

CENTRAL BRADFORD REGION

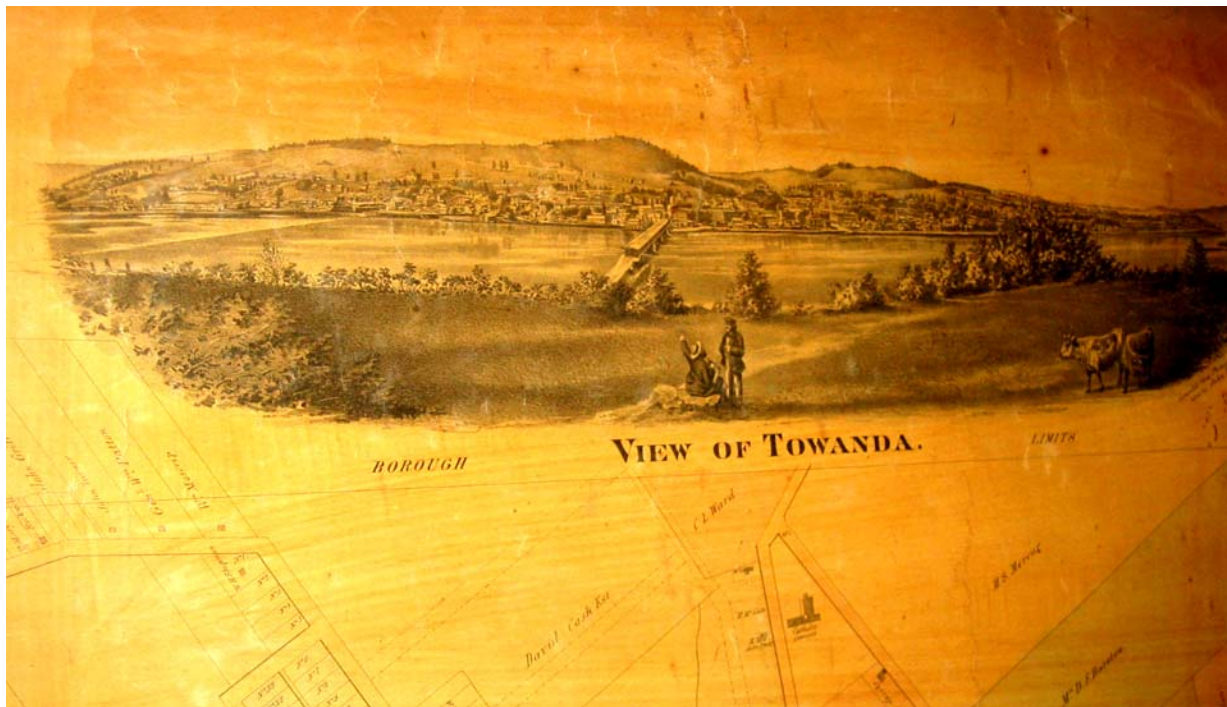
COMPREHENSIVE PLAN

Adopted:

North Towanda Township – May 20, 2008

Towanda Borough – June 2, 2008

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**In Conjunction with the Bradford County Office of
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CENTRAL BRADFORD REGION COMPREHENSIVE PLAN

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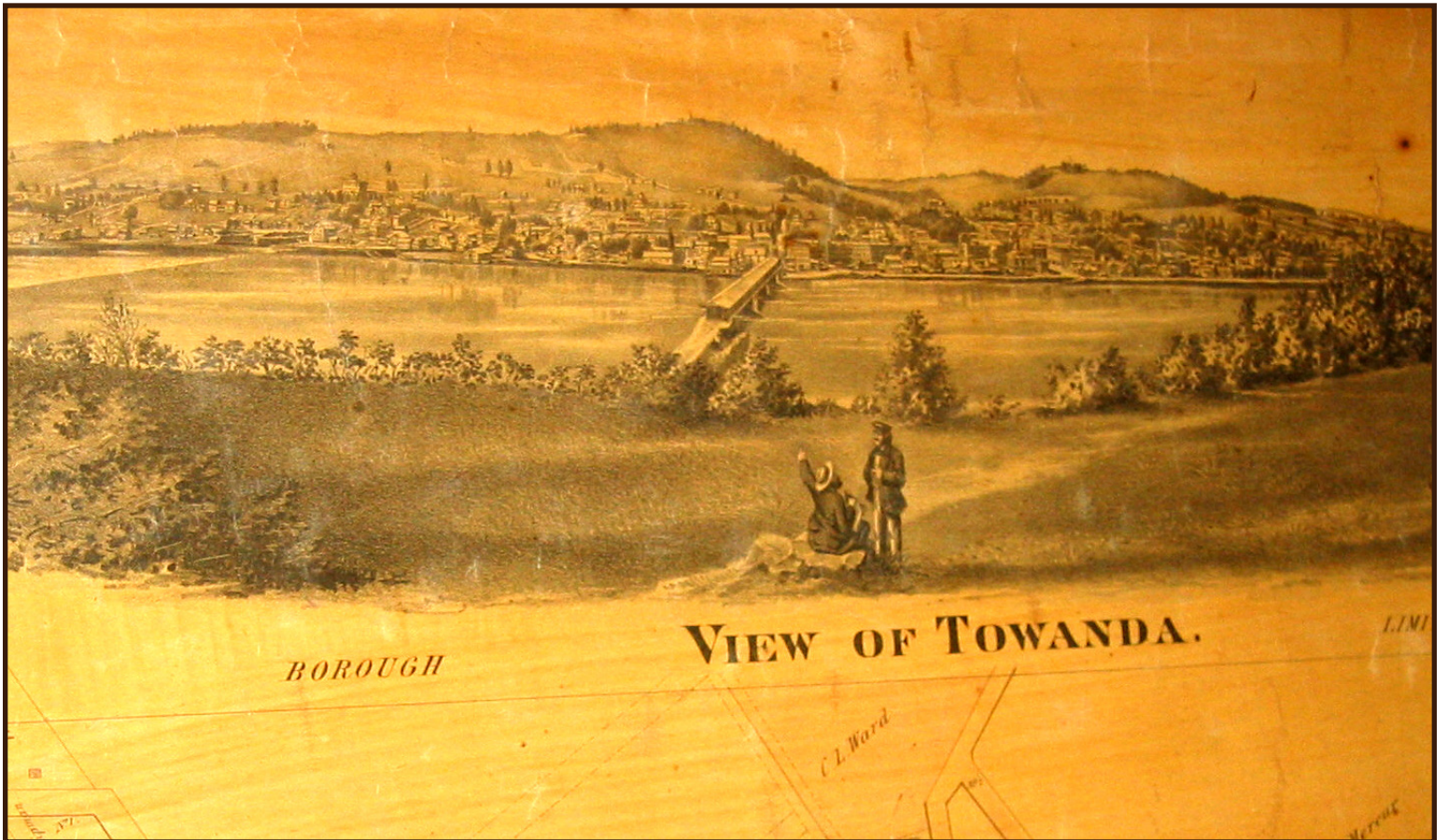
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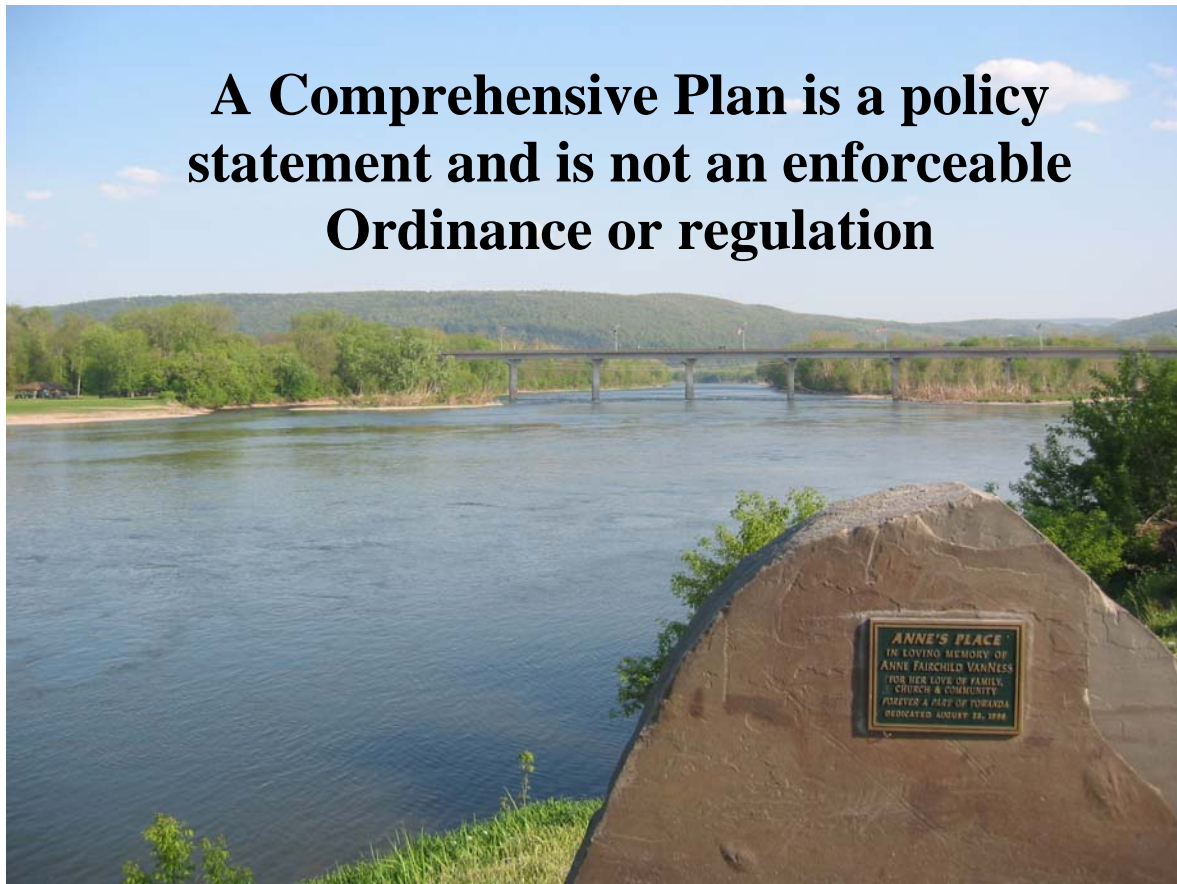
Introduction



