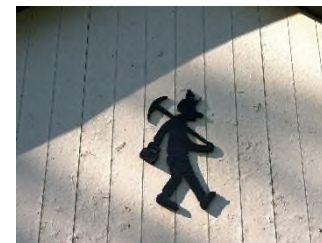


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The Blossburg Borough Mini-Comprehensive Plan (2014)

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1. Introduction.

Blossburg Borough is a thriving community drawing residents, business operators, customers, and visitors from around Tioga and northern Lycoming Counties and beyond to live, work, do business, and play. The borough has both the “bones” (established traditional building and development patterns surrounded and traversed by natural features – [rural core community]) and the “drive” (compassionate, hard-working folks with great ideas and a strong work ethic). ENVISION 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) sets forth a coordinated community vision, related set of goals and objectives, a future land use and development and, most importantly, a set of action strategies and projects that support the borough’s current and future community planning and development efforts to continue sustaining and enhancing the community.

1.a. Locating Blossburg.

Blossburg Borough is generally considered a traditional rural core community, and is located in southeastern Tioga County. Table 1-a.1 identifies the three (3) townships surrounding Blossburg:

TABLE 1-a.1

MUNICIPALITIES ADJOINING BLOSSBURG BOROUGH’S BORDERS

MUNICIPALITY	BLOSSBURG’S ADJOINING BORDER
Covington Township	North
Hamilton Township	East
	South
Bloss Township	West



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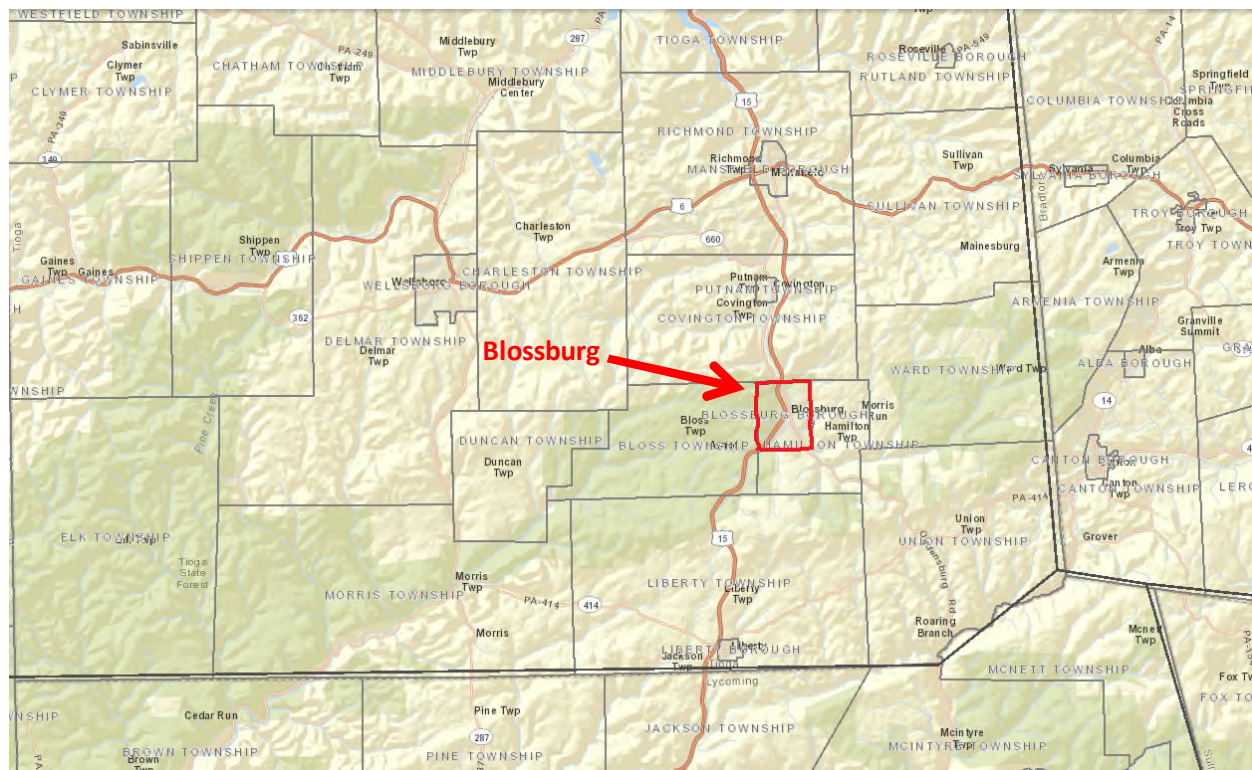


Table 1-a.2 identifies nearby core communities, their general direction, major transportation connections, and approximate distances from Blossburg Borough:

TABLE 1-a.2

PROXIMITY TO NEARBY CORE COMMUNITIES

MUNICIPALITY	GENERAL DIRECTION FROM BLOSSBURG	TRANSPORTATION ROUTE / CORRIDOR	DISTANCE (IN MILES)
City of Corning, NY	North	US 15/Future I-99	42
City of Elmira, NY	Northeast	US 15/Future I-99, US 6, PA 549 & PA 328	42
Mansfield Borough	North	US 15/Future I-99	12
Canton Borough	East	PA 2017 & PA 414	16
City of Williamsport	South	US 15/Future I-99	40
Wellsboro (Tioga County seat)	Northwest	PA 2025, PA 660 & US 6	18

Table 1-a.3 identifies a few of the major transportation routes/corridors traversing the borough, all generally running in a northerly direction:

TABLE 1-a.3

MAJOR TRANSPORTATION ROUTES / CORRIDORS WITHIN BLOSSBURG BOROUGH

TRANSPORTATION ROUTE / CORRIDOR	ROAD NAME
US 15/Future I-99	William B. Wilson Highway
PA 2005	Bloss Mountain Road/N. Williamson Road
PA 2016	S. Williamson Road
PA 2017	Main Street/Gulick Road

Blossburg Borough is intersected by several watercourses. The following is a summary list of a few of the major and minor watercourses:

- Tioga River
- East Creek
- Bear Creek
- Coal Creek
- Johnson Creek
- Mills Creek
- Boone Run



1.b. Summary of Major Issues/Themes.

A summary listing of Blossburg Borough's major issues/themes (as of November 2013) is provided below. The major issues/themes are based on input and observations provided by the public at the public meetings; steering committee members at steering committee meetings; stakeholders via interviews and surveys; Borough officials during the daylong visit; a series of field observations; and review of data and information gathered during the planning process (See Section 1.d. Mini-Comprehensive Plan Concept below). Although the major issues/themes are grouped by key planning elements that correspond with major headings listed for the goals and objectives (See Section 3. Goals/Objectives/Strategies below), several of the major issues/themes may transcend the key planning element.

Community Pride, Partnerships & Cooperation (CPPC).

- Strong sense of community pride and spirit.
- Close-knit, supportive community.

- Underdog.
- Great place to raise a family.
- Lack of agreed-upon and promotion of unified community identity.
- Limited, but very active community organizations with proven track record of successfully gaining support and completing project (e.g. Blossburg V.I.B.E., Blossburg Improvement Association, etc.).
- Planning, communication, coordination, and cooperation between community organizations, the Borough, or the public is limited and varied.
- Volunteer and organization burn-out.
- Openness to new folks and ideas is limited.
- Willingness to work with adjacent communities.
- There are a few well-supported, well-attended community celebrations and events (e.g., Coal Festival, Fall Festival, Small Town Christmas, Community Picnic [Polish heritage], chicken barbeques, etc.)
- Community is youth-oriented and focused.
- Apathy or lack of interest to participate.



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Community Development (CD).

- Located along and has an interchange on a major interstate highway.
- There are land areas within the borough that are developable including conversion, infill, replacement, redevelopment, and new development.
- Small town with all the “core” services, businesses, and amenities.
- Gateways into the community are present but varied.
- Diversity (ethnic, age, economic) is limited.
- Properties and buildings are generally well-kept, but certain areas need some attention.
- Good examples of adaptive reuse or repurposing buildings (e.g., former borough building and current borough building, etc.).
- Disposition of larger, public buildings (e.g., hospital, schools, churches, etc.)
- Majority of borough land is single-family homes or tax-exempt properties.
- Community growth limited by infrastructure limitations (e.g., sewer, etc.), environmental constraints (e.g., steep slopes, floodplains, etc.), and zoning.



Housing & Neighborhoods (HN).

- Housing stock is generally older.
- Limited diversity in housing types and affordability levels.
- Homes are generally owner-occupied, single-family detached dwellings.
- Neighborhoods are generally clean and safe.



Downtown (DT).

- Downtown is generally safe and walkable, although some lighting improvements may be warranted.
- Downtown includes desirable or “core type” businesses (grocery store, hardware store, restaurant, financial services, personal services, etc.) and community assets (e.g., health and wellness facilities, borough hall, post office, child care facilities, school district administration office, community and faith-based organizations, etc.).
- Storefronts in downtown are vacant.
- Limited diversity in the number and types of businesses, shopping, dining, service, and employment opportunities.
- Building façade improvements have been successful.
- Victoria Theatre is a key asset.
- Need for a coordinated streetscape concept, including pedestrian, greening, and dedicated community gathering facilities.
- Downtown is keeping up with technology (e.g., Wi-Fi, social media, etc.).



Business Development (BD).

- Ward Manufacturing is the largest, most well-known business, and employs the most employees.
- Aside from Ward, limited diversity in the number and types of businesses, shopping, dining, service, and employment opportunities.
- Most “core type” businesses are located in the borough.
- Local businesses struggling.



Community Heritage Resources (CHR).

- Coal, foundry, railroad, blue-collar, Polish industrial heritage.

- Several cemeteries are located in borough.
- Limited promotion of heritage and resources.
- The borough has several monuments, markers, and landmarks relating to community heritage (e.g., Veterans' banners, Veterans' Memorial, William B. Wilson's (1st Secretary of U.S. Department of Labor), Woodrow Wilson's cannons, etc.).



Natural Resources (NR).

- Located in the valley between two mountains.
- Several streams and one river flow through the borough.
- River and a few streams are polluted due to acid mine drainage and do not support aquatic or wildlife.
- Flooding is an issue.
- Presence of and proximity to state forest land, but limited access.



Mobility (M).

- Walkable community, but sidewalk and other pedestrian facility presence and conditions are varied.
- Limited mobility options besides private motor vehicles.
- Truck traffic and speeds in certain areas are concerns.
- Limited lighting at interchange.
- High posted speed limits along certain roadways.
- Traffic flow at certain times of the day in certain areas.
- Good access from points north and south.



Community Facilities & Services (CFS).

- Uncertainty of the future of the school(s) within the borough.
- Island Park is a large community asset, as it includes playing fields and courts, walking trail, swimming pool, skate park, eating and kitchen facilities, Wi-Fi, etc.
- Long-term coordinated planning, financing, and maintenance of infrastructure and other capital improvements are limited.
- Series of sewer-related issues including infiltration and inflow (I&I) problems in conveyance system which places limitations on the treatment facility during wet weather. Capacity at treatment plant facility during dry weather is approximately 50 percent.
- Good water supply, treatment, and conveyance system.
- Drugs are becoming a major issue.



- Crime rate is generally low, and community generally feels safe, but crime is increasing.
- Borough provides high level of support and services.
- Lack of funding for projects.
- Lack of emergency or other public notification system.
- Limited transparency in government functions (communication, meetings, etc.).
- Varied enforcement of ordinances and laws.
- Desirable community assets include fire/ambulance and library.
- Sewer and water extensions to surrounding communities.

Marcellus Shale Natural Gas Play and Natural Gas Industry Impacts.

Tioga County is located within the Marcellus Shale Play, and Blossburg Borough is directly and indirectly impacted by the natural gas industry and related activities. As of 2013, there is only one (1) natural gas well pad with a few wells located within the municipal limits of Blossburg Borough (located on Pennsylvania Department of Conservation and Natural Resources [PA DCNR], State Forest land). Blossburg Borough and the surrounding



communities have experienced several real or perceived impacts including, but not limited to, increases in population, decreases in available housing, increased housing costs, conflicts between established residents and newcomers, increases in business and service needs, decreases in safety, degradation of the environment, and increases in truck traffic.

See Appendix 6.b. Status of the Community below, for additional information concerning existing conditions including, but not limited to, population, land use, zoning, etc.

1.c. Building on What Has Come Before.

1.c.1. Policy & Related Regulatory Framework.

