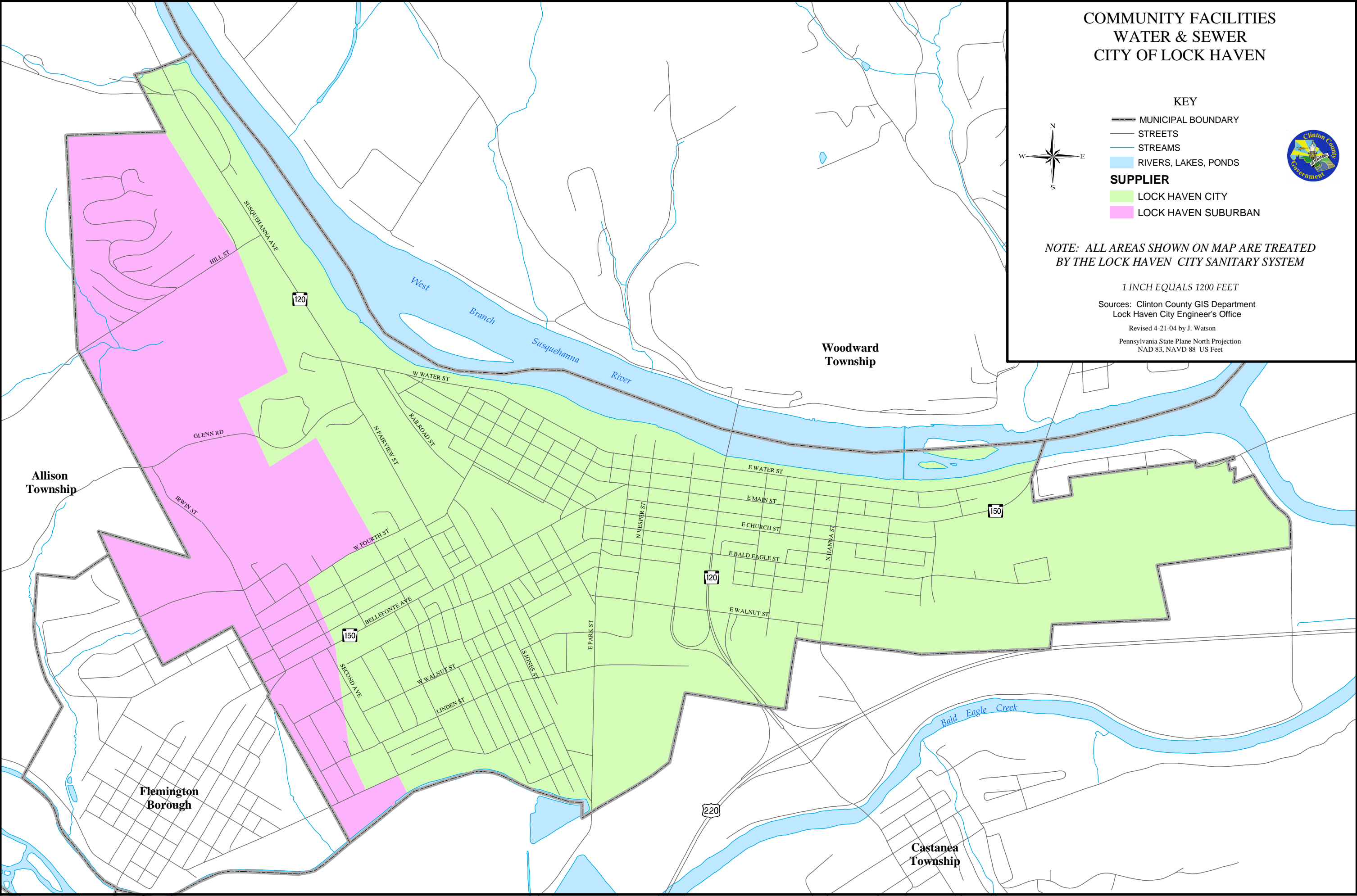
NOTE: ALL AREAS SHOWN ON MAP ARE TREATED
BY THE LOCK HAVEN CITY SANITARY SYSTEM

1 INCH EQUALS 1200 FEET

Sources: Clinton County GIS Department
Lock Haven City Engineer's Office

Revised 4-21-04 by J. Watson

Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



COMMUNITY FACILITIES
PUBLIC SAFETY
CITY OF LOCK HAVEN

KEY

POLICE STATIONS