Introduction

The Central Bradford Region Comprehensive Plan – Background

In 2005 the municipalities of North Towanda, Towanda Borough and Towanda Township joined together for the purpose of developing a regional or multi-municipal Comprehensive Plan. The Northern Tier Regional Planning and Development Commission (NTRPDC), a multi-county resource agency with its offices in downtown Towanda, was a project catalyst and conduit for funding assistance. Comprehensive planning funds were secured from the Pennsylvania Department of Transportation to supplement local funding. PennDOT has recognized the value of promoting community planning in areas where significant transportation infrastructure investments have been or are programmed to be made. The Central Bradford Region is an excellent candidate for a multi-municipal comprehensive plan due to its important highway and bridge facilities, the Bradford County Airport and its rail facilities. In addition, the proximity of the fully developed Borough to its surrounding townships suggests that an integrated and cooperative approach to community development, land use and utility issues will yield positive benefits to the municipalities and the community at large.



View of Veterans Memorial Bridge from Merrill Parkway Trail

The Comprehensive Plan - What Is It ?

The Comprehensive Plan is a planning document, including text, charts, graphs and maps, adopted by the Municipalities as a policy guideline to decisions regarding the physical development of a region over a 10-20 year period. It is considered as a tool or mechanism through which the municipalities identify their goals and objectives for the future and establishes practical strategies to achieve those goals. It is meant for use by municipal officials, County Planning staff, and other government agencies, authorities, private citizens and the business community. A Plan provides a framework for municipal decisions relating to land use, housing, transportation, community facilities and utilities and other community-related issues.

Comprehensive Municipal Planning is an orderly process or activity through which a municipality attempts to correct present problems or issues, and address its future development. This report will collect, compile and analyze data relevant to the past, present and future of Central Bradford region.

Legal Status of the Comprehensive Plan

A Comprehensive Plan is a policy statement and is not an enforceable Ordinance or regulation. However, the Municipalities Planning Code does require, after the adoption of a Comprehensive Plan, that a review opportunity be granted to the municipal planning agency by the governing body (Borough Council or Township Supervisors) before it takes action on certain types of activities. In accord with the Municipalities Planning Code, each of the following proposed actions must be reviewed by the municipal planning commission to determine its consistency with the objectives of the municipal comprehensive plan.

1. the location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or watercourse;
2. the location, erection, demolition, removal or sale of any public structure located within the municipality;
3. the adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements program; or
4. the construction, extension or abandonment of any water line, sewer line or sewage treatment facility.

Despite this mandated review, the Planning Code provides that an action taken by a municipal governing body cannot be declared invalid “on the basis that such action is inconsistent with, or fails to comply with, the provisions of the Comprehensive Plan.” The Planning Code clearly establishes that the Planning Commission’s recommendations, while clearly relevant and important, are intended to be advisory in nature.

Additionally, since the County has adopted a County Comprehensive Plan, the Planning Code requires that any proposed action by the municipal governing body relating to the activities described above must also be submitted to the County Planning Office for review and recommendations prior to execution.

Legal Authority for the Comprehensive Plan

The legal authority for comprehensive planning and for land use ordinances to implement the plan is provided by the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended). This enabling legislation sets forth an outline of what is typically required in the plan and ordinances and specifies steps involved in their development and adoption. The Planning Code's primary intent, purpose and scope is "to protect and promote safety, health, and morals; to accomplish coordinated development; to provide for the general welfare by guiding and protecting amenity, convenience, future governmental, economic, practical, and social and cultural facilities, development and growth, as well as the improvement of governmental process and functions; to guide uses of land and structure, type and location of streets, public grounds and other facilities; to promote the conservation of energy through the use of planning practices and to promote the effective utilization of renewable energy sources; and to permit municipalities to minimize such problems as may presently exist or which may be foreseen."

Plan Content

A Comprehensive Plan is based on guidelines established in the Municipalities Planning Code and includes the following basic elements:

1. A statement of objectives of the region concerning its future development, including, but not limited to, the location, character and timing of future development.
2. A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.
3. A plan to meet the housing needs of present residents and of those individuals and families expected to reside in the municipality, which may include conservation, rehabilitation, and the accommodation of expected new housing types at appropriate densities for households of all income levels.
4. A plan for the movement of people and goods.

5. A plan for community facilities and utilities, which may include education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridor and other similar facilities or uses.
6. A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.
7. A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
8. A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous municipalities.
9. A plan for the protection of natural and historic resources to the extent not preempted by federal or state laws.
10. A plan for the reliable supply of water, considering current and future water resources availability, uses and limitations.

In addition, a Comprehensive Plan may include:

11. The identification of areas where growth and development will occur so that a full range of public infrastructure services can be adequately planned and provided as needed to accommodate growth.
12. A plan element to promote energy conservation and the effective utilization of renewable energy sources.

In preparing the Comprehensive Plan, the planning agency shall make careful surveys, studies and analyses of various physical features and cultural resources of the municipalities.

Once adopted, a municipality uses its Plan to accomplish the recommendations included therein. The document should not be considered as final or unchangeable. Conditions and circumstances do change and evolve over time, and the municipality should review the document every few years to determine its continued relevance and if it requires revision or updating to reflect unforeseen factors or circumstances.

The Approach to a Comprehensive Plan

The initial step in undertaking the Comprehensive Plan is to objectively analyze the municipality from a number of perspectives. A thorough review of existing conditions, facilities, services and

features is utilized. Concerns, issues and problems must be identified and catalysts for and limitations to development determined. Fragile and special resource or environmentally sensitive areas must be located, including steep slopes, floodplains, wetland, and prime farmlands. These features must be mapped so they can be considered during the development of the municipality's land use policies and implementing regulations.

Growth issues must be identified and addressed and a response incorporated into the plan's land use component. The land use objectives must consider the community's environmental limits to development, as well as public opinion toward future growth.

The second step involves development of a set of goals and objectives, and recommendations intended to achieve the desired results. Ultimately, the recommendations need to be molded into implementation strategies which will set forth a schedule for both short and long term achievement of the identified goals.

Citizen input and participation are critical elements of the comprehensive plan. Good planning involves citizens, not just the planners and the elected officials, and attempts to establish a consensus of opinions. The Central Bradford Comprehensive Plan will employ public outreach meetings to gain citizen involvement in the Comprehensive Plan. A record of these meetings will be included in an appendix to the Comprehensive Plan document.