Blossburg Borough has undertaken or participated in a number of planning initiatives over the years. The Borough's first comprehensive plan or master plan was developed in 1961, and updated in 1974 after the flooding caused by Tropical Storm Agnes in 1972. Table 1-c.1 includes a brief listing of subsequent planning initiatives:

TABLE 1-c.1

PRIOR PLANNING INITIATIVES FOR BLOSSBURG

YEAR	PLANNING INITIATIVE
1995	Borough of Blossburg, Tioga County, Pennsylvania Master Plan Update 1995-2010
2004	Blossburg Visions in Business and Entertainment (V.I.B.E.) Vision and Action Strategy
2004	Blossburg V.I.B.E. Design Guidelines
2004	Hazard Mitigation Plan (flooding)
2009	Blossburg V.I.B.E. Visioning Session
2013	Mansfield Regional Valley Group - Water Supply Planning Report

While a few of the 1995 plan's general issues and portions of the goals and objectives appear to generally remain relevant, much of the data, information, concepts, and objectives appear to be dated. It is important to note that although the more recent Blossburg V.I.B.E. planning and subsequent implementation initiatives were neither designed nor intended to be the Blossburg Borough's comprehensive plan pursuant to Article 3 of the Municipalities Planning Code (MPC), many of the organization's planning and implementation efforts appear to be highly successful and beneficial to the community.

Additionally, the Borough does have a series of land use and development regulations including but not limited to:

- Zoning Ordinance;
- Subdivision and Land Development Ordinance;
- Building Code; and
- Floodplain Ordinance.

These land use and development regulations should be generally consistent with and implement portions of Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014).

1.c.2. Successful Community Initiatives.

Although Blossburg's existing comprehensive plan documents are nearly twenty (20) years old, the Borough and several of the local community and faith-based organizations have undertaken and successfully completed numerous community betterment initiatives and projects including, but not limited to, the following:

- Infiltration and inflow improvements (sewer)

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- Island Park Improvements:
 - Swimming Pool
 - Walking Trail
 - Skate Park
 - Basketball court restoration
- Community Garden
- Main Street Designation and Downtown Improvements:
 - High Occupancy/Low Vacancy of Downtown Buildings
 - Victoria Theatre
 - Building Façades
 - Design Guidelines
 - Artist Renderings
- Community Events:
 - Farmers Market
 - Fall Fest
 - Small Town Christmas
 - Light Up the Holidays
 - Community Yard Sale
 - Coal Festival (state recognized)
 - Blossburg Community Festival
- Restoration/Reuse of Former Borough Building
- Welcome/Events Sign
- Calendar of Events
- Benefited from tens of thousands of:
 - Hours from volunteers
 - Dollars in in-kind donations
 - Dollars in financial support for various community betterment initiatives and projects.



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1.d. Mini-Comprehensive Plan Concept.

Blossburg Borough recognizes the importance of having an updated and uniquely tailored community vision and related set of objectives and strategies that support the Borough's current and future community planning and development revitalization efforts. Therefore, the Borough decided to pursue a mini-comprehensive planning initiative. The mini-comprehensive planning effort focuses on developing a common community vision and related set of objectives; future land use and development plan; and implementation and action strategy based upon the following items: local input, insight, and analysis of key trends and issues relating to general community development; neighborhoods and housing;

downtown; business development; community facilities and partnerships; mobility; community pride and identity; heritage; natural resources; community design, etc.

Additionally, the uses of the mini-comprehensive plan are as follows:

- First and foremost, the mini-comprehensive plan provides a means for setting forth a unified group of general and specific proposals for future physical, social, and economic development character enhancements of the borough.
- Second, after adoption, the mini-comprehensive plan will enable the Borough and other officials, residents, and business and property owners to review current issues and future proposals against a clear picture of what the community has reached consensus upon as the most desirable direction for the future physical, social, and economic development character of Blossburg Borough.
- Third, through the mini-comprehensive plan, the Borough will be able to present a clear picture of its general and specific policies of development to all officials, partners, and entities concerned with the location, timing, and character of the Borough's physical, social, and economic development.
- Fourth, the mini-comprehensive planning effort will help educate and provide a forum for Borough and other officials, residents, and business and property owners to review and discuss past and current conditions, issues and opportunities, as well as help set the policy of the Borough with respect to current and future physical, social, and economic development.

To be effective, the mini-comprehensive plan should reflect the common community vision and shared goals of the residents, business operators, community and faith-based organizations, and community officials. These goals should range from physical policies, such as the appropriate use and development of land and buildings, to social, economic, environmental, and educational policies. Once these goals are formed, they should represent a context within which public and private decisions may be made regarding the revitalization and enhancement of Blossburg through conservation, rehabilitation, use, reuse, infill, and redevelopment of land, housing, buildings, and other structures; businesses; community infrastructure and services; and the compatible utilization and protection of important manmade and natural resources.

As part of Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014), the Blossburg Borough Council intends to adopt the most recent version of the Tioga County Comprehensive Plan as its general guiding community development planning document, but also intends to adopt Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) document as a specific addendum, and as the current proposal for Blossburg Borough's community development and revitalization efforts. It is not the intent of this Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) to substitute the general recommendations and policy statements of the most recent version of the Tioga County Comprehensive Plan, but Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) does more closely examine the microclimate of the Borough in developing a unique vision and related set of goals and objectives specifically tailored to address the needs of Blossburg. Although Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) document sets forth the

Borough's vision, goals, objectives, and strategies and projects which are supported, complemented, and—in most instances—provided with more detail than the Tioga County Comprehensive Plan where appropriate, it should be noted that whenever there is a conflict or inconsistency between the information contained in Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) document and the Tioga County Comprehensive Plan, Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) document shall take precedence and shall be deemed to amend the applicable content of the general County Comprehensive Plan document (See Appendix Section A.1. Tioga County Comprehensive Plan below).

Community-Focused Plan and Community-Driven Process.

The following is a summary listing of the community specific opportunities and events that shaped Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) and the planning process:

- field visits and data and information gathering (throughout process)
- three (3) public meetings (October / November 2013)
- one (1) day-long public officials' meeting (October 2013)
- a series of stakeholder interviews and surveys (October 2013)
- five (5) steering committee meetings (September-November 2013, January 2014)
- Borough Planning Commission meeting (TBD 2014)
- Borough Council public hearing (TBD 2014)



Jill Nickerson

Together, the findings and analysis of the data and information gathered along with the series of meetings, interactions, and discussions with residents, officials, business operators, and other stakeholders helped frame and guide development of Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) (See Appendix A.2. Status of the Community below).

Finally, it is important to note Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) is not a solution for all the problems and concerns of the Borough, nor is it a finished product only to be reviewed and updated every decade or so. Rather, it is an ongoing process and framework which the Borough may use as a roadmap or blueprint to guide decisions relating to current and future physical, social, and economic development.

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2. Community Vision.

A vision statement reflects an end-product and should generally not reflect present conditions within the Borough. Rather, the vision statement draws a positive image of what Blossburg Borough can and should look like in the future. It should be noted that it is not the intent to substantially change the community's existing development patterns, but rather build upon those patterns and investments as well as to protect and enhance important and unique manmade and natural features.

2.a. Blossburg's Community Vision Statement.

The vision of the community is to establish Blossburg as a landmark community in Tioga County, Pennsylvania, by developing and implementing plans for the future that increase employment and recreational opportunities, improve community appearance and historical understanding, and energize community participation and support.

3. Community Goals & Objectives.

In order to achieve the desired future community vision, Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) proposes the following goals and objectives.

Goals.

Goals are generally desirable conditions to be achieved, usually too general to be measured or quantified. Goals define the broad interest of the Borough's officials, residents, business operators, and community and faith-based organizations on specific elements/features such as relating to general community development; neighborhoods and housing; downtown; business development; community facilities and partnerships; mobility; community pride and identity; heritage; natural resources; community design, etc., that when implemented will enable the Borough to attain its desired future vision.

Objectives.

Each goal is supported by a series of objectives. Objectives are generally more specific and potentially quantifiable ways that when carried out, will enable the Borough to attain its desired goals and community vision.

3.a. Community Pride, Partnerships & Cooperation (CPPC).

3.a.1. Community Pride, Partnerships & Cooperation (CPPC) Goal.

The Borough supports, encourages, and seeks to promote open communication via a variety of media and forums for fostering strong partnerships with a variety of entities, organizations, and groups.

3.a.2. Community Pride, Partnerships & Cooperation (CPPC) Objectives.

The Borough supports, encourages, and seeks to:

- A. Maintain, update, and expand public notification to and communication with residents, businesses, and others via a variety of appropriate and effective media and forums.
- B. Promote and provide a variety of community events, gatherings, and happenings.
- C. Enhance the effectiveness of the Borough entities and related groups and organizations on a variety of community betterment initiatives.
- D. Continue fostering relationships and partnerships with federal, state, county, and local entities and officials, community and faith-based organizations, business operators, and residents.
- E. Partner with neighboring communities and other entities in sharing resources, facilities, and services, when mutually beneficial.
- F. Partner with neighboring communities and other entities for developing solutions for shared regional issues (such as public safety [fire, ambulance, police], school/education, business development, public infrastructure [sewer, water, roads], flood mitigation, stream bank restoration, acid mine drainage remediation, athletics etc.).
- G. Pursue joint opportunities for collaborative knowledge and information sharing, planning, decision-making, and implementation with neighboring communities and other entities.
- H. Partner with neighboring communities and other entities for providing and receiving input, when making decisions (including development plans) that are likely to impact them directly, the Borough, and the region.



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3.b. Community Development (CD).

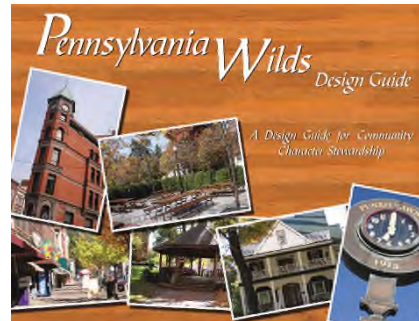
3.b.1. Community Development (CD) Goal.

The Borough supports, encourages, and seeks to provide for a compatible and complementary mixture of land uses, development patterns, and building designs respecting, supporting, and enhancing the community's established neighborhoods and other developed areas in addition to the natural resources, for accommodating residents and businesses.

3.b.2. Community Development (CD) Objectives.

The Borough supports, encourages, and seeks to:

- A. Enhance its image as a southeastern Tioga County destination by capitalizing on its location along and exposure from major transportation corridors connecting the community to major shopping, living and employment centers, and outdoor recreation areas.
- B. Accommodate planned development that is planned and designed to fit into the character of and enhance the surrounding neighborhoods, via appropriate land use and development design standards.
- C. Accommodate a balance of conservation of natural resources and low-intensity, rural living in appropriate areas and with appropriate use and design standards.
- D. Accommodate low- to moderate-intensity, suburban neighborhoods in appropriate areas and with appropriate use and design standards.
- E. Accommodate moderate- to high-intensity, traditional mixed residential neighborhoods in appropriate areas and with appropriate use and design standards.
- F. Accommodate low- to moderate-intensity, traditional mixed-use neighborhoods in appropriate areas and with appropriate use and design standards.
- G. Accommodate moderate- to high-intensity, traditional, pedestrian-oriented, mixed-use downtown (central business district), in appropriate areas and with appropriate use and design standards (see below).
- H. Accommodate moderate- to high-intensity, traditional and suburban, motor vehicle-oriented businesses in appropriate areas and with appropriate use and design standards.
- I. Accommodate community and faith-based organization services and facilities in appropriate areas with appropriate use and design standards.



- J. Accommodate natural resource conservation and preservation in appropriate areas and with appropriate use and design standards.
- K. Accommodate community heritage resource protection in appropriate areas and with appropriate use and design standards.
- L. Identify certain areas of the community as “opportunity areas” due to specific man-made or natural features, conditions, and circumstances such as size, location, features, etc., for possible future development considerations (for input, ideas, planning, design, and implementation).
- M. Accommodate certain larger, traditionally developed or former non-residential buildings (e.g., schools, places of worship, warehouses and other large business buildings) that are used or adaptively reused in a manner that complements and is compatible with, instead of detracts from, the existing character of the neighborhood, and which also includes a process by which neighbors and the community can provide input.
- N. Accommodate signs in appropriate areas and with appropriate use and design standards.
- O. Accommodate wireless communications facilities in appropriate areas and with appropriate use and design standards.
- P. Accommodate natural gas industry and related activity facilities in appropriate areas and with appropriate use and design standards.
- Q. Accommodate new development (infill, replacement, adaptive reuse, redevelopment, etc.) and uses in appropriate areas and with appropriate use and design standards.
- R. Provide for coordinated and attractive gateways into the community.



3.c. Housing & Neighborhoods (HN).

3.c.1. Housing & Neighborhoods (HN) Goal.