- LOCK HAVEN CITY POLICE
- LOCK HAVEN UNIVERSITY POLICE

EMERGENCY SERVICE PROVIDERS

STATION LOCATIONS

- ADVANCED LIFE SUPPORT
- EMERGENCY MEDICAL SERVICE
- FIRE / RESCUE

- MUNICIPAL BOUNDARY
- STREETS

PRIMARY FIRE RESPONSE AREAS

- STATION 1
- STATION 2
- STATION 6

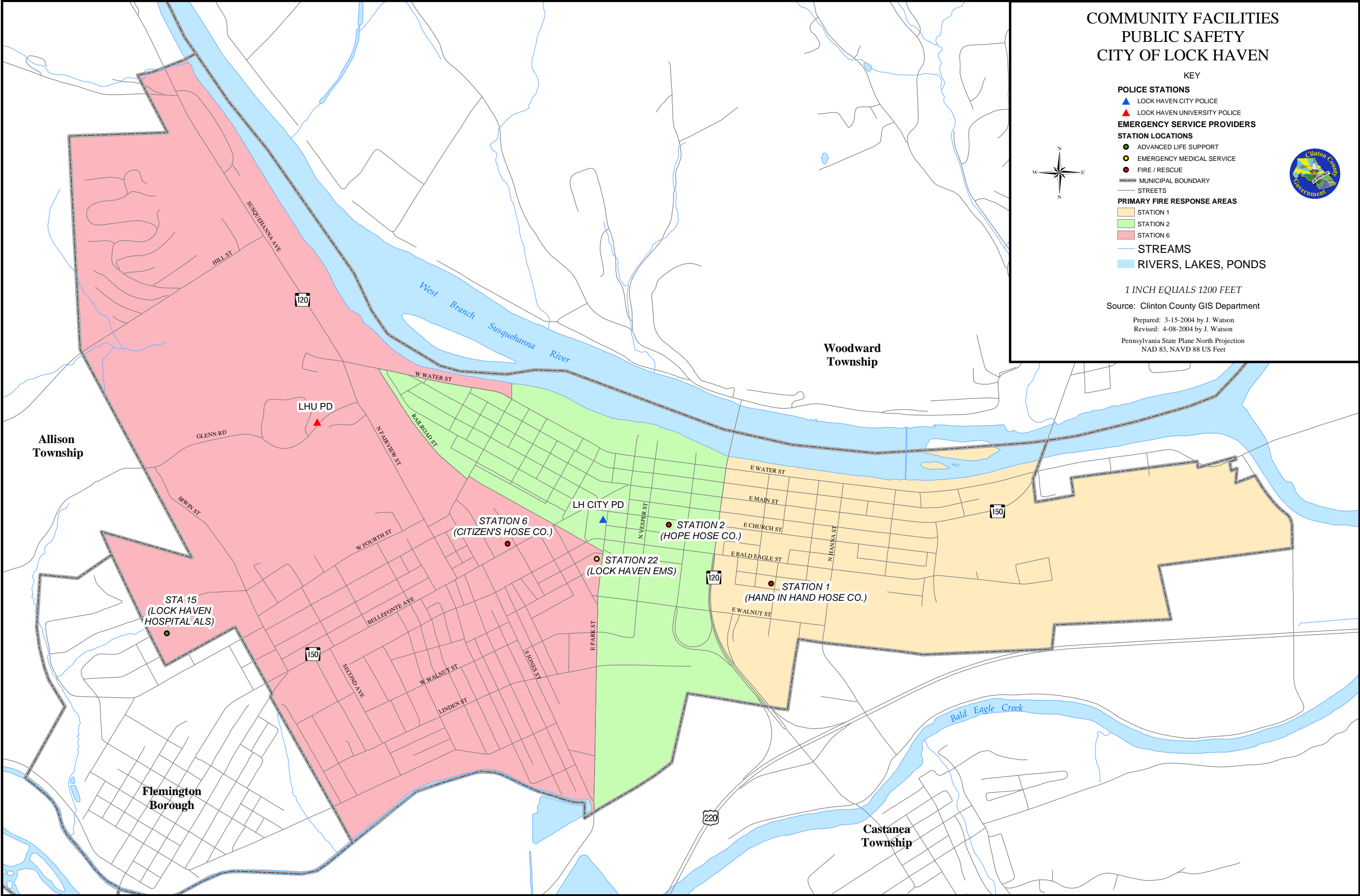
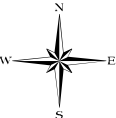
- STREAMS
- RIVERS, LAKES, PONDS