CENTRAL BRADFORD REGION COMPREHENSIVE PLAN

NORTH TOWANDA TOWNSHIP, TOWANDA BOROUGH and TOWANDA TOWNSHIP

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COMPREHENSIVE PLAN

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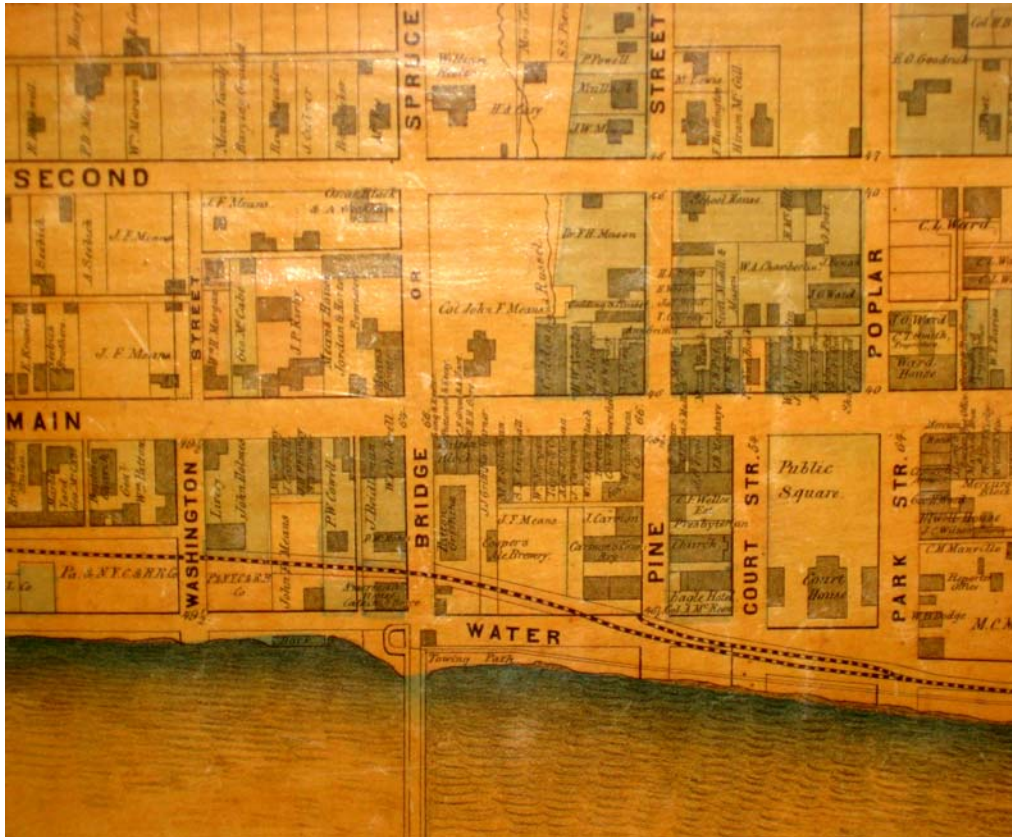
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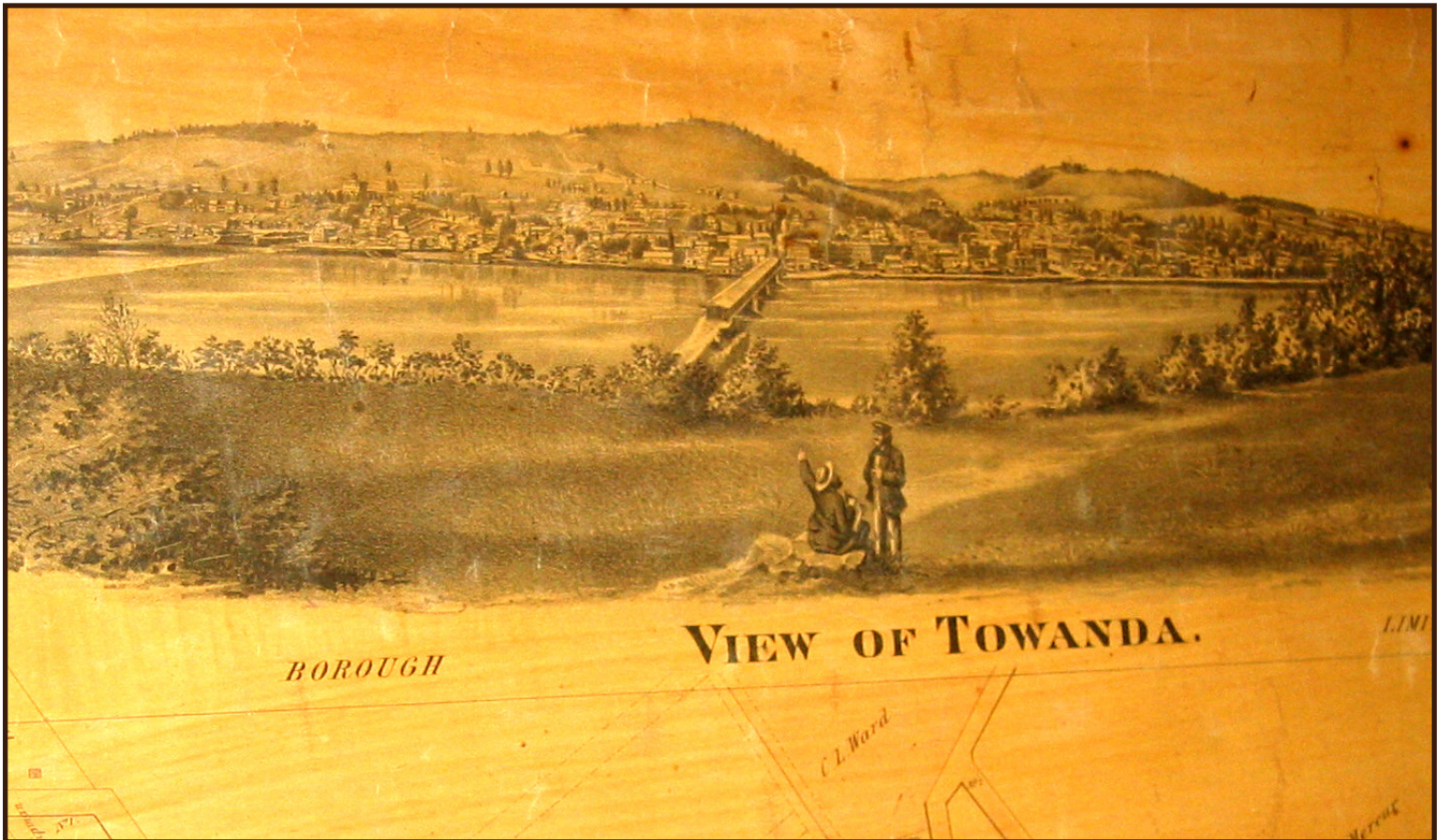
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Section 1: Demographic Analysis



Section 1

Demographic Analysis

An analysis of the population or demographic characteristics of the region will aid in the understanding of the community and the citizens who reside within the community. This analysis will cover a variety of topics including population growth or decline, density, age structure, gender, race, education, marital status, employment, income, housing change, age of housing, housing types, housing occupancy and households.

Population Growth 1850-2000

Table 1-1 and Charts 1-1 through 1-4 are provided to show individual municipal and county statistics on population growth. The 2000 populations in the region range from 927 in North Towanda Township to 3,024 in Towanda Borough. The Towanda Township population for 2000 was 1,131. Some trends observed from the data include:

North Towanda Township

- The Township experienced four decades of decline (1890-1930) followed by five decades of strong growth (1940-1980).
- The Township's highest population, 1,003 residents, was reached in 1980. A net loss of 76 residents has occurred since 1980.

Towanda Borough

- The Borough's population peak occurred in 1900 at 4,663 residents
- The population was relatively stable up until 1970 (4,224 residents). A decline of 1,200 residents has occurred over the last three decades.
- The last half of the 19th century was a major boom time for Towanda. The population grew from 1,171 to 4,663.

Towanda Township

- The 45% decline incurred by the Township from 1850 to 1860 was a result of the split off of North Towanda Township.
- The Township has experienced two population peaks, 1,142 in 1890 and 1,269 in 1980.
- A net loss of 138 residents has occurred since 1980.

Bradford County

- The population curve for the County is very similar to North Towanda and Towanda Townships, showing a peak of 59,403 residents at 1900, several decades of population decline, followed by generally consistent growth since 1940.
- Also similar to the Townships, the decade 1980-1990 resulted in a population loss followed by a nearly equal gain from 1990-2000.