The Borough supports, encourages, and seeks to provide for a variety of housing opportunities that are consistent and compatible with the existing neighborhood and housing stock characteristics, for accommodating existing and future residents within:

- o residential neighborhoods.*
- o mixed-use neighborhoods including the downtown area.*
- o other areas of the community, as applicable.*



3.c.2. Housing & Neighborhoods (HN) Objectives.

The Borough supports, encourages, and seeks to:

- A. Provide for the maintenance, rehabilitation, reasonable expansion, and enhancement of existing housing opportunities in a manner consistent and compatible with the structure and the surrounding neighborhood.
- B. Provide for a variety of safe housing opportunities in various price ranges that are consistent and compatible with existing housing stock within the surrounding neighborhood.
- C. Reduce substandard or dilapidated housing and blight within the community.
- D. Prevent overcrowding of residences and neighborhoods.
- E. Ensure housing is well-kept and safe and surrounding neighborhoods are well-kept, safe, and green by proactively addressing property maintenance and code issues.
- F. Ensure appropriate interconnections are established within neighborhoods, between neighborhoods, and to a variety of neighborhood-serving civic uses and businesses either within neighborhood(s) or close by, especially the downtown.
- G. Provide opportunities to improve energy efficiency to conserve energy and lower costs for residents.
- H. Accommodate de-conversions of residential structures originally designed for single residences and which have, over time, been converted to multi-unit residences or apartment buildings, to single residential structures.
- I. Provide for apartment conversions in certain areas, consistent and compatible with the character of and if it enhances the surrounding neighborhood, with appropriate use and development design standards.
- J. Ensure an appropriate and compatible owner/renter mix.
- K. Ensure the sale and/or leasing of residential units occurs in an efficient and effective manner.
- L. Provide opportunities for neighbors to gather and interact and to develop, promote, and sustain neighborhood identity and pride.



3.d. Downtown (DT).

3.d.1. Downtown (DT) Goal.

The Borough supports, encourages, and seeks to provide for a sustainable, safe, attractive, and vibrant downtown with a compatible and complementary mixture of pedestrian-oriented buildings, businesses, living opportunities, and formal and informal gathering places, for existing and future business operators, residents, customers, and visitors, in the historic “heart of Blossburg”.



http://gallery.insanart.com/v/design/blossdowntown/BlossDowntownFINALcopy.jpg.html?g2_imageViewsIndex=1

3.d.2. Downtown (DT) Objectives.

The Borough supports, encourages, and seeks to:

- A. Enhance and promote the downtown area as a pedestrian-oriented, neighborhood- and region-serving, niche business-accommodating destination.
- B. Provide for the efficient use and compatible reuse of buildings, land, and community facilities and services within the established downtown area.
- C. Provide for a mixture of compatible building and land uses that encourage complementary non-residential and residential uses (including lofts) within the same building, upon the same lot, and within proximity to one another.
- D. Provide formal and informal community gathering places and opportunities and links for socialization.
- E. Provide for pedestrian-oriented and pedestrian-scaled development.
- F. Strengthen connections between the downtown with surrounding neighborhoods and other business areas, including those residential uses within the downtown area.
- G. Provide an attractive, inviting, safe, and green environment for residents, business operators, customers, and visitors.
- H. Accommodate alternative modes of transportation (public transit, pedestrian, and bicycle) and coordinated access by reducing the reliance on the automobile and minimizing the need for off-street parking in the downtown area.



- I. Accommodate a variety of appropriate on-street and off-street parking enhancements and opportunities.
- J. Provide opportunities for energy efficiency in new construction and reuse of existing buildings to conserve energy and lower costs for businesses and property owners.
- K. Enhance the downtown's image, identity, and safety via public and private improvements supporting a coordinated and attractive streetscape/greening/traffic calming, gateway, and wayfinding program.
- L. Provide for quality design via general design guidelines and standards that help maintain and promote the downtown area's principles mentioned above.
- M. Ensure the sale and/or leasing of downtown area buildings and units occurs in an efficient and effective manner.



3.e. Business Development (BD).

3.e.1. Business Development (BD) Goal.

The Borough supports, encourages, and seeks to promote a compatible and complementary mixture of sustainable businesses meeting the community's employment and purchasing demands, while also attracting customers and visitors from outside the community.

3.e.2. Business Development (BD) Objectives.

The Borough supports, encourages, and seeks to:

- A. Accommodate organizations, programs, and activities for sustainable business retention, expansion, recruitment, and creation that complement the community's business environment.
- B. Ensure appropriate and compatible jobs/housing mix.
- C. Enhance opportunities for a variety of home businesses which are designed to fit into the character of the surrounding neighborhood with appropriate use and design standards, in a fashion that does not overpower or detract from the existing residential character of the neighborhood.



- D. Accommodate small-scale, neighborhood-serving businesses designed to fit into the character of the surrounding neighborhood with appropriate use and design standards, in the mixed neighborhoods around the downtown, in a fashion that does not overpower or detract from the existing residential character of the neighborhood.
- E. Enhance and promote the downtown area as a pedestrian-oriented, neighborhood- and region-serving, niche business-accommodating destination.
- F. Provide for other more intensive business uses, including motor vehicle-oriented businesses and other more intense commercial and industrial along important transportation corridors or in areas of the Borough where these types of uses have traditionally been located, instead of in the downtown.
- G. Capitalize upon pass-by and pass-through traffic as potential customers and visitors.
- H. Provide for the appropriate location and development of sustainable businesses that support, complement, are compatible with, and meet the needs of the surrounding neighborhood and the community.



3.f. Community Heritage Resources (CHR).

3.f.1. Community Heritage Resources (CHR) Goal.

The Borough supports, encourages, and seeks to preserve, enhance, and promote the community's historic, cultural, and architectural heritage.

3.f.2. Community Heritage Resources (CHR) Objectives.

The Borough supports, encourages, and seeks to:

- A. Partner with heritage organizations and other entities for identifying, documenting, and/or preserving important historic, cultural, and architectural resources within the community.
- B. Ensure development near certain identified historic, cultural, and architectural resources is sensitive to the surrounding context by taking into consideration details including placement, height, setbacks, color scheme, façade characteristics, screening, buffering, etc.
- C. Increase awareness of the community's history, culture, and architecture through coordinated educational and promotional efforts.



- D. Consider developing specific criteria and review process for increased scrutiny regarding demolition (and/or removal) of certain identified historic, cultural, and architectural resources.

3.g. Natural Resources (NR).

3.g.1. Natural Resources (NR) Goal.

The Borough supports, encourages, and seeks to preserve, enhance, and promote the community's natural and environmental resources.

3.g.2. Natural Resources (NR) Objectives.

The Borough supports, encourages, and seeks to:

- A. Preserve and enhance the quality and quantity of natural resources including steep slopes; floodplains, streams and water courses; wetlands; larger stands of trees and vegetation; etc.
- B. Protect and enhance certain important riparian corridors such as Tioga River, East Creek, Bear Creek, Coal Creek, Johnson Creek, Mills Creek, and Boone Run as “greenways” which may include a variety of natural, passive recreation and educational opportunities, and provide connections to other important community assets.
- C. Accommodate green building techniques and other best management practices and sustainable building and development concepts and initiatives.
- D. Accommodate alternative energy which is designed to fit into the character of the surrounding neighborhood with appropriate use and design standards.
- E. Continue regulating development within floodplain areas in accordance with the most recent state and federal standards.
- F. Enhance the appearance of the community via a variety of greening initiatives including preservation of existing vegetation, and public and private landscaping improvements using native vegetation, and other appropriate and compatible plantings, shade trees, and street trees.
- G. Enhance opportunities for local sustainable food production which is designed to fit into the character of the surrounding neighborhood with appropriate use and design standards.



3.h. Mobility (M).

3.h.i. Mobility (M) Goal.

The Borough supports, encourages, and seeks to promote safe and efficient access and mobility for people and goods within the community, through preserving and enhancing the well-established, appropriately designed and interconnected network of streets, public transit, and non-motorized opportunities.

3.h.ii. Mobility (M) Objectives.

The Borough supports, encourages, and seeks to:

- A. Mitigate the negative impacts associated with large truck traffic.
- B. Provide for an appropriate and compatible mixture of mobility options for motor vehicles, pedestrians, bicycles, and public transit.
- C. Ensure pedestrian friendliness and safety in the community through the maintenance and enhancement of the interconnected network of pedestrian improvements including sidewalks, signals or signage, crosswalks, etc.
- D. Ensure speed limits are appropriate and compatible for the surrounding neighborhood and desired conditions.
- E. Better coordinate and link land use, community and economic development, and transportation decisions.
- F. Ensure cost-effective maintenance and rehabilitation of existing transportation facilities.
- G. Maintain and enhance the community's interconnected street and sidewalk network, primarily in the traditional grid pattern, while accommodating new streets in roadways designed to respect natural features, as applicable.
- H. Ensure appropriately scaled and right-sized transportation improvements are provided in a sustainable manner, minimizing impacts on the surrounding natural and built environment.
- I. Ensure a variety of on-street and off-street parking opportunities in appropriate areas.
- J. Coordinate and reduce visual clutter associated with transportation related and other signs within the



public right-of-way.

- K. Maintain and enhance its streetscapes through a coordinated series of pedestrian safety improvements and traffic calming (slowing) techniques including appropriately designed and installed street trees, sidewalks/crosswalks, curb extensions, period-style street lighting, on-street parking, etc.
- L. Provide and manage the number and location of access points onto certain streets and roadways.
- M. Partner with public transit service providers to assess and ensure route and facility improvements are provided, as applicable.

3.i. Community Facilities & Services (CFS).

3.i.1. Community Facilities & Services (CFS) Goal.

The Borough seeks to ensure that community facilities, utilities, and services are provided in a sustainable and cost-effective manner to meet business and resident demands.

3.i.2. Community Facilities & Services (CFS) Objectives.

The Borough supports, encourages, and seeks to:

- A. Ensure utility service providers maintain and enhance the levels of service to meet existing and future demands.
- B. Further efforts to reduce, reuse, and recycle “waste-”related materials.
- C. Ensure community forums are provided for determining desirable and appropriate uses of existing and former civic or public/semi-public buildings and lands.
- D. Pursue longer-term capital improvement planning, coordination, budgeting, and implementation for a variety of public service, facility, and equipment needs.
- E. Continue enforcing existing ordinances ensuring the fulfillment of their purposes first; and then evaluate the needs, issues, and impacts, prior to developing new ordinances.
- F. Consider coordinating and possibly consolidating the locations of certain Borough services, operations, and facilities.
- G. Ensure the Borough’s staffing, equipment, and facilities are adequately planned, budgeted, and provided for, as well as maintained, to meet existing and future demands.



- H. Improve and enhance facilities which are accessible to and visible by the public including the interior and exterior of public buildings, structures, and grounds.
- I. Invest in the planning, maintenance, and enhancement of community parks and related recreational opportunities.
- J. Provide a coordinated set of wayfinding or directional signs guiding residents and visitors to a variety of public facilities and points of interest.
- K. Ensure the high levels of public safety service and quick responses by the police, fire, and other emergency service providers, and support efforts to pursue opportunities for managing time, energy, and resources.
- L. Ensure new community (public/semi-public) buildings, structures, and uses are integrated into, compatible with, and enhance the surrounding neighborhood.
- M. Partner with community and faith-based organizations to ensure facilities and services are oriented toward, support, and enhance the surrounding neighborhood.
- N. Continue regulating development related stormwater in accordance with the most recent state and federal requirements, as well monitoring stormwater related improvements and needs.
- O. Ensure the levels of service of public water and public sewage are adequately planned and provided for, as well as maintained, to meet existing and future demands.
- P. Accommodate and incorporate sustainable and best management principles, concepts, and methods into infrastructure, facility, service, and operation improvements.
- Q. Pursue community betterment initiatives and improvement projects using a variety of public and private technical, financial, professional, and volunteer resources.



4. Future Land Use and Development Plan¹.

The future land use and development plan texturally and graphically serves as the supporting foundation for the Borough's future development and policy decisions as they relate to implementing the community vision, goals, and objectives. The plan generally provides residents, business operators, developers, community and faith-based organizations, and officials with guidance and inspiration for implementing the desired vision and general and specific characteristics and potential improvements for areas within the Borough. The future land use and development plan is based upon two (2) creative and mutually supportive approaches to helping ensure that future development and policy decisions within the borough are generally undertaken in a manner consistent and compatible with (and enhance where applicable) the existing conditions and the desired future vision, goals and objectives of the community.

Please note, in order to improve the legibility of the future land use and development plan, the plan is graphically shown on two (2) maps, Future Land Use and Development Plan Map A and Future Land Use and Development Plan Map B. Map A shows the borough's character areas, while Map B shows proposed public improvements and potential community enhancements.

4.a. Character Areas.