1 INCH EQUALS 1200 FEET

Source: Clinton County GIS Department

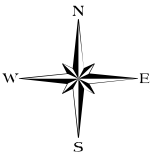
Prepared: 3-15-2004 by J. Watson
Revised: 4-08-2004 by J. Watson

Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



CENTRAL BUSINESS DISTRICT
CITY OF LOCK HAVEN

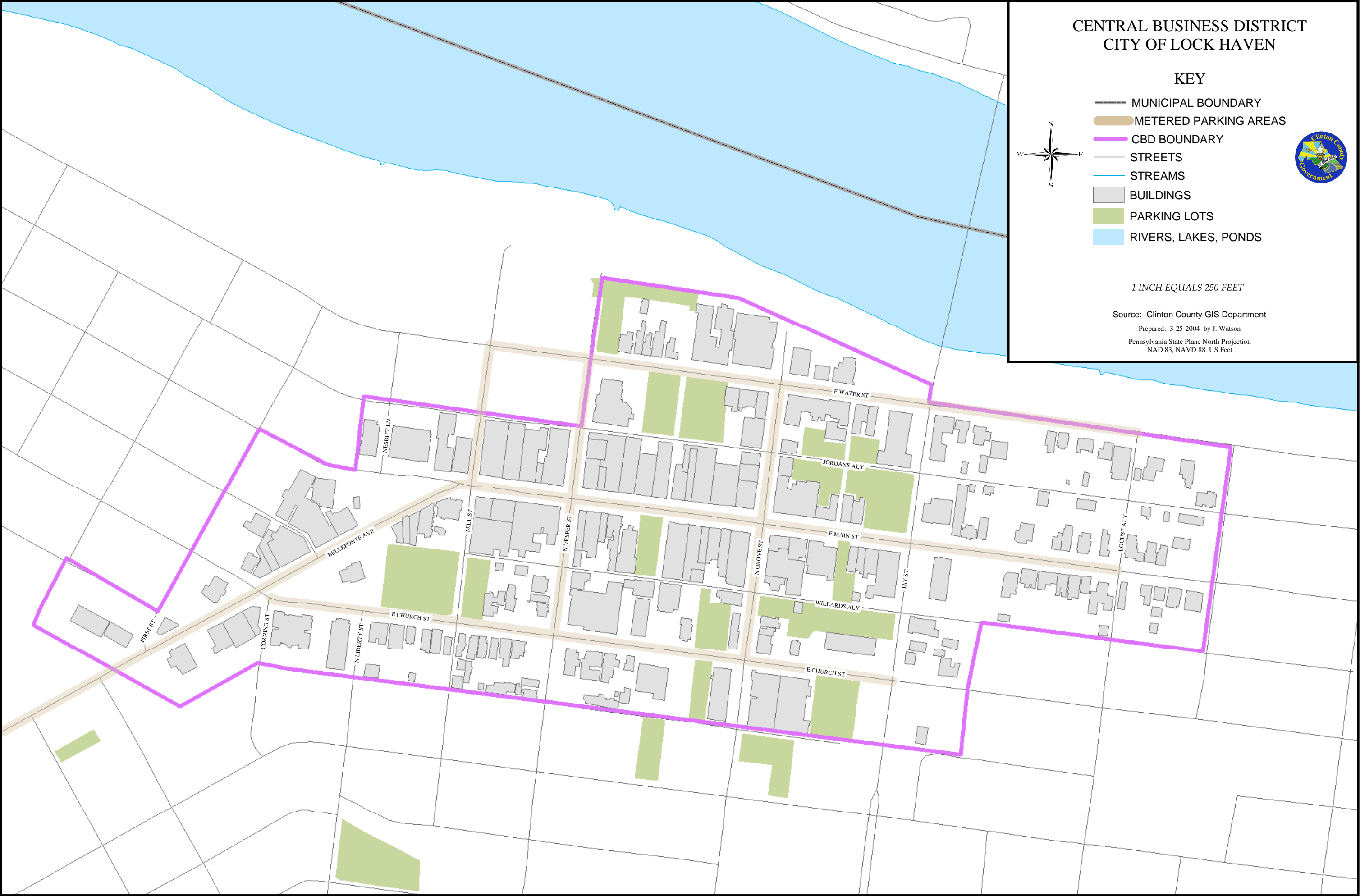
KEY



- MUNICIPAL BOUNDARY
- METERED PARKING AREAS
- CBD BOUNDARY
- STREETS
- STREAMS
- BUILDINGS
- PARKING LOTS
- RIVERS, LAKES, PONDS

1 INCH EQUALS 250 FEET

Source: Clinton County GIS Department
Prepared: 3-25-2004 by J. Watson
Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