Table 1-1 Population Census 1850-2000

For Central Bradford County Municipalities and Bradford County

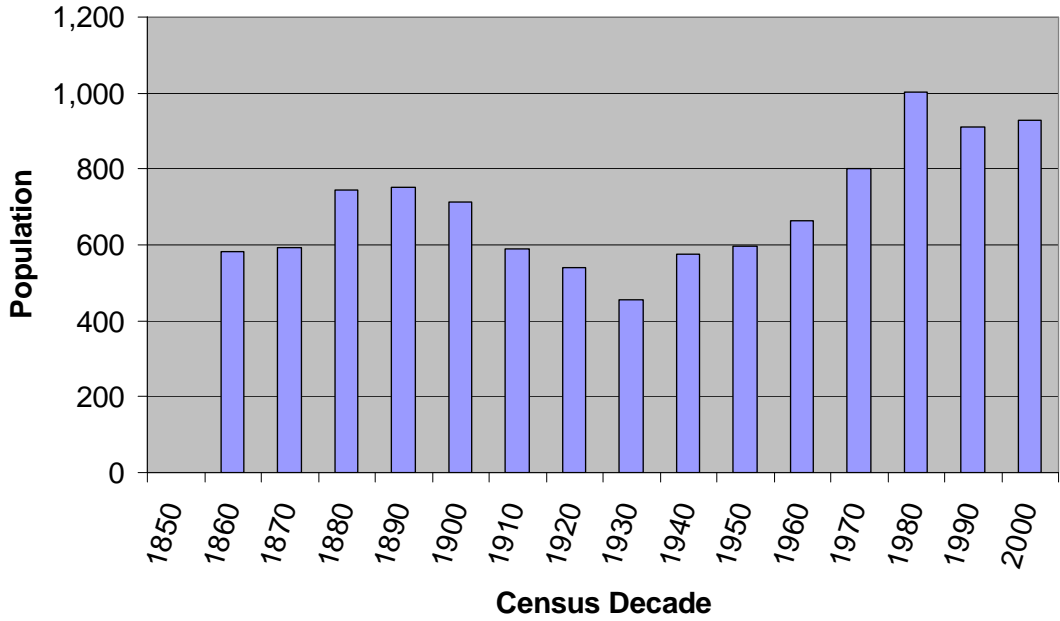
Source: U.S. Census Bureau

North Towanda Township				Towanda Borough			
Year	Population	Previous Decade		Year	Population	Previous Decade	
		Numerical Change	Percentage Change			Numerical Change	Percentage Change
2000	927	18	2.0%	2000	3,024	-218	-6.7%
1990	909	-94	-9.4%	1990	3,242	-284	-8.1%
1980	1,003	202	25.2%	1980	3,526	-698	-16.5%
1970	801	137	20.6%	1970	4,224	-69	-1.6%
1960	664	66	11.0%	1960	4,293	224	5.5%
1950	598	24	4.2%	1950	4,069	-85	-2.0%
1940	574	119	26.2%	1940	4,154	50	1.2%
1930	455	-84	-15.6%	1930	4,104	-165	-3.9%
1920	539	-52	-8.8%	1920	4,269	-12	-0.3%
1910	591	-123	-17.2%	1910	4,281	-382	-8.2%
1900	714	-39	-5.2%	1900	4,663	494	11.8%
1890	753	7	0.9%	1890	4,169	355	9.3%
1880	746	154	26.0%	1880	3,814	1,118	41.5%
1870	592	10	1.7%	1870	2,696	1,074	66.2%
1860	582			1860	1,622	451	38.5%
1850				1850	1,171		

Towanda Township			
Year	Population	Previous Decade	
		Numerical Change	Percentage Change
2000	1,131	-2	-0.2%
1990	1,133	-136	-10.7%
1980	1,269	194	18.0%
1970	1,075	69	6.9%
1960	1,006	42	4.4%
1950	964	-10	-1.0%
1940	974	164	20.2%
1930	810	44	5.7%
1920	766	-62	-7.5%
1910	828	-178	-17.7%
1900	1,006	-85	-7.8%
1890	1,091	-51	-4.5%
1880	1,142	226	24.7%
1870	916	290	46.3%
1860	626	-512	-45.0%
1850	1,138		

Bradford County			
Year	Population	Previous Decade	
		Numerical Change	Percentage Change
2000	62,761	1,794	2.9%
1990	60,967	-1,952	-3.1%
1980	62,919	4,957	8.6%
1970	57,962	3,037	5.5%
1960	54,925	3,203	6.2%
1950	51,722	1,107	2.2%
1940	50,615	1,576	3.2%
1930	49,039	-4,127	-7.8%
1920	53,166	-1,360	-2.5%
1910	54,526	-4,877	-8.2%
1900	59,403	170	0.3%
1890	59,233	692	1.2%
1880	58,541	5,337	10.0%
1870	53,204	4,470	9.2%
1860	48,734	5,903	13.8%
1850	42,831	10,062	30.7%