Character areas go beyond the traditional general land use categories which predominantly focus on "the what, the where, and the when" (the functions). Character areas seek to build upon the traditional "functions" by including "the how" (form) and focusing more holistically on how form and function are integrated and dependent upon one another, as well as how the various man-made features and systems and the natural environment are interrelated. A character area is generally defined as:

"A geographic area which is unique and distinguishable from other areas in the region or locality due to its natural features, predominant land use, mix of land uses, economic relationships, and/or design characteristics of the built environment, and for which a common vision can be articulated regarding its preservation, growth, or change. . ."²

The following describes the character areas for Blossburg Borough, as shown on Future Land Use and Development Plan Map A. Each character area includes a brief description, a few representative images, and some general and/or specific predominant characteristics and considerations, further detailing the "essence" of the character area. It must be remembered many of these areas are generalized and conceptual in nature, and, thus, the boundaries of the various character area categories are not meant to be exact.

For a more in-depth and detailed set of design standards and guidelines appropriate for specific character areas, neighborhoods, and sites, please refer to the most recent versions of the following:

¹This entire section and the specific character areas shall serve as the required statement of interrelationships of the various plan(s) components per Section 301.a(4.1) of the MPC.

² V. Gail Easley and Glenn Coyne (June 2005) *Discovering and Planning Your Community Character, Appendix B*, Jerry Weitz (August 2004) *Character Area Typology and Implementation*, pg. 25.

(FINAL DRAFT) ENVISION 2024: The Blossburg Borough Mini-Comprehensive Plan (2014)

- *Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship*³;
- *Pennsylvania Wilds Design Guide Supplement for Oil & Gas Best Practices*⁴; and
- *Performance Standards: August 19, 2013*⁵.



<http://www.pawildsresources.org/>

³ The Pennsylvania Wilds Planning Team *Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship*

⁴ The Pennsylvania Wilds Planning Team, Oil & Gas Committee (2013) *Pennsylvania Wilds Design Guide Supplement for Oil & Gas Best Practices*

⁵ Center for Sustainable Shale Development (August 19, 2013) *Performance Standards: August 19, 2013*

RESIDENTIAL-CONSERVATION (RC) AREA	
	
General Location	Generally includes, but is not limited to those natural and open space areas located on the mountains east, south, and west of the developed portions of the borough.
Predominant Characteristics	Larger or contiguous groupings of natural resources and features: • Forest/woodlands • Steeper slopes • Watercourses/floodplains • Wetlands • Vistas and views Low-intensity, rural residential development including 1- to 2.5-story buildings set back a greater distance from the public street, on larger and wider lots, and with front- and side-loaded garages and parking in the side or rear yard (other than private driveways).
Intent	To encourage, promote and accommodate the continued use and reuse of land for a compatible balance between conservation of natural resources and the low-intensity, rural living and those related uses which are compatible with natural resource conservation and this type of residential living, in areas where such uses currently exist or where desired.
Housing & Neighborhoods	Individual single-family detached dwellings on larger lots Accessory dwellings Incentive - Open Space Design Development (clustering): • Dependent on availability of public services and utilities. • Allows a variety of housing types. • Allows increases in intensity and individual lot coverage in exchange for permanently preserving a certain portion of the entire tract for interconnected natural features, open space, trails, etc. (e.g., 40% - 80%).

RESIDENTIAL-CONSERVATION (RC) AREA	
	
Business Development	Forestry/timbering operations Outdoor recreation and tourism-related businesses including, but not limited to: • Hunting and fishing • Lodging facilities (e.g., bed and breakfasts, campgrounds) • Tourism (e.g., fairs, special events) Limited rural businesses Limited home-based businesses Wireless telecommunication facilities using stealth technology Limited signage
Community Heritage Resources	Historic resources/character identified and protected, where present
Natural Resources	Limit development on: • Headwater areas • Groundwater recharge zones • Watercourses/floodplains/floodways • Wetlands • Prime wildlife habitats • Steeper slopes • Vistas and scenic views Retain native, non-invasive vegetation Green building and development Shade trees and landscaping including native, non-invasive species Accessory alternative energy systems Greenways and trail facilities Agriculture (e.g., animals, crops/gardening, etc.)

RESIDENTIAL-CONSERVATION (RC) AREA	
	
Mobility	Two-lane, low-volume, narrower “local” streets, designed respective of natural features Limit and coordinate curb cuts and safe access from property onto streets Pedestrian and bicycle connections (e.g., trails, bike lanes, etc.)
Community Facilities & Services	Common open space Conservation areas Park and recreational facilities Schools Places of worship Daycare facilities Generally limited range of public services and utilities Stormwater management system (encourage BMPs e.g., infiltration areas, vegetated swales, pervious pavers, etc.)

RESIDENTIAL-CONSERVATION (RC) AREA	
	
Design	Larger, wider lots which are accessed by individual or shared private driveways or easements Flag lots 1 - 5 acre lot area (or 0.2 – 1 dwelling units/acre) 10% - 25% lot coverage Buildings should respect height, setbacks and architectural design of neighborhood Limit impact of non-residential operations (e.g., size, hours of operation, design blends with residential character, etc.) Buffer and screening between: • Development and public streets • Non-residential and residential uses Limited and coordinated off-street parking facilities (side or rear yard for parking other than private driveways) Site lighting confined to the site For specific design guidelines, refer to the most recent version of the <i>Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship</i>, including, but not limited to, "Rural Communities".

RESIDENTIAL NEIGHBORHOOD (R) AREA	
	
General Location	Generally includes, but not limited to the areas along S. Williamson Road, between the southern municipal boundary and the Tioga River.
Predominant Characteristics	Low- to moderate-intensity, suburban residential development including 1- to 2.5-story buildings set back a moderate distance from the street, on larger and wider lots, with front- and side-loaded garages and parking in the side or rear yard (other than private driveways).
Intent	To encourage, promote and accommodate the continued use and reuse of land for low- to moderate-intensity, suburban living and those related uses which are compatible with this type of residential living, in areas where such uses currently exist or where desired.
Housing & Neighborhoods	Single-family detached dwellings Mobile/manufactured home developments Accessory dwellings
Business Development	Limited home-based businesses Co-locate wireless telecommunication antenna using stealth technology Limited signage
Community Heritage Resources	Historic resources/character identified and protected, where present

RESIDENTIAL NEIGHBORHOOD (R) AREA	
	
Natural Resources	- Retain native, non-invasive vegetation - Green building and development - Shade trees and landscaping including native, non-invasive species - Accessory alternative energy systems - Greenways and trail facilities - Urban agriculture (e.g., small animals, crops/gardening, etc.)
Mobility	- Two-lane, moderate- to high-volume through street (S. Williamson Road) and two-lane, low- to moderate-volume “local” streets (interconnected) - Limit and coordinate curb cuts and safe access from property onto streets - Pedestrian and bicycle connections (e.g., trails, crosswalks, bike lanes, etc.) - Connections to transit routes
Community Facilities & Services	- Schools - Places of worship - Daycare facilities - Park and recreational facilities - Full range of public services and utilities - Stormwater management system (encourage BMPs e.g., infiltration areas, vegetated swales, pervious pavers, etc.)

RESIDENTIAL NEIGHBORHOOD (R) AREA	
	
Design	Larger, wider lots which are accessed by individual or shared private driveways or easements 8,000 - 14,000 sq. ft. lot area (or 3-5 dwelling units/acre) 25% - 45% lot coverage Mobile/manufactured home park standards as applicable Buildings should respect height, setbacks and architectural design of neighborhood Limit impact of non-residential operations (e.g., size, hours of operation, design blends with residential character, etc.) Buffer and screening between non-residential and residential uses Limited and coordinated off-street parking facilities (side or rear yard for parking other than private driveways) Street lighting, and site lighting confined to the site For specific design guidelines, refer to the most recent version of the <i>Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship</i>, including but not limited to "Residential Neighborhoods".

MIXED RESIDENTIAL NEIGHBORHOOD (MR) AREA



General Location	Generally includes, but not limited to the areas east of Downtown, between Morris Street and the base of the mountain.
Predominant Characteristics	Moderate to higher-intensity, traditional residential development including 1- to 2.5-story buildings set back a short distance from the sidewalk and street, on smaller and narrower lots, and with front- and side-loaded garages and parking in the side or rear yard (other than private driveways).
Intent	To encourage, promote and accommodate the continued use and reuse of land for moderate- to higher-intensity, traditional neighborhood living and those related uses which are compatible with this type of residential living, in areas where such uses currently exist or where desired.
Housing & Neighborhoods	Single-family detached dwellings Single-family semi-detached dwellings Single-family attached dwellings Two-family dwellings Multi-family dwellings Accessory dwellings and apartments
Business Development	Home-based businesses Co-locate wireless telecommunication antenna using stealth technology Limited signage
Community Heritage Resources	Historic resources/character identified and protected, where present

MIXED RESIDENTIAL NEIGHBORHOOD (MR) AREA



Natural Resources

Retain native, non-invasive vegetation
Green building and development
Shade trees and landscaping including native, non-invasive species
Accessory alternative energy systems
Greenways and trail facilities
Urban agriculture (e.g., small animals, crops/gardening, etc.)

Mobility

Two-lane, low- to moderate-volume “local” streets (interconnected)
Limit and coordinate curb cuts and safe access from property onto streets
Pedestrian and bicycle connections (e.g., sidewalks, trails, crosswalks, bike lanes, etc.)
Transit connections, stops, and/or related amenities, as applicable

Community Facilities & Services

Schools
Places of worship
Community gathering places
Daycare facilities
Park and recreational facilities
Full range of public services and utilities
Stormwater management system (encourage BMPs e.g., infiltration areas, vegetated swales, pervious pavers, etc.)

MIXED RESIDENTIAL NEIGHBORHOOD (MR) AREA



Design

Smaller, narrower lots

2,000 - 8,000 sq. ft. lot area (or 5-20 dwelling units/acre)

45% - 65% lot coverage

Buildings should respect height, setbacks and architectural design of neighborhood

Limit impact of business and non-residential operations (e.g., size, hours of operation, design blends with residential character, etc.)

Buffer and screening between non-residential and residential uses

On-street and limited and coordinated off-street parking facilities (side or rear yard for parking other than private driveways)

Street lighting, and site lighting confined to the site

For specific design guidelines, refer to the most recent version of the *Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship*, including, but not limited to, "Residential Neighborhoods".

MIXED RESIDENTIAL-OFFICE NEIGHBORHOOD (MRO) AREA



General Location	Generally includes, but not limited to the areas north and south of Downtown along N. Williamson Road and Main Street/Gulick Street.
Predominant Characteristics	Low- to moderate-intensity, traditional residential development including 1- to 2.5-story buildings set back a short to moderate distance from the sidewalk and street, on larger and wider lots, and with front- and side-loaded garages and parking in the side or rear yard (other than private driveways).
Intent	To encourage, promote and accommodate the continued use and reuse of land for a mixture of low- to moderate-intensity, traditional neighborhood living and those related uses which are compatible with this type of residential living, including reuse and conversion of homes as small offices in a residential character, in areas around and along major transportation corridors, where such uses currently exist or where desired.
Housing & Neighborhoods	Single-family detached dwellings Accessory dwellings and apartments
Business Development	Home-based businesses Limited small scale, office uses Lodging facilities (bed and breakfasts) Tourism (e.g., fairs, special events) Co-locate wireless telecommunication antenna using stealth technology Limited signage
Community Heritage Resources	Historic resources/character identified and protected, where present

MIXED RESIDENTIAL-OFFICE NEIGHBORHOOD (MRO) AREA



Natural Resources

Retain native, non-invasive vegetation
Green building and development
Shade trees and landscaping including native, non-invasive species
Accessory alternative energy systems
Greenways and trail facilities
Urban agriculture (e.g., small animals, crops/gardening, etc.)

Mobility

Two-lane, moderate- to high-volume through street (S. Williamson Road) and two-lane, low- to moderate-volume "local" streets (interconnected)
Limit and coordinate curb cuts and safe access from property onto streets
Pedestrian and bicycle connections (e.g., sidewalks, trails, crosswalks, bike lanes, etc.)
Transit connections, stops, and/or related amenities as applicable

Community Facilities & Services

Schools
Places of worship
Community gathering places
Clubs and lodges
Daycare facilities
Park and recreational facilities
Full range of public services and utilities
Stormwater management system (encourage BMPs e.g., infiltration areas, vegetated swales, pervious pavers, etc.)

MIXED RESIDENTIAL-OFFICE NEIGHBORHOOD (MRO) AREA



Design

Larger, wider lots which are accessed by individual or shared private driveways or easements

8,000 – 14,000 sq. ft. lot area (or 3-5 dwelling units/acre)

45% - 65% lot coverage

Buildings should respect height, setbacks and architectural design of neighborhood

Limit impact of business operations (e.g., size, hours of operation, design blends with residential character, etc.)