CULTURAL RESOURCES
WATER STREET HISTORIC DISTRICT
CITY OF LOCK HAVEN

KEY

NATIONAL HISTORIC REGISTER SITES

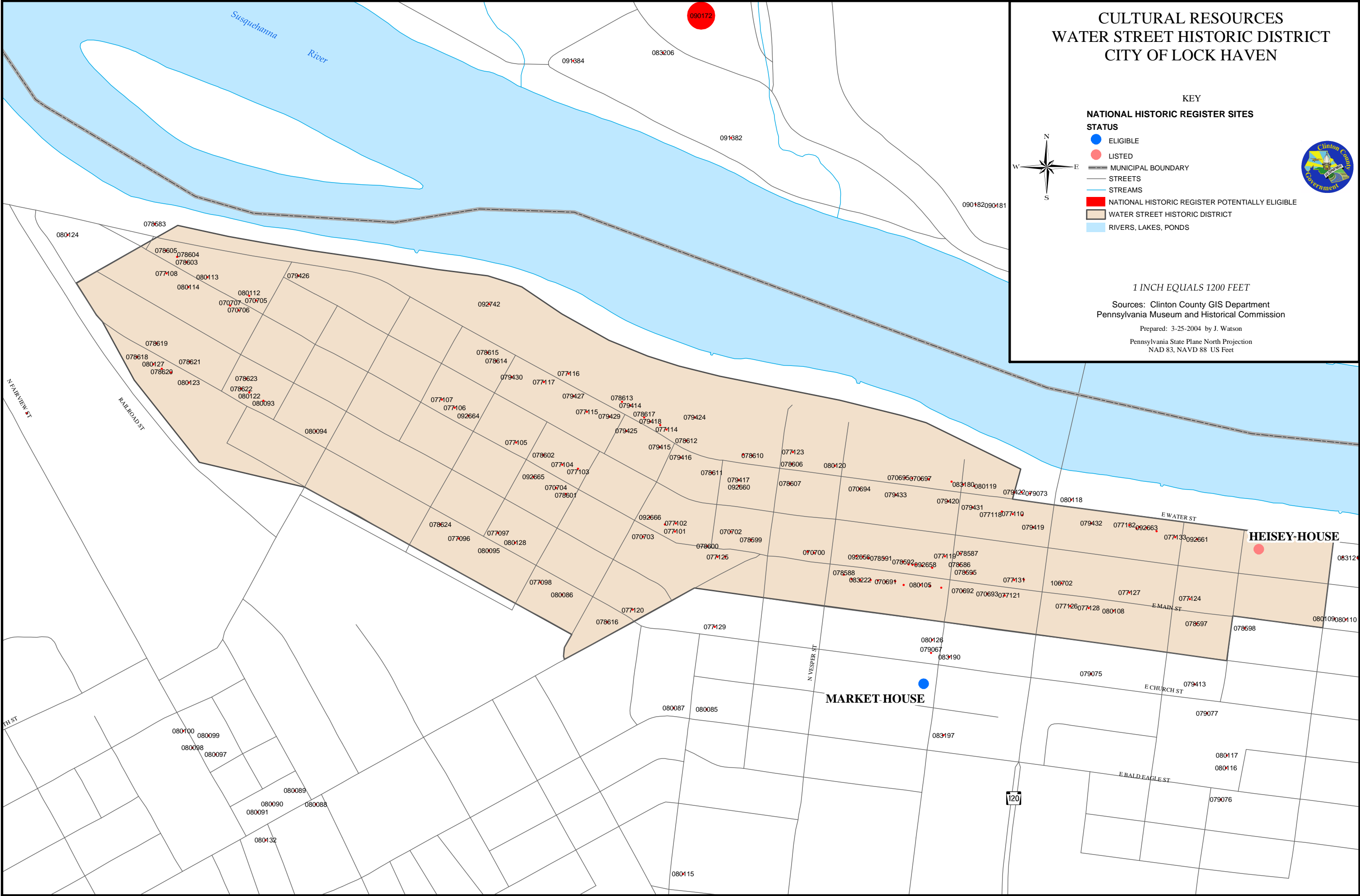
STATUS

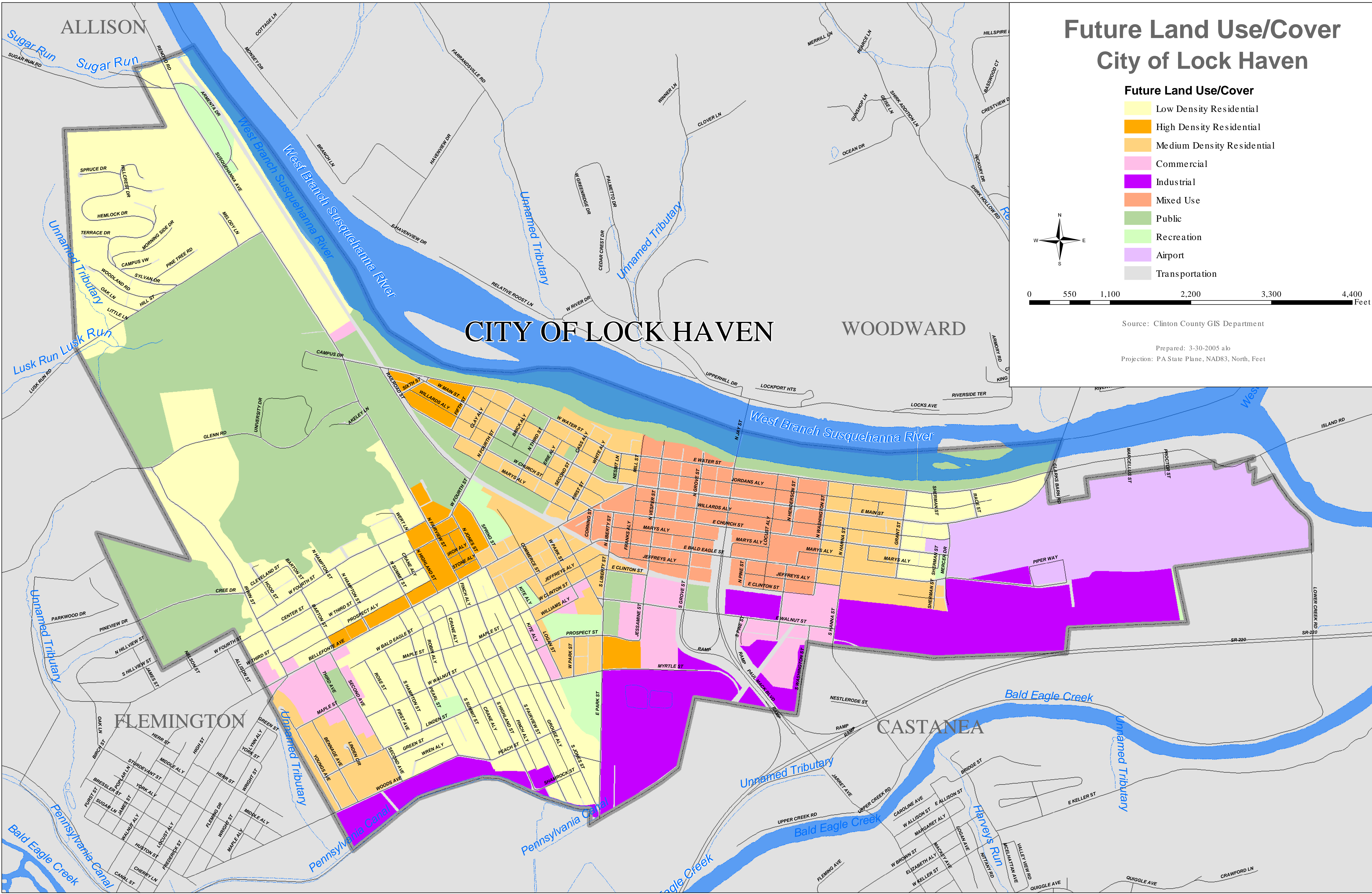
- ELIGIBLE
- LISTED
- MUNICIPAL BOUNDARY
- STREETS
- STREAMS
- NATIONAL HISTORIC REGISTER POTENTIALLY ELIGIBLE
- WATER STREET HISTORIC DISTRICT