**Chart 1-1 North Towanda Township Population
1850-2000**



**Chart 1-2 Towanda Township Population 1850-
2000**

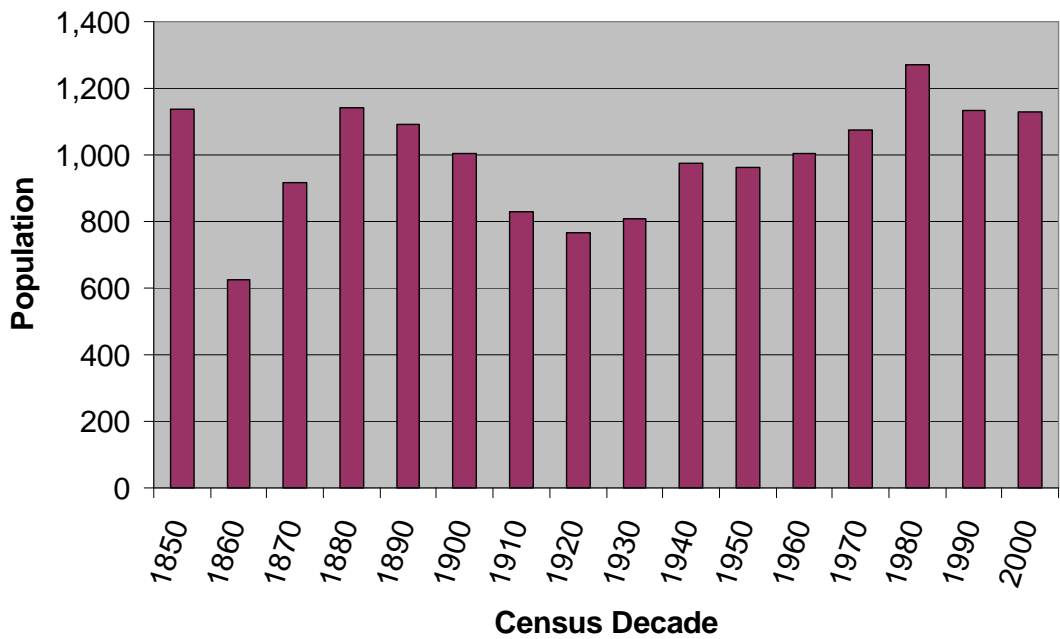


Chart 1-3 Towanda Borough Population 1850-2000

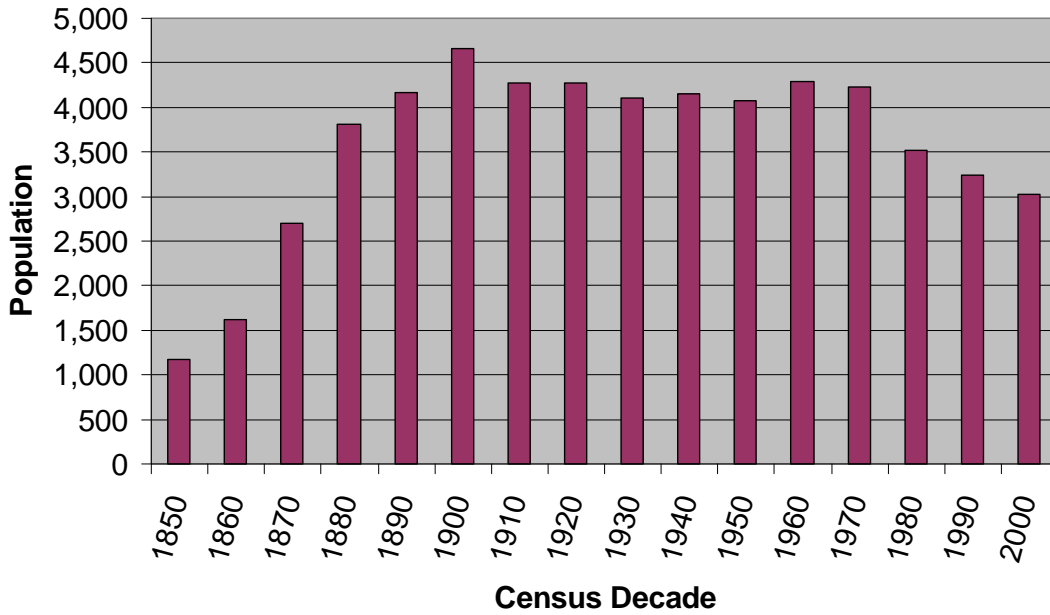


Chart 1-4 Bradford County Population 1850-2000

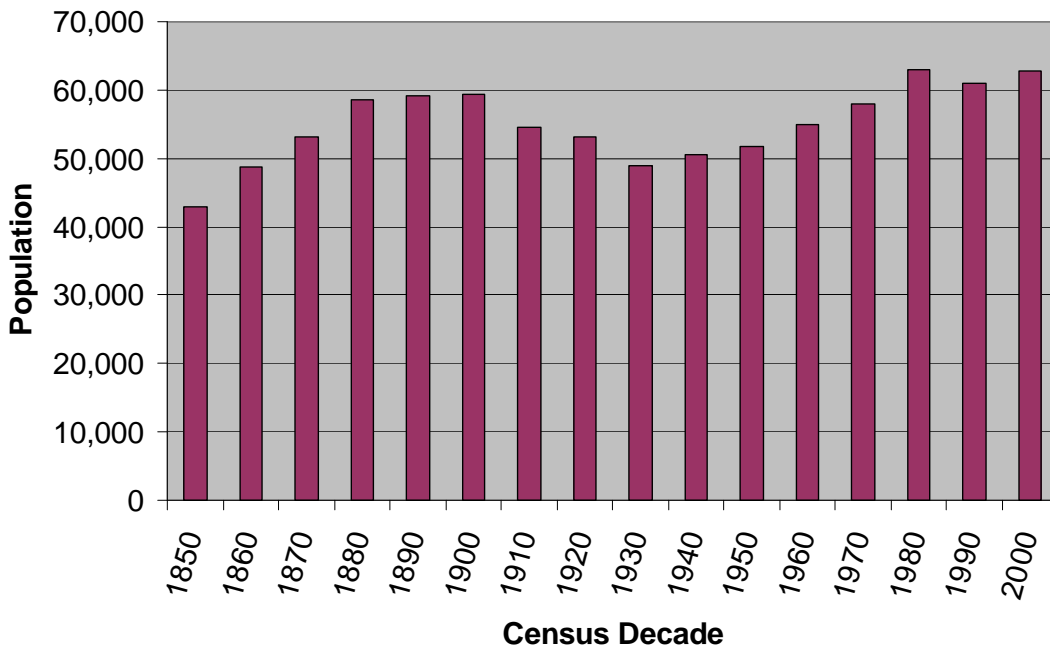


Table 1-2 – Population Change 1950-2000 and Projection 2010-2050

For Central Bradford County Municipalities and Bradford County

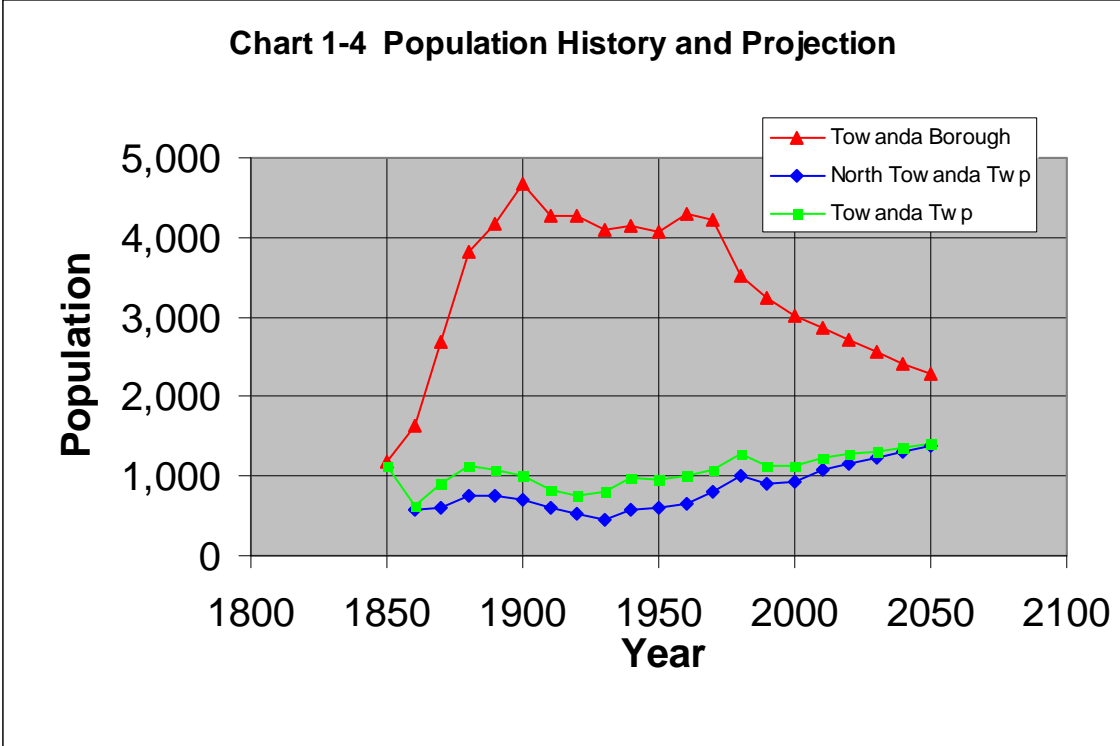
Source: U.S. Census Bureau, Cummings & Smith, Inc. and Bradford County Planning Commission

Municipality	Population						Projection (Linear Regression Method)				
	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040	2050
N.Towanda Twp.	598	664	801	1,003	909	927	1,075	1,149	1,223	1,297	1,370
			Projection by BCPC				943	959			
Towanda Boro.	4,069	4,293	4,224	3,526	3,242	3,024	2,858	2,702	2,554	2,414	2,281
			Projection by BCPC				2,796	2,562			
Towanda Twp.	964	1,006	1,075	1,269	1,133	1,131	1,237	1,278	1,318	1,358	1,398
			Projection by BCPC				1,126	1,119			
Bradford County	51,722	54,925	57,962	62,919	60,967	62,761	66,370	68,607	70,843	73,080	75,317
			Projection by BCPC				64,545	66,428			

The 1950-2000 census data is the basis for the populations projections for 2010 to 2050 presented in Table 1-2 above. A mathematical projection called Linear Regression was used to prepare the municipal projections, except that an alternate methodology called exponential direct was deemed more appropriate for the Borough. Linear Regression is a straight line projection model utilizing past trends in population change with corrections made based on deviations from the straight line. The projections suggest that with the exception of the Borough positive future growth will be experienced. The predicted increases or decreases from 2000 to 2050 are N. Towanda Township (+443), Towanda Borough (-743), Towanda Township (+267) and Bradford County (+12,556). Chart 1-4 is included to show this data in line chart format.

The Bradford County Planning Commission has recently prepared projections for 2005 through 2020 which are presented in Table 1-2 for comparison. With the exception of Towanda Borough the County projections are more conservative, possibly because they are based on a shorter historical period. Users of this information are cautioned that population projections are a mathematical exercise based on past trends and can not account for external factors which could influence future population changes.

Table 1-3 below shows the growth rates (percentage change in population) for census decades since 1950. The changes are mixed ranging from a 25% loss in Towanda Borough to a 55% gain in North Towanda Township from 1950 to 2000. This rate of growth is significantly higher than for Bradford County overall. The fifty year growth rates for Towanda Township and Bradford County are 17% and 21%, respectively.