Screening between non-residential and residential uses

On-street and limited and coordinated off-street parking facilities (side or rear yard for parking other than private driveways)

Street lighting, and site lighting confined to the site

For specific design guidelines, refer to the most recent version of *the Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship*, including, but not limited to, “Residential Neighborhoods” and “Roadway Corridors”.

DOWNTOWN (DT) DEVELOPMENT AREA



General Location	Generally includes, but not limited to the distinctive, “historic” central business district area along Main Street, between the Tioga River and Morris Street.
Predominant Characteristics	Moderate- to high-intensity, traditional pedestrian-oriented mixed use buildings and development including 2- to 3-story buildings set back a short distance (if any) from the sidewalk, with upper floor living space, on smaller and narrower lots, and with parking in the side or rear yard.
Intent	To encourage, promote and accommodate the continued use and reuse of land for a mixture of a variety of pedestrian-oriented business and those related uses, including upper floor residential, which are compatible with the traditional, mixed-use central business district of the community, where such uses currently exist or where desired.
Housing & Neighborhoods	Upper floor loft and apartments
Business Development	Home-based businesses Retail, services, and office uses Outdoor dining and seating Lodging facilities (hotels and bed and breakfasts) Tourism (e.g., fairs, special events) Co-locate wireless telecommunication antenna using stealth technology Limited signage
Community Heritage Resources	Historic resources/character identified and protected, where present

DOWNTOWN (DT) DEVELOPMENT AREA



Natural Resources

Retain native, non-invasive vegetation

Green building and development

Shade trees and landscaping including native, non-invasive species

Accessory alternative energy systems

Greenways and trail facilities

Urban agriculture (e.g., crops/gardening, etc.)

Mobility

Two-lane, moderate- to high-volume through street (Main Street) and two-lane, low- to moderate-volume “local” streets (interconnected)

Limit and coordinate curb cuts and safe access from property onto streets

Pedestrian and bicycle connections (e.g., sidewalks, trails, crosswalks, bike lanes, etc.)

Transit connections, stops, and/or related amenities as applicable

Community Facilities & Services

Schools

Places of worship

Clubs and lodges

Daycare facilities

Park and recreational facilities

Full range of public services and utilities

Stormwater management system (encourage BMPs e.g., infiltration areas, vegetated swales, pervious pavers, etc.)

DOWNTOWN (DT) DEVELOPMENT AREA



Design

Lot area should be based on size of the buildings, and standards setbacks, lot coverage, parking, loading/unloading, and other applicable requirements.

5-20 dwelling units/acre (located on upper floors)

75% - 90% lot coverage

Buildings should respect height, setbacks and architectural design of neighborhood

Limit impact of business operations (e.g., hours of operation, etc.)

Screening between non-residential and residential uses

On-street and limited and coordinated off-street parking facilities (side or rear yard for parking other than private driveways)

Street lighting, and site lighting confined to the site

For specific design guidelines, refer to the most recent version of the:

- *Design Guidelines: The Borough of Blossburg Pennsylvania: In Collaboration with Visions in Business and Entertainment (VIBE) for the Building Facade Improvement Program*; and
- *Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship*, including but not limited to "Town Centers"

GENERAL BUSINESS (GB) DEVELOPMENT AREA	
	
General Location	Generally includes, but not limited to the area around the US 15/Future I-99 interchange, along Bloss Mountain Road from the southern municipal border to the Mixed Residential-Office area, and an isolated area along Main Street between the Mixed Residential-Office areas, south of Downtown.
Predominant Characteristics	Moderate- to high-intensity, traditional and suburban business development including larger buildings set back a moderate to greater distance (if any) from the street, on larger and wider lots, and with parking in the front, side, or rear yard.
Intent	To encourage, promote and accommodate the continued use and reuse of land for a mixture of a variety of motor vehicle-oriented commercial and industrial business operations and those related uses which are compatible with these types of businesses, along and near major transportation corridors, where such uses currently exist or where desired.
Housing & Neighborhoods	Limited to existing residential uses Watchman/caretaker housing
Business Development	Full range of retail, services, and office uses Mixed business centers Lodging facilities Motor vehicles sales/service and fueling Drive-in and drive-through facilities Full range of industrial services and uses Warehousing, storage and distribution Billboards Wireless telecommunication facilities using stealth technology Signage

GENERAL BUSINESS (GB) DEVELOPMENT AREA	
	
Community Heritage Resources	Historic resources/character identified and protected, where present
Natural Resources	Retain native, non-invasive vegetation Green building and development Shade trees and landscaping including native, non-invasive species Accessory alternative energy systems Greenways and trail facilities Urban agriculture (e.g., animals, crops/gardening, etc.)
Mobility	Four-lane, high-volume through street (US 15/Future I-99), and two-lane, moderate- to high-volume streets, access roads/drives, (interconnected) Limit and coordinate curb cuts and safe access from property onto streets Pedestrian and bicycle connections (e.g., sidewalks, trails, crosswalks, bike lanes, etc.) Transit connections, stops, and/or related amenities as applicable
Community Facilities & Services	Schools (including business and trade schools) Places of worship Clubs and lodges Daycare facilities Park and recreational facilities Full range of public services and utilities Stormwater management system (encourage BMPs e.g., infiltration areas, vegetated swales, pervious pavers, etc.)

GENERAL BUSINESS (GB) DEVELOPMENT AREA



Design

Lot area based on size of the buildings, and standards, setbacks, lot coverage, parking, loading/unloading, and other applicable standards

65% - 85% lot coverage

Building heights should be tied to function of building and setbacks

Buffer and screening between non-residential and residential uses

Coordinated off-street parking facilities

Street lighting, and site lighting confined to the site

For specific design guidelines, refer to the most recent version of the *Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship*, including but not limited to "Industries", "Roadway Corridors", "Strip Commercial, Big Boxes, and Franchises".

FLOODPLAIN (FP) AREA	
	
General Location	Generally includes, but not limited to natural watercourses, mapped floodplains, and land areas within 50 ft. (as measured landward from the top-of-bank) along each side of the channel of a natural watercourse that does not have a mapped floodplain.
Predominant Characteristics	Site specific, but generally includes, but not limited to natural watercourses, and developed and undeveloped land areas within mapped floodplains, and within 50 ft. (as measured landward from the top-of-bank) along each side of the channel of a natural watercourse that does not have a mapped floodplain.
Intent	To: • Promote the general health, welfare, and safety of the community. • Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future. • Minimize danger to public health by protecting water supply and natural drainage. • Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding. • Comply with federal and state floodplain management requirements.
Housing & Neighborhoods	Site specific, as permitted by the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (1978-166)
Business Development	Site specific, as permitted by the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (1978-166)

FLOODPLAIN (FP) AREA	
	
Community Heritage Resources	Site specific, as permitted by the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (1978-166)
Natural Resources	Site specific, as permitted by the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (1978-166)
Mobility	Site specific, as permitted by the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (1978-166)
Community Facilities & Services	Site specific, as permitted by the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (1978-166)
Design	Site specific, as permitted by the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (1978-166) For specific design guidelines, refer to the most recent version of the <i>Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship</i>

OPPORTUNITY (O) AREA



General Location

Generally includes, but not limited to those locations, sites, facilities, or structures that possess some important circumstance or combination of circumstances (e.g., abandonment, lack of use, underutilization, etc.) that may be favorable or advantageous for use, reuse, infill, replacement, and/or redevelopment opportunities, and include, but are not limited to the following (numbers correspond to the Future Land Use and Development Map: A):

1. Vacant former Blossburg State Hospital
2. Seventh-Day Adventist Church
3. Area north of Reese Lane (subject to recurring flooding)
4. Under developed area near termination of Taylor Street, east of Davis Street extended
5. First United Methodist Church
6. Former church at the southeast corner of Seymour Street and Granger Street
7. School Property
8. Undeveloped area east of Davis Street, between Lynd Street and Nevins Street (Parkhurst Street extended
9. St. Mary's Church
10. Undeveloped area southwest of Boone Run Road, west of US 15/Future I-99
11. Undeveloped area west of Adam Drive and Joseph Street
12. Undeveloped area behind American Legion

OPPORTUNITY (O) AREA	
	
Predominant Characteristics	Site specific, but generally includes, but not limited to those locations, sites, lots, facilities, buildings, or structures that were not ever developed or those once established as functional and vibrant elements of the neighborhood or community, and over time have become obsolete. These areas may be abandoned, unoccupied, and/or underutilized and include, but are not limited to large buildings (places of worship, schools, hospitals, retail or offices, warehouses, and factory buildings, etc.) generally within residential neighborhoods; large tracts of land; groupings of adjacent buildings (e.g., series of homes, commercial or industrial buildings, etc.) on smaller and narrower lots; small buildings; or small tracts of land that are easily accessible and in close proximity to public utilities, services, and transportation corridors etc.
Intent	To encourage, promote and accommodate the continued use, reuse, infill, replacement, and/or redevelopment of specific buildings or sites for a mixture of a variety of residential, non-residential, or mixture of uses which are compatible with the building, site, and/or neighborhood, where such conditions currently exist or where desired.
Housing & Neighborhoods	Site specific – Dependent on surrounding neighborhood Incentive – Allow increase in intensity than typically permitted Incentive – Allow range of residential dwelling types than typically permitted
Business Development	Site specific – Dependent on surrounding neighborhood Incentive – Allow wider range of businesses than typically permitted in surrounding neighborhood
Community Heritage Resources	Historic resources/character identified and protected, where present

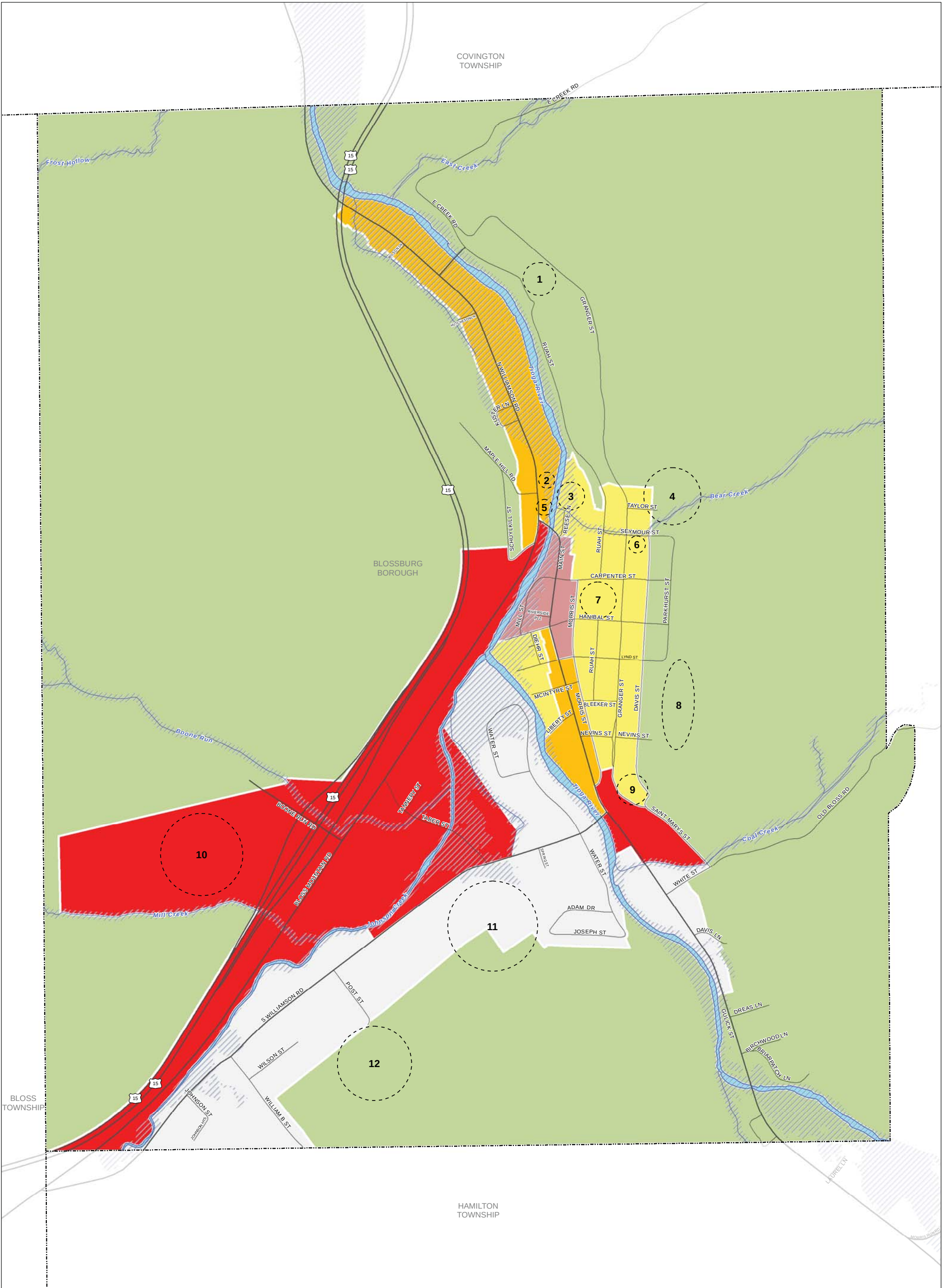
OPPORTUNITY (O) AREA	
	
Natural Resources	- Retain native, non-invasive vegetation - Green building and development - Shade trees and landscaping including native, non-invasive species - Accessory alternative energy systems - Greenways and trail facilities - Urban agriculture – Site specific - Dependent on surrounding neighborhood
Mobility	- Site specific – Dependent on surrounding neighborhood - Limit and coordinate curb cuts and safe access from property onto streets - Pedestrian and bicycle connections (e.g., sidewalks, crosswalks, bike lanes, etc.) - Transit connections, stops, and related amenities
Community Facilities & Services	- Site specific – Dependent on surrounding neighborhood - Incentive – Allow limited range of community facilities and services than typically permitted - Park and recreational facilities - Full range of public services and utilities - Stormwater management system (encourage BMPs e.g., infiltration areas, vegetated swales, pervious pavers, etc.)