- RIVERS, LAKES, PONDS

1 INCH EQUALS 1200 FEET

Sources: Clinton County GIS Department
Pennsylvania Museum and Historical Commission

Prepared: 3-25-2004 by J. Watson
Pennsylvania State Plane North Projection
NAD 83, NAVD 88 US Feet



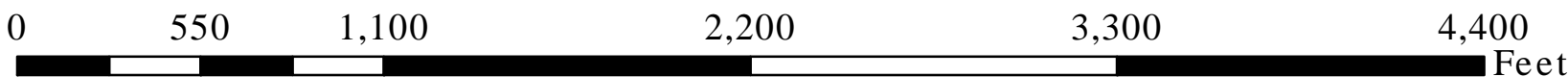
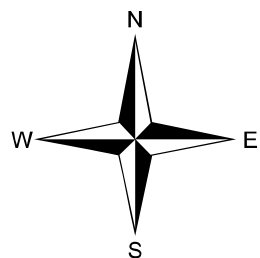


Future Land Use/Cover

City of Lock Haven

Future Land Use/Cover

- Low Density Residential
- High Density Residential
- Medium Density Residential
- Commercial
- Industrial
- Mixed Use
- Public
- Recreation
- Airport
- Transportation



Source: Clinton County GIS Department

Prepared: 3-30-2005 a/o
Projection: PA State Plane, NAD83, North, Feet