Bailey Block - Towanda Borough CBD Property

Table 1-3 – Percent Population Change By Decade 1950-2000
 For Central Bradford County Municipalities and Bradford County

Source: U.S. Census Bureau

Municipality	% Change By Decade					% Change 1950-2000
	1990-2000	1980-90	1970-80	1960-70	1950-60	
North Towanda Twp.	2.0%	-9.4%	25.2%	20.6%	11.0%	55.0%
Towanda Boro.	-6.7%	-8.1%	-16.5%	-1.6%	5.5%	-25.7%
Towanda Twp.	-0.2%	-10.7%	18.0%	6.9%	4.4%	17.3%
Bradford County	2.9%	-3.1%	8.6%	5.5%	6.2%	21.3%

Table 1-4 – Municipal Population Profile 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Population		% Change 1990-2000	Land Area (sq. mi)	Persons Per Square Mile	Median Age	% Age 65 & Over	Minority %
	1990	2000						
N. Towanda Twp.	909	927	2.0%	9.1	101.9	48.8	29.3%	1.8%
Towanda Borough	3242	3024	-6.7%	1.1	2749.1	37.8	16.6%	3.6%
Towanda Twp.	1133	1131	-0.2%	15.4	73.4	38.6	14.1%	1.1%
Bradford County	60967	62761	2.9%	1161	54.1	38.9	15.7%	2.1%
Pennsylvania			3.4%		265.1	38.0	15.6%	14.6%

Table 1-4 shows population characteristics for Bradford County and the Central Bradford region in relationship to the Commonwealth of Pennsylvania. Notable statistics include North Towanda's higher median age and population 65 years or older. Towanda Borough has a population density of nearly 2,750 persons per square mile. Other than North Towanda's age statistics, the Central Bradford region is similar to the County and Pennsylvania.

Table 1-5 – Municipal Age Profile

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Total Population			Median Age		Under Age 18			Age 65 & Over		
	1990	2000	% Change 1990-2000	1990	2000	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000
N. Towanda Twp.	909	927	2.0%	43.1	48.8	203	186	-8.4%	237	272	14.8%
Towanda Boro.	3,242	3,024	-6.7%	34.5	37.8	788	758	-3.8%	500	501	0.2%
Towanda Twp.	1,133	1,131	-0.2%	34.3	38.6	293	287	-2.0%	123	160	30.1%
Bradford County	60,967	62,761	2.9%	34.6	38.9	16547	16022	-3.2%	8940	9865	10.3%
Pennsylvania				35.0	38			-4.6%			4.9%

Table 1-5 shows the upward trend in median age and the decline in the under age 18 category for the region. This is consistent with Bradford County and with Pennsylvania overall. However, Towanda Borough does not show the increase in senior citizens that is prevalent in the other jurisdictions.

Table 1-6 – Age Distribution 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Under 5	5 to 9	10 to 14	15 to 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 59	60 to 64	65 to 74	75 to 84	85 years and over
N. Towanda Twp.	41	54	56	44	26	74	103	142	63	52	123	93	56
Towanda Boro.	173	219	224	221	153	395	462	424	138	114	248	180	73
Towanda Twp.	61	83	82	93	41	138	190	164	69	50	91	56	13
Bradford County	3804	4440	4840	4413	2806	7379	9695	8898	3609	3012	5109	3551	1205

Chart 1-6
North Towanda Township Age Distribution 1990 & 2000

Source: U.S. Census Bureau

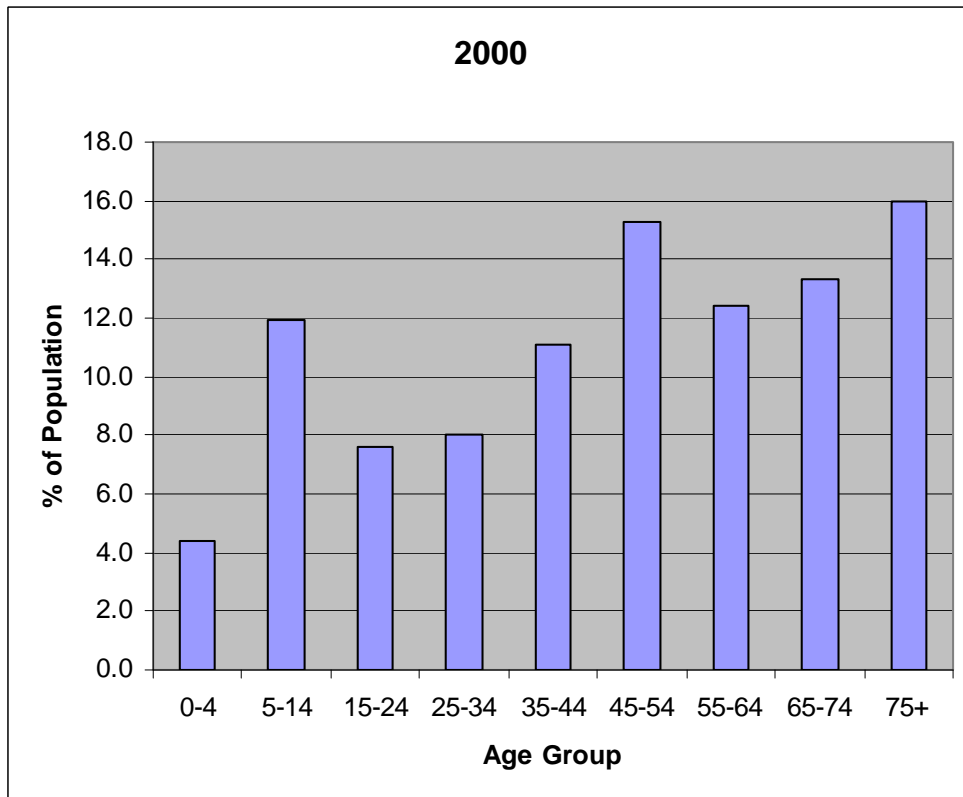
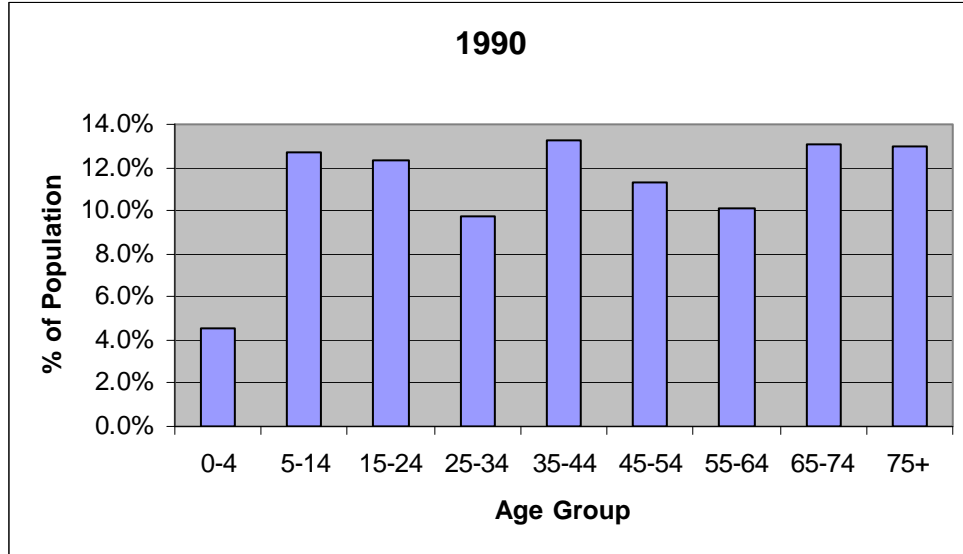