OPPORTUNITY (O) AREA	
	
Design	Site specific – Dependent on surrounding neighborhood Incentive – Allow for reduction in standards for lot area, setbacks, lot coverage, parking, loading/unloading, and other applicable requirements than typically permitted New buildings should respect height, setbacks and architectural design of neighborhood Existing buildings should respect the original architectural design and construction of building Limit impact of business operations (e.g., size, hours of operation, design blends with residential character, etc.) Screening between non-residential and residential uses On-street and limited and coordinated off-street parking facilities Street lighting, and site lighting confined to the site For specific design guidelines, refer to the most recent version of the <i>Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship</i>

Marcellus Shale Natural Gas Play and Gas Industry.

Blossburg Borough recognizes the presence and future of the natural gas industry and related activities within the community. Therefore, Blossburg Borough seeks to accommodate and provide for the natural gas industry and related activities in a way that minimizes negative effects by ensuring that such activities are undertaken in a manner consistent and compatible with (and enhance where applicable) the existing conditions and the desired future vision, goals and objectives of the community. Subsequently, along with the most recent version of the *Pennsylvania Wilds Design Guide: A Design Guide for Community Character Stewardship*, all future planning, siting, and development of the natural gas industry and related activities within Blossburg Borough should be guided and undertaken in a manner consistent with the *Pennsylvania Wilds Design Guide Supplement for Oil & Gas Best Practices*

and the *Performance Standards: August 19, 2013*. Finally, several goals, objectives, and specific strategies relating to housing, businesses and services, partnerships and cooperation, community facilities and services, natural resources, and mobility directly or indirectly affect future natural gas industry operations and related activities in Blossburg Borough.



Blossburg Borough
Future Land Use and
Development Plan

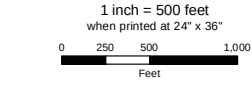
Map A

- State Road
- Local Road
- Water Feature
- Water Feature
- Municipal Boundary

- Character Area**
- Residential Conservation (RC)
 - Residential Neighborhood (R)
 - Mixed Residential Neighborhood (MR)
 - Mixed Residential-Office Neighborhood (MRO)
 - Downtown (DT) Development
 - General Business (GB) Development

- Floodplain (FP)
- Opportunity (O)

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Projection: PA State Plane North, NAD 1983 (feet)
Basemap Source:
Pennsylvania Department of Environmental Protection
Pennsylvania Department of Transportation
RETTEW Associates, Inc.
Tioga County
USGS



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4.b. Proposed Public Improvements and Potential Community Enhancements.

Future Land Use and Development Plan Map B shows a series of proposed public improvements and potential community enhancements. The proposed public improvements were identified by the community as necessary public improvements, generally including, but not limited to:

- Water line replacements/extensions;
- Sewer line extensions; and
- Storm drain replacements.

While most of the proposed public improvements, those improvements to existing infrastructure, generally seek to protect the public's health and safety, the potential community enhancements generally seek to further the public's general welfare. Identified potential community enhancements generally include, but are not limited to:

- Island Park recreation facility improvements;
- Streetscape and downtown improvements;
- A trail corridor through the Borough along the former railroad corridor, connecting to points and communities north and south;
- Trail connections via existing culverts under US 15/Future I-99, connecting to State Forest Lands;
- Gateway sign locations, along major and minor (secondary) roads near the municipal boundaries;
- Tioga River improvements including but not limited to stream bank stabilization, flood mitigation, and acid mine drainage remediation, and future outdoor recreation opportunities; and
- Borough building(s) improvements and/or consolidation.

These proposed public improvements and potential community enhancements could and likely should be included in any Capital Improvements Program (CIP) undertaken by the Borough.

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4.c. MPC Required Land Use and Development Plan Statement and Analysis.

4.c.1. Statement Recognizing that Certain Lawful Activities are Governed by other Statutes.

This section shall serve as required statement recognizing that certain lawful activities are governed by other statutes per Section 301.b(1) of the MPC, as this plan was prepared to be consistent and not exceed the requirements of several state-enacted policies, such as the State Water Plan. Lawful activities such as extraction of minerals may impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Additionally, in implementing the recommendations of this plan, zoning and development regulations and any subsequent policy actions shall be consistent with, and may not exceed, those requirements imposed under the following Acts:

- Act of June 22, 1937 (P.L.1987, No.394), known as “The Clean Streams Law.”
- Act of May 31, 1945 (P.L.1198, No.418), known as the “Surface Mining Conservation and Reclamation Act.”
- Act of April 27, 1966 (1st SP.SESS., P.L.31, No.1), known as “The Bituminous Mine Subsidence and Land Conservation Act.”
- Act of September 24, 1968 (P.L.1040, No.318), known as the “Coal Refuse Disposal Control Act.”
- Act of December 19, 1984 (P.L.1140, No.223), known as the “Oil and Gas Act.”
- Act of December 19, 1984 (P.L.1093, No.219), known as the “Noncoal Surface Mining Conservation and Reclamation Act.”
- Act of June 30, 1981 (P.L.128, No.43), known as the “Agricultural Area Security Law.”
- Act of June 10, 1982 (P.L.454, No.133), titled “An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances.”
- Act of May 20, 1993 (P.L.12, No.6), known as the “Nutrient Management Act,” regardless of whether any agricultural operation within the area to be affected by the plan is a concentrated animal operation as defined under the act.
- Act 13 of 2012 (HB 1950, PN 3048). Although not specifically called out in the MPC, Act 13 of 2012 amends the Oil and Gas Title 58 to permit natural gas wells; regulate environmental matters relative to gas wells; re-enact relevant parts of the Oil and Gas Act; and ensure uniformity of municipal zoning and land use regulations relating to oil and gas operations. Act 13 specifically provides “... all local ordinances regulating oil and gas operations shall allow for the reasonable development of oil and gas resources.” Act 13 further defines oil and gas operations to include gas wells, impoundments, compressor stations, processing plants, and equipment maintenance facilities), as well as provides specific standards for regulating the “what,” the

“where,” and the “how,” along with required distances between oil and gas operations and adjacent buildings and other natural and manmade features. Local zoning ordinances may regulate items otherwise not regulated by Act 13 including the locations of certain oil and gas operations or certain expressed standards and criteria.

4.c.2. Consistency Analysis.

The most recent versions of the Tioga County, the Covington Township, Hamilton Township, and Bloss Township Comprehensive Plans were taken into consideration when preparing the Future Land Use and Development Plan for Blossburg Borough. This activity attempts to secure compatibility with the Borough’s future land use and development with the adjoining planned activities of the County and neighboring communities.

Tioga County Comprehensive Plan

As stated earlier, this Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) adopts the most recent version of the Tioga County Comprehensive Plan, and therefore is based upon and incorporates the base data, information, and mapping used in development of the County Comprehensive Plan. Therefore, Envision 2024: The Blossburg Borough Mini-Comprehensive Plan (2014) is “generally consistent” and compatible with the most recent version of the Tioga County Comprehensive Plan, including the County’s Land Use Plan.

Covington Township

The current Covington Township Zoning Ordinance, adopted in 1977 and amended in 2013, the current Tioga County Comprehensive Plan, and the existing land uses were taken into consideration when preparing the Future Land Use and Development Plan for Blossburg Borough. The following is a brief discussion of the impact the proposed land use and development within Blossburg Borough will have on Covington Township. Table 4-1 includes a summary of the analysis:

TABLE 4-1
CONSISTENCY ANALYSIS – COVINGTON TOWNSHIP

BLOSSBURG BOROUGH CHARACTER AREA	GENERAL LOCATION	COVINGTON TOWNSHIP EXISTING / FUTURE LAND USE	CONSISTENCY / COMPATIBILITY	METHODS TO ACHIEVE CONSISTENCY / COMPATIBILITY
Residential-Conservation (RC)	North	• Resource Protection (Tioga County Comprehensive Plan) • State Land & Agricultural (or Agricultural Residential)	Consistent / Compatible	Buffer and screening between: • Development and public streets • Non-residential and residential uses

Hamilton Township

The current Hamilton Township Comprehensive Plan, adopted in 1991, and the existing land uses were taken into consideration when preparing the Future Land Use and Development Plan for Blossburg Borough. The following is a brief discussion of the impact the proposed land use and development within Blossburg Borough will have on Hamilton Township. Table 4-2 includes a summary of the analysis:

TABLE 4-2

CONSISTENCY ANALYSIS – HAMILTON TOWNSHIP

BLOSSBURG BOROUGH CHARACTER AREA	GENERAL LOCATION	HAMILTON TOWNSHIP EXISTING / FUTURE LAND USE	CONSISTENCY / COMPATIBILITY	METHODS TO ACHIEVE CONSISTENCY / COMPATIBILITY
Residential-Conservation (RC)	• East • South central (between southeast and southwest corners) • Northeast of Bloss Mountain Road	Open space / Woodland	Consistent / Compatible	Buffer and screening between: • Development and public streets • Non-residential and residential uses
	• Southeast corner • Southeast of Bloss Mountain Road	Residential	Consistent / Compatible	Buffer and screening between: • Development and public streets • Non-residential and residential uses

Bloss Township

The current Bloss Township Comprehensive Plan, adopted in 1979, and the existing land uses were taken into consideration when preparing the Future Land Use and Development Plan for Blossburg Borough. The following is a brief discussion of the impact the proposed land use and development within Blossburg Borough will have on Bloss Township. Table 4-3 includes a summary of the analysis:

TABLE 4-3
CONSISTENCY ANALYSIS – BLOSS TOWNSHIP

BLOSSBURG BOROUGH CHARACTER AREA	GENERAL LOCATION	BLOSS TOWNSHIP EXISTING / FUTURE LAND USE	CONSISTENCY / COMPATIBILITY	METHODS TO ACHIEVE CONSISTENCY / COMPATIBILITY
Residential-Conservation (RC)	West	Open space	Consistent / Compatible	Buffer and screening between: • Development and public streets; • Non-residential and residential uses

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5. Implementation and Action Strategy.

The final section of this plan provides a listing of important actions and projects for Blossburg officials, residents, business operators, and community and faith-based organizations to pursue toward realizing the community's vision. Although there are several actions and projects detailed in the implementation matrix, it is important for the future success of the Borough's efforts to focus on a few important, top-priority actions and projects (See Section 5.b. Top-Priority Project Implementation Guide below).

Many of the actions and projects are local in nature, and therefore the Borough will be a key leader or project partner in the implementation efforts. Other stakeholders, including individuals, community and faith-based organizations, and other county and state entities fulfill various roles ranging from being responsible for leading an effort and project managing, to partnering on the initiatives and providing support via their time, talent, and/or resources. Throughout different actions and projects, stakeholders and roles of responsibility may change depending upon an action's or project's required level of expertise and capacity.

Although not listed for each of the strategies (listed only for Top-Priority Projects identified and described in Section 5.b. Top-Priority Project Implementation Guide below), there are numerous resources, including sources of project and program financing, that are available from federal, state, and county governments, as well as other public and private organizations to carry out the proposed action and projects. Please note, government-financing initiatives, including the type of programs, program focus, and the amount of funding available tend to be in a constant state of flux. Continued monitoring of potential funding sources and initiatives and regular communication and coordination with various public and private organizations is essential to securing outside funding for projects.