Chart 1-7
Towanda Borough Age Distribution 1990 & 2000

Source: U.S. Census Bureau

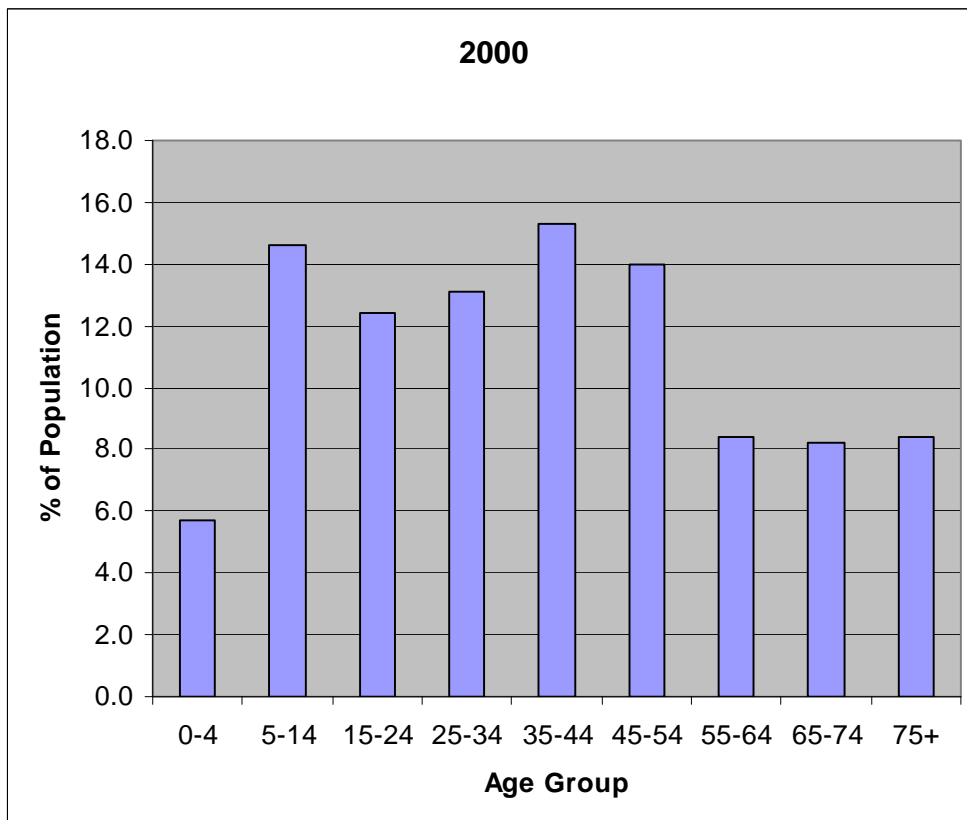
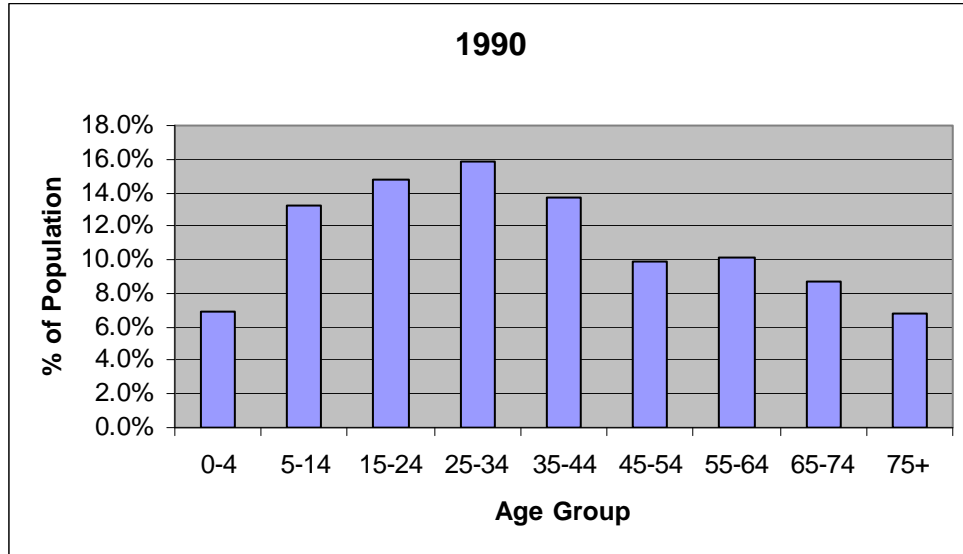


Chart 1-8
Towanda Township Age Distribution 1990 & 2000

Source: U.S. Census Bureau

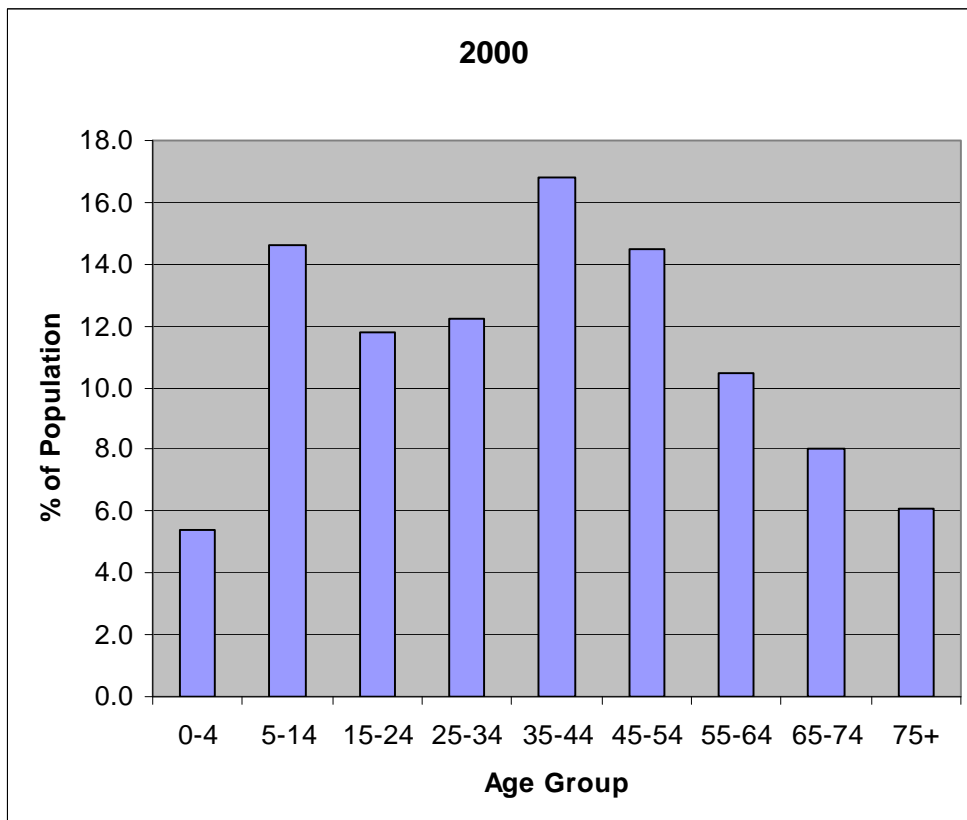
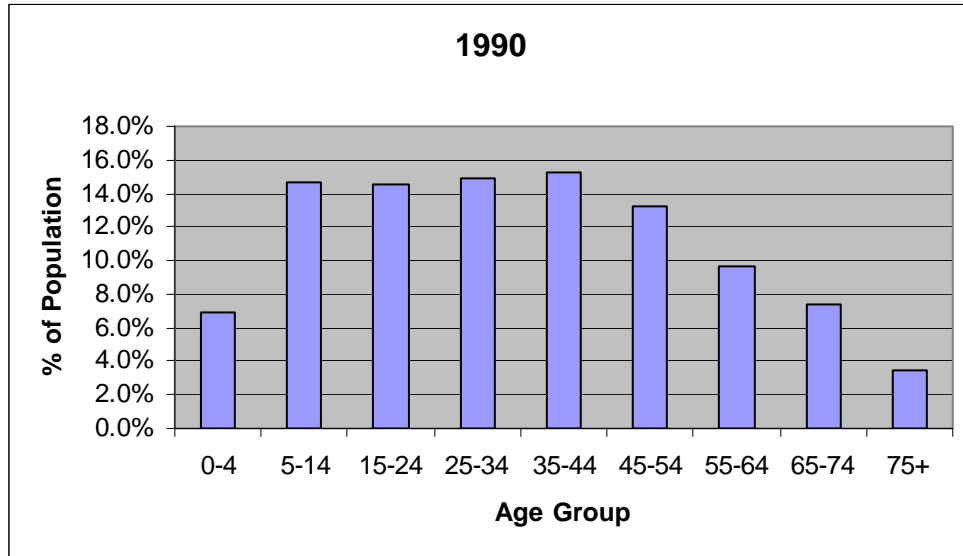


Chart 1-9

Central Bradford Region Age Distribution 1990 & 2000

Source: U.S. Census Bureau

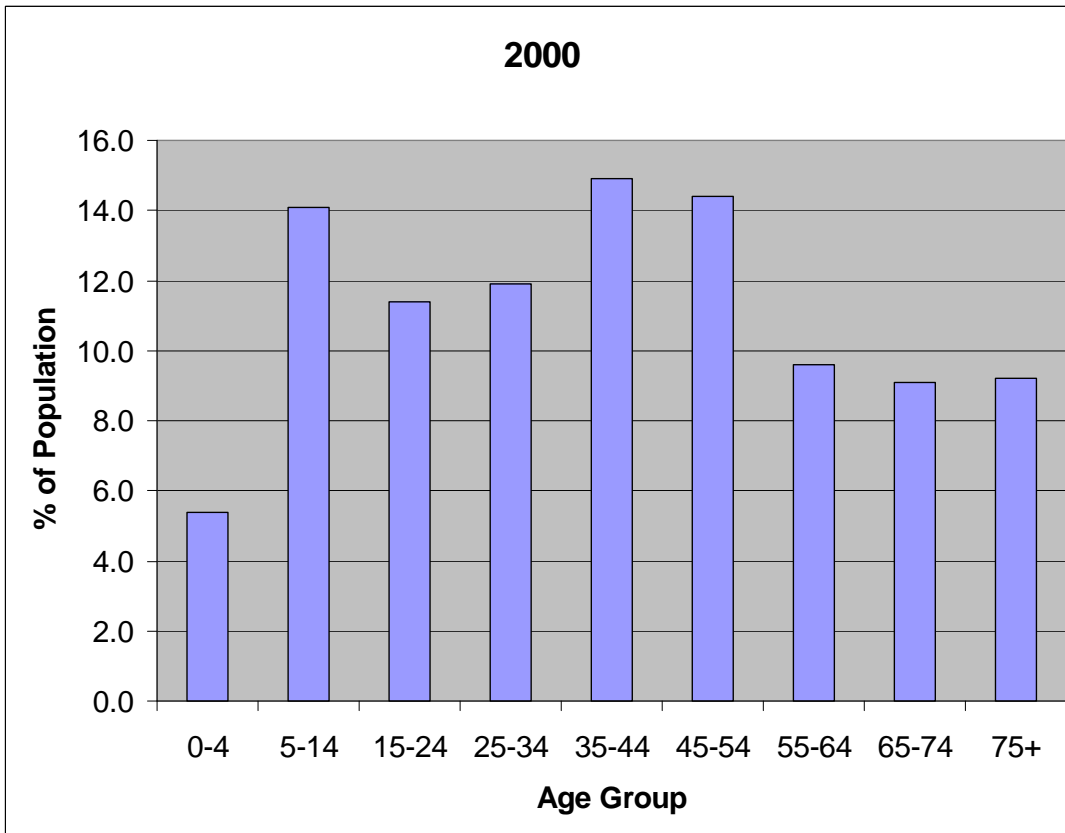
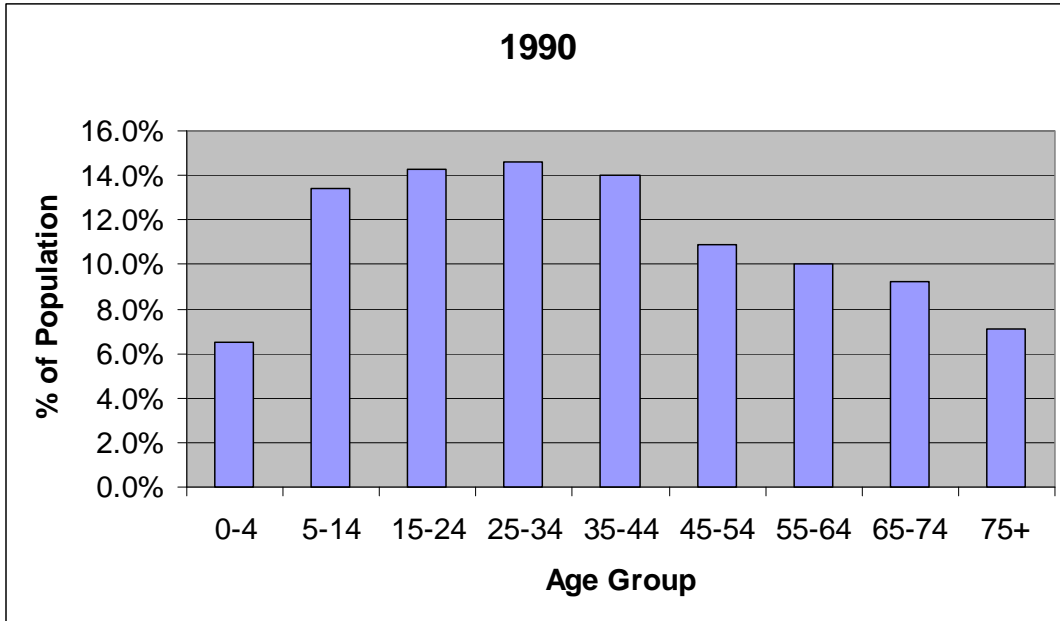


Table 1-6 and Charts 1-6, 1-7, 1-8 and 1-9 summarize the 1900 and 2000 age distributions for the region's municipalities and for the entire region. The 1990 charts for Towanda Borough and Towanda Township represent normal age distributions for a given population in that a fairly smooth curve results if a line is drawn across the tops of the age bars that decreases across the higher age brackets.

North Towanda Township - there is a deviation from a normal curve in two areas, 1) the age groups 65-74 and 75+ are much higher and 2) the age groups 15-24, 25-34 and 35-44 are lower than a normal curve. These trends are more exaggerated in the year 2000 portion of the chart.

Towanda Borough - there are two areas where the age groups are lower than a normal curve for the year 2000 chart only, 1) 15-24 and 25-34 and 2) 55-64 and 65-74.

Towanda Township - only the groupings 15-24 and 25-34 are lower than a normal smooth curve.

In conclusion the entire Central Bradford region is losing population in the post high school and young adult age groups. In addition, Towanda Borough is losing population in the retirement or near retirement age brackets. Alternatively, North Towanda Township has gained in the retirement brackets.

Table 1-7 - Race Distribution 1990-2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	1990						2000					
	White	Black/ African Amer.	Amer. Indian Alaskan Native	Asian/ Pacific Islander	Other	% Non White	White	Black/ African Amer.	Amer. Indian Alaskan Native	Asian/ Pacific Islander	Other	% Non White
N. Towanda Twp.	899	4	0	6	0	1.1%	910	3	3	4	7	1.8%
Towanda Boro.	3,212	4	3	14	9	0.9%	2,914	26	11	36	37	3.6%
Towanda Twp.	1,128	5	0	0	0	0.4%	1,119	1	7	1	3	1.1%
Bradford County	60,409	149	117	214	78	0.9%	61,471	251	193	289	557	2.1%
Pennsylvania	11.5%						14.6%					

Table 1-7 reveals that there have been very modest increases in minority population in the region. Bradford County has increased from 0.9% (1980) to 2.1% (2000). The increases for the northeast municipalities are to a similar degree.

Population in Households (Table 1-8) includes all of those people who reside in housing units. In addition there are residents in group quarters living arrangements in all three municipalities. The category non-institutional group quarters includes group homes, college dormitories and military quarters. The category institutionalized group quarters includes correctional institutions, nursing homes and juvenile institutions where formal, authorized, supervised care or custody is provided.

Table 1-8 – Household and Group Quarter Population – 2000

For Central Bradford County Municipalities and Bradford County

Source: U.S. Census Bureau

Municipality	Total Population	Population In Households	Population In Group Quarters	% In Group Quarters	Institutionalized Population	Noninstitutional Population
N. Towanda Twp.	927	879	48	5.2%	48	0
Towanda Boro.	3,024	2,966	58	1.9%	49	9
Towanda Twp.	1,131	1,119	12	1.1%	0	12
Bradford County	62,761	61,721	1,040	1.7%	682	358

Table 1-9 shows the significant increase in housing units for Bradford County from 1970 to 2000. An increase of 46.9% or 9,147 units has been realized. The increase has been more modest in the Central Bradford region. Note that Towanda Borough has increased by 61 housing units between 1970 and 2000, although it lost 1,200 residents for the same period.

The variety of housing types for the region is detailed in Table 1-10. The two most prevalent types for Bradford County include single family or 1 unit detached (68%) and mobile home units (19%). The Central Bradford region, and especially Towanda Borough has a more diversified housing stock including a variety of sizes of multi-family units.

Table 1-9 – Total Housing Units 1970-2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Total Housing Units				Percent Increase		
	1970	1980	1990	2000	1990-2000	1970-2000	1980-2000
North Towanda Twp.