5.a. Implementation Matrix.

Table 5-a.1. provides a complete list of all the suggested strategies identified for Blossburg Borough to implement this plan. Each strategy, grouped by key planning element, includes an identification number, and a priority status. Please note that because a strategy is not listed as a "top" priority does not diminish its importance or relevance, nor does it preclude the community from pursuing or undertaking the strategy in advance of, simultaneously, or coordinated with any of the other strategies (including Top-Priority Projects). The priority status of a strategy may fluctuate over time based upon various circumstances including social and political will and the type and availability of resources.

TABLE 5-a.1.

BLOSSBURG BOROUGH IMPLEMENTATION MATRIX

STRATEGY ID	STRATEGY	PRIORITY
COMMUNITY PRIDE, PARTNERSHIPS & COOPERATION (CPPC)		
CPPC-1	Develop a unified “Blossburg Borough” identification/branding and promotion program.	Top
CPPC-2	Develop a Community Communications Program.	Top
CPPC-3	Develop a “Welcome to Blossburg” program for new residents, businesses, and organizations.	Low
CPPC-4	Conduct a mission and service assessment of the community and faith-based organizations to identify duplication or inefficiencies and opportunities for greater effectiveness or efficiencies relating to resources and initiatives.	Low
CPPC-5	Develop a volunteer recruitment, development, and retention program.	Low
CPPC-6	Continue collaborating with surrounding communities on common initiatives.	Low
CPPC-7	Continue supporting community organizations, celebrations, and events.	Low
CPPC-8	Develop a common community event/celebration and fund raising promotion program.	Low
CPPC-9	Improve communication and work to develop an active partnership with the school district.	Top
CPPC-10	Collaborate with community and faith-based organizations to identify housing and property maintenance needs and connect resources to address those needs.	Low
CPPC-11	Partner with the schools to provide opportunities for students to become involved with community events and service projects.	Low
COMMUNITY DEVELOPMENT (CD)		
CD-1	Revise the zoning and subdivision/land development ordinances to reflect the future vision.	Low
CD-2	Develop a coordinated gateway and wayfinding program.	Low
CD-3	Collaborate with owners of large vacant buildings/properties and the neighbors to determine the highest and best (re)use of the vacant buildings/properties.	Low
HOUSING & NEIGHBORHOODS (HN)		
HN-1	Collaborate with the real estate and development communities to provide additional work-force housing opportunities.	Low
HN-2	Develop a property/building maintenance/upkeep or enhancement recognition program.	Low
DOWNTOWN (DT)		
DT-1	Develop a coordinated streetscape and downtown improvement plan.	Low

STRATEGY ID	STRATEGY	PRIORITY
DT-2	Explore the feasibility of reactivating the building façade improvements program.	Low
DT-3	Develop a vacant storefront window treatment improvement program.	Low
DT-4	Conduct a detailed inventory of downtown buildings/properties.	Low
DT-5	Revisit (and revise as necessary) the Blossburg V.I.B.E. Action Plan.	Low
DT-6	Explore the feasibility of creating a monthly downtown business and community event similar to “1 st Fridays” or “2 nd Saturdays.”	Low
BUSINESS DEVELOPMENT (BD)		
BD-1	Conduct a Market Study/Analysis for the Borough including the Downtown and possibly including the surrounding communities.	Low
BD-2	Collaborate with Ward Manufacturing to ensure the business’s current and long-term existence in the community.	Low
BD-3	Explore the feasibility of developing a local “business operators” organization.	Low
COMMUNITY HERITAGE RESOURCES (CHR)		
CHR-1	Explore the feasibility of developing a local heritage asset identification and promotions plan.	Low
CHR-2	Collaborate with cemetery owners to ensure long-term maintenance is provided via private (non-Borough) resources.	Low
NATURAL RESOURCES (NR)		
NR-1	Continue supporting efforts to clean up the Tioga River and other streams impacted by pollution.	Low
MOBILITY (M)		
M-1	Collaborate with property owners in and around the downtown, schools, Island Park, and other community assets to ensure adequate sidewalks or other trails/pathways are present, connected, and safe.	Low
M-2	Identify existing and future trail/pathway connections to the State Forest lands and surrounding communities.	Low
COMMUNITY FACILITIES & SERVICES (CFS)*		
CFS-1	Develop Capital Improvement Program (CIP).	Top
CFS-2	Develop Park/Recreation Master Plan for Island Park.	Top
CFS-3	Explore the feasibility of reactivating the Crime Watch Program.	Low
CFS-4	Continue coordinating with the police on continued presence in the community.	Low
CFS-5	Collaborate with social, educational, and law enforcement agencies to develop a comprehensive approach to address the “drug-”related issues within the community.	Low

STRATEGY ID	STRATEGY	PRIORITY
CFS-6	Explore the feasibility of consolidating Borough office facilities and materials/equipment storage and maintenance facilities into one (1) location.	Low
CFS-7	Conduct a survey of youth to determine priorities for programs, services, and events.	Low
CFS-8	Explore the feasibility of developing a property maintenance ordinance.	Low
CFS-9	Explore the feasibility of developing a rental housing registry or inspection program.	Low
CFS-10	Identify areas of the community for targeted attention, resources, and enforcement.	Low
CFS-11	Upload plans, ordinances, and forms and other relevant information to the Borough's website.	Low
CFS-12	Explore the feasibility of having the chairmen (or designated representatives) of the various Borough commissions, boards, councils, and entities regularly meet (e.g., quarterly) to discuss important issues and events.	Low

NOTES:

- * The strategy originally labeled as "CFS-6: Explore the feasibility of enhancing the Borough Council chambers/meeting facilities," is currently being implemented as at the 11-20-13 Steering Committee meeting, Borough Council members and staff indicated that future Borough Council meetings are planned to take place at the "Kiwanis Building" at Island Park.

5.b. Top-Priority Project Implementation Guide.

Finally, this "Top-Priority Project Implementation Guide" has been developed to provide specific guidance for "kick-starting" implementation. Each of the five (5) top-priority projects are provided with a detailed action plan including project description, responsibility, potential partners, potential funding resources, tasks, and task status. See Section 5.c. Top-Priority Project Implementation Funding Resource Guide and Appendix Section A.3. Considerations and Examples for Top-Priority Strategies below, for further information.

TOP-PRIORITY STRATEGY			
STRATEGY ID	CFS-2	STRATEGY	Develop Park / Recreation Master Plan for Island Park.
DESCRIPTION	Island Park was identified as one (1) of the top community assets in Blossburg. The park is mostly built-out and well maintained, but the park's features have been placed without a clear understanding of community needs and long-term sustainability. The master plan for Island Park will evaluate current needs and provide a plan of improvements that considers full design of the site as well as long-term sustainability.		
RESPONSIBILITY	Recreation Board	POTENTIAL PARTNERS	PA DCNR School District
POTENTIAL FUNDING RESOURCES	Borough See Section 5.c. Top-Priority Project Implementation Funding Resource Guide below		
TASKS			STATUS
1.	Affirm the Recreation Board's commitment to provide guidance and develop a park / recreation master plan.		
2.	Appoint a Project Leader to manage the park / recreation master plan process and ensure completion of all tasks.		
3.	Identify Recreation Board members' roles and responsibilities.		
4.	Set target timeframes and deadlines for completion of each task in the Action Plan.		
5.	Engage the PA DCNR regional advisor to discuss objectives of a park / recreation master plan.		
6.	Develop a scope of work, budget, and schedule for the park / recreation master plan.		
7.	Engage a preferred consultant to prepare the park / recreation master plan.		
8.	Work with the selected consultant to ensure a well-rounded public participation process, and a phased implementation plan that identifies manageable projects.		
9.	Conduct a series of public outreach and participation events throughout the process to determine needs and confirm strategies.		
10.	Gather and analyze general background data and information on the community and the park / recreation site.		
11.	Gather and analyze park / recreation site-specific information.		
12.	Develop proposed list of uses and facilities for the park / recreation site.		
13.	Develop preliminary design alternatives and related cost estimates.		
14.	Develop final design and related cost estimates.		
15.	Determine annual maintenance and operating costs, and revenues.		
16.	Finalize and approve the park / recreation master plan.		
17.	Implement the park / recreation master plan.		
18.	Institute an annual evaluation process.		

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TOP-PRIORITY STRATEGY			
STRATEGY ID	CFS-1	STRATEGY	Develop Capital Improvements Program (CIP).
DESCRIPTION	Coordinated planning, funding, purchasing, and construction of short- and long-term capital improvements, was identified as a major issue. A CIP process provides a mechanism for identifying, planning for, financing, and implementing capital improvements projects.		
RESPONSIBILITY	Borough Staff	POTENTIAL PARTNERS	Borough Elected & Appointed Officials
POTENTIAL FUNDING RESOURCES	Borough See Section 5.c. Top-Priority Project Implementation Funding Resource Guide below		
TASKS			STATUS
1.	Identify potential candidates to serve on the CIP committee.		
2.	Establish a CIP committee to provide guidance and develop the CIP.		
3.	Appoint a Project Leader to manage the CIP process and ensure completion of all tasks.		
4.	Identify CIP committee members' roles and responsibilities.		
5.	Set target timeframes and deadlines for completion of each task in this Action Plan.		
6.	Develop a scope of work, budget, and schedule for the CIP. Define what constitutes a capital improvement for the purpose of the plan.		
7.	Engage a preferred consultant to prepare the CIP.		
8.	Work with the selected consultant to ensure a well-rounded participation process, and a phased implementation plan that identifies manageable projects and dedicated funding resources.		
9.	Develop a current inventory of existing capital assets to determine future demands for maintenance, repair, rehabilitation or replacement.		
10.	Identify capital improvements needs.		
11.	Develop preliminary project scopes and costs (capital, operation, and maintenance).		
12.	Develop a prioritized list of projects and associated costs scheduled for the current year (Year One [1]), and the five subsequent fiscal years. Establish rating criteria that reflects the relationship of projects to existing plans, policies, and financial considerations to aid in project ranking and prioritization.		
13.	Assess the community's financial capacity and develop financing strategies to include the identification of estimated revenue from various funding sources.		
14.	Develop and approve annual CIP budget for upcoming Fiscal Year.		
15.	Implement the CIP into the upcoming budgeting process.		
16.	Institute annual process to solicit project requests and update the CIP.		

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TOP-PRIORITY STRATEGY			
STRATEGY ID	CPPC-9	STRATEGY	Improve communication and work to develop an active partnership with the school district.
DESCRIPTION	Retaining educational facilities in the borough was identified as an essential element to attracting and retaining families with children. This strategy involves assessing the borough's current relationship with the school district and taking steps to promote a positive, active partnership in education.		
RESPONSIBILITY	Borough	POTENTIAL PARTNERS	School District Residents Business Operators Community and Faith-Based Organizations
POTENTIAL FUNDING RESOURCES	Borough See Section 5.c. Top-Priority Project Implementation Funding Resource Guide below		
TASKS			STATUS
1.	Identify potential candidates to serve on the committee to actively engage the school district.		
2.	Establish a committee to provide guidance and actively engage the school district.		
3.	Appoint a Borough Project Leader to manage the process and ensure completion of all tasks.		
4.	Identify committee members' roles and responsibilities.		
5.	Set target timeframes and deadlines for completion of each task in the Action Plan.		
6.	Identify existing communications efforts – what has been successful and what doesn't seem to be working so well.		
7.	Identify ways in which the Borough can work to improve relations to increase the school district's feeling of investment and belonging in the community. These may include, but are not limited to: a. Better coordination between the Borough and school district for school district events, e.g. putting a congratulatory message for students of the month or promoting a high school football game on existing gateway or other borough signage. b. Providing opportunities to expand beyond junior councilperson and into junior planning commission members. c. Working with the business operators to provide internship/work experience opportunities for workforce bound students. d. Working with the community and faith-based organizations to provide community service opportunities for students. e. Offer to place student art in public places.		
8.	Set up a meeting with the school board or key school district representatives to discuss these options. A part of this meeting may include acknowledging at the beginning of the meeting that communication and collaboration between the Borough and the school district have not been as positive as the Borough had hoped.		

TOP-PRIORITY STRATEGY			
STRATEGY ID	CPPC-9	STRATEGY	Improve communication and work to develop an active partnership with the school district.
9.		Work with the school district to implement the agreed upon options, and communicate the message that having school district facilities in the borough is important to community sustainability.	
10.		If the Borough feels that relations are especially strained or feels that they need another resource, they may also consider bringing in a mediator or someone who can facilitate discussions between the Borough and the school district.	

TOP-PRIORITY STRATEGY			
STRATEGY ID	CPPC-2	STRATEGY	Develop a Community Communication Program.
DESCRIPTION	More frequent and effective communication within the community was identified as an important need. The communication plan is intended to create a common framework for the effective development and consistent delivery of sustainable community communication.		
RESPONSIBILITY	Borough Council	POTENTIAL PARTNERS	Borough Staff Borough boards and commissions Community and Faith-based Organizations
POTENTIAL FUNDING RESOURCES	Borough See Section 5.c. Top-Priority Project Implementation Funding Resource Guide below		
TASKS			STATUS
1.	Identify potential candidates to serve on the Community Communication Committee.		
2.	Establish a Community Communication Committee to provide guidance and develop the Community Communication Plan.		
3.	Appoint a Project Leader to manage the Community Communication Plan process and ensure completion of all tasks.		
4.	Identify Community Communication Committee members' roles and responsibilities.		
5.	Set target timeframes and deadlines for completion of each task in this Action Plan.		
6.	Define and confirm core communication values/foundation for communication.		
7.	Define and confirm communication ground rules.		
8.	Define and confirm communication objectives.		
9.	Identify key audiences.		
10.	Identify key communication tools.		
11.	Develop specific short-term and long-term actions.		
12.	Develop and approve Community Communication Plan.		
13.	Implement the Community Communication Plan		
14.	Institute annual evaluation and refinement process.		

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TOP-PRIORITY STRATEGY			
STRATEGY ID	CPPC-1	STRATEGY	Develop a unified “Blossburg Borough” identification/branding and promotion program.
DESCRIPTION	Developing brand for promoting Blossburg as a unique and desirable place to live, work, shop, play, and raise a family, to visitors, customers, and others, was identified as an important need. The community branding initiative will evaluate current promotions, messages, perceptions, and assets of the community and provide a strategy for conveying and promoting the unified, desired community identity (brand) to visitors, customers, and others.		
RESPONSIBILITY	Blossburg V.I.B.E.	POTENTIAL PARTNERS	Community and Faith-Based Organizations Residents Business Operators School District
POTENTIAL FUNDING RESOURCES	Borough See Section 5.c. Top-Priority Project Implementation Funding Resource Guide below		
TASKS			STATUS
1.	Identify potential candidates to serve on the community branding committee.		
2.	Establish a community branding committee to provide guidance and develop the branding program.		
3.	Appoint a Borough Project Leader to manage the branding process and ensure completion of all tasks.		
4.	Identify community branding committee members’ roles and responsibilities.		
5.	Set target timeframes and deadlines for completion of each task in the Action Plan.		
6.	Develop a scope of work, budget, and schedule for the community branding process.		
7.	Engage a preferred consultant to prepare the community branding strategy.		
8.	Work with the selected consultant to ensure a well-rounded public participation process, and a phased implementation plan that identifies manageable projects.		
9.	Define and confirm clear objectives of intent and desired results of the community branding initiative.		
10.	Conduct a communications audit to understand how different organizations are talking about the community.		
11.	Determine the target audiences(s) and conduct an assessment of the target audience(s) and their perception(s) of the current brand image of the community.		
12.	Conduct quantitative/qualitative research to get a snapshot of the community’s values, assets, and priorities (surveys, online polls, focus groups, personal interviews, perception studies, etc.).		
13.	Conduct a competitive analysis of surrounding communities’ assets, branding, etc.		
14.	Define and confirm the aspirational identity for the community.		
15.	Develop the positioning from current brand image to aspirational identify for the community (e.g., target audience[s], brand name, competition, competitive advantage, emotional hook, etc.).		
16.	Develop the preliminary community branding strategy (e.g., logo, color palette, positioning, messaging, etc.).		

TOP-PRIORITY STRATEGY			
STRATEGY ID	CPPC-1	STRATEGY	Develop a unified “Blossburg Borough” identification/branding and promotion program.
17.	Develop the final community branding strategy (e.g., logo, color palette, positioning, messaging, etc.).		
18.	Finalize and approve the community branding strategy.		
19.	Execute the community branding strategy.		
20.	Institute annual evaluation and refinement process.		

5.c. Top-Priority Project Implementation Funding Resource Guide.

5.c.1. Develop Park/Recreation Master Plan for Island Park.

- ***PA Department of Conservation and Natural Resources (PA DCNR) – Community Conservation Partnerships Program (C2P2)***

Funds acquisition, planning, and development (construction) projects for parks and recreation, among other conservation and recreation activities through their C2P2 program. Grant applications are typically due in the spring, with announcements occurring in the fall or winter. A match is required for all projects and is usually equal to the grant funds awarded.

Website: <http://www.dcnr.state.pa.us/brc/grants/c2p2programguidance/index.htm>

- ***PA DCNR – Recreational Trails Program***

The Recreational Trails Program is administered by the Department of Conservation & Natural Resources (DCNR), Bureau of Recreation & Conservation (BRC) in consultation with the Pennsylvania Recreational Trails Advisory Board (PARTAB). Eligible project categories include construction of new trails, acquisition of property for recreational trails, and maintenance and restoration of existing trails. The program requires a 20 percent match.

- ***Act 13 – Marcellus Shale Legacy Fund***

The amount of available funds is dependent on Marcellus Shale natural gas drilling in Pennsylvania. Impact fees are distributed to county/local governments with natural gas wells, but funds are also provided to all Pennsylvania counties to be used only for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, natural areas, community conservation and beautification, community and heritage parks, and water resource management. Each county manages the funds received and should be contacted for additional information.

- ***Commonwealth Financing Authority (CFA) – Greenways, Trails, and Recreation Program***

The Commonwealth Financing Authority (CFA) administers the Greenways, Trails and Recreation Program, which is funded through Act 13. This program provides grants of up to \$250,000 for planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open spaces, and parks, as well as beautification projects. Municipalities, councils of governments, nonprofit organizations, higher education institutions, watershed organizations, and businesses are eligible to apply. Most projects require a 50 percent local match. Municipalities with a population of less than 5,000 are eligible for a 20 percent match.

Website: <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/greenways-trails-and-recreation-program-gtrp>

- ***PennDOT – Transportation Alternatives Program (TAP) Funding***

The Moving Ahead for Progress in the 21st Century Act (MAP-21) makes available \$105 billion for surface transportation programs from 2013-2014. Projects must fall into one or more of the twelve eligible categories established in the Transportation Equity Act. These categories include pedestrian and bicycle facilities, historic transportation buildings, structures, or facilities, and rail to trail conversions. Projects must have a relationship to the surface transportation system. Typically, the federal government will pay 80 percent for construction costs and the sponsor pays 20 percent for pre-construction costs. The Pennsylvania Department of Transportation (PennDOT) distributes this funding through its Metropolitan Planning Organizations (MPOs) and Rural Planning Organizations (RPOs). PennDOT is developing guidelines on MAP-21 funding.

Website: <http://www.dot.state.pa.us/TYP/Index.htm>

- ***Tread Lightly! – Stewardship Grant Program***

Designed to help individuals and clubs organize clean-ups, trail maintenance work days, and other small stewardship projects. Maximum grant award is \$500. Summer application deadline.

Website: <http://treadlightly.org/programs/stewardship-grants/>

- ***National Park Service – Rivers, Trails, and Conservation Assistance Program (RTCA)***

Implements the natural resource conservation and outdoor recreation mission of the National Park Service in communities across America. RTCA will help create local, regional, and state networks of parks, rivers, trails, greenways, and open spaces by collaborating with community partners and National Park areas in every state. Focus is on helping communities help themselves by providing expertise and experience from around the nation. From urban promenades to trails along abandoned railroad rights-of-way to wildlife corridors, their assistance in greenway efforts is wide ranging. RTCA works with nonprofit organizations, community groups, and local, state, and federal government agencies. Nonprofit organizations and citizens' groups may apply for assistance. Applications are typically due August 1st.

Website: <http://www.nps.gov/ncrc/programs/rtca/index.htm>

- ***Department of Environmental Protection (DEP) – Environmental Education Grant Program (EEGP)***

Administered through DEP, EEGP funds are used for projects ranging from creative, hands-on lessons for students, teacher training programs, and outdoor learning resources to conservation education for adults. Eligible applicants include public schools and school districts, incorporated private schools, nonprofit organizations, and municipalities. Grant applications are due in December, and awards are announced on or around Earth Day of the following year. Up to \$7,500 may be requested, and a 20 percent match is required for projects exceeding \$3,000.

Website: <http://www.ahs.dep.pa.gov/GrantsCenter/>

- ***The North Face – Explore Fund***

This program provides funds to organizations that encourage youth outdoor participation, focusing primarily on creating more connections of children to nature, increasing access to both front and backcountry recreation, as well as providing education for both personal and environmental health. Applicants can apply for up to \$2,500 for projects that encourage youth outdoor participation, focus on sustainability initiatives, or help to create a connection to nature. Nonprofit organizations are the only eligible applicants; applications that come with matching dollars will be viewed favorably. The deadline to apply for fall/winter programs is October, with awards in December.

Website: <http://www.explorefund.org/>

- ***Williamson Road Foundation***
- ***Jones Foundation***
- ***Mase Foundation***
- ***Packer Foundation***
- ***Tabor Foundation***
- ***Ward Foundation***
- ***Blossburg Improvement Association***
- ***Hamilton Township***
- ***Bloss Township***

5.c.2. Develop Capital Improvement Plan/Program (CIP)

- ***Pennsylvania Department of Community and Economic Development (PA DCED) – Municipal Assistance Program (MAP)***

Funding is provided for Shared Service and Community Planning Activities. Applications are accepted on a rolling basis – batch reviews occur every few months throughout the fiscal year (July 1 – June 30). A 50 percent match is required, and the average grant award range is \$20,000-\$30,000.

Website: <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/municipal-assistance-program-map>

- ***Pennsylvania Department of Community and Economic Development (PA DCED) – Local Government Capital Project Loan Program***

Website: <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/local-government-capital-project-loan-program-lgcpl>

- ***United States Department of Agriculture (USDA) – Community Facilities Loans and Grants***

The USDA Rural Development program provides below-market loans to assist rural areas develop essential community facilities. These loans have fixed interest rates, long terms, and no fees. Municipalities with a population under 20,000 are eligible to apply. Funds may be used for capital projects to construct, enlarge, or improve community facilities for health care, public safety, and public services. This can include costs to acquire land needed for a facility, pay necessary professional fees, and purchase equipment required for its operation.

Small grants may also be available for eligible projects. Applicants located in small communities with low populations and low incomes will receive a higher percentage of grants, with the highest priority going to projects located in a community with a population of 5,000 or less. In most instances, projects which receive grant assistance have a high priority and are highly leveraged with other loan and grant awards. Grant assistance may be available for up to 75 percent of project costs.

Websites: http://www.rurdev.usda.gov/HAD-CF_Loans.html (Loans)
http://www.rurdev.usda.gov/had-cf_grants.html (Grants)

Applications are handled by USDA Rural Development field offices. Below is the contact information for the Lycoming Area Office (serving Tioga County):

Judy Bartlett, Rural Development Manager
542 County Farm Road, Suite 205
Montoursville, PA 17754
(570) 433-3006 ext. 121
Judy.Bartlett@pa.usda.gov

- ***Blossburg Municipal Authority***

5.c.3. Improve communication and work to develop an active partnership with the school district.

- ***Williamson Road Foundation***
- ***Jones Foundation***

5.c.4. Develop a Community Communication Program.

- ***Williamson Road Foundation***
- ***Packer Foundation***
- ***Tabor Foundation***
- ***Ward Foundation***

- *Blossburg Improvement Association*
- *VFW Post 8730*
- *Blossburg American Legion*
- *Hillside Rod and Gun Club*
- *First Citizens Community Bank*
- *Arnot Sportsman Club*
- *Morris Run American Legion Post 167*
- *Mason Lodge 350*
- *Pequignot Catering*
- *Blossburg Local Businesses*
- *Hamilton Township*
- *Bloss Township*

5.c.5. **Develop a unified “Blossburg Borough” identification/branding and promotion program.**

- *Williamson Road Foundation*
- *Packer Foundation*
- *Tabor Foundation*
- *Ward Foundation*
- *Blossburg Improvement Association*
- *VFW Post 8730*
- *Blossburg American Legion*
- *Hillside Rod and Gun Club*
- *First Citizens Community Bank*
- *Arnot Sportsman Club*
- *Morris Run American Legion Post 167*
- *Mason Lodge 350*
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- *Hamilton Township*
- *Bloss Township*

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Appendix

See CD

A.1. Tioga County Comprehensive Plan.

See CD

A.2. Status of the Community.

See CD

A.3. Considerations and Examples for Top-Priority Strategies.

See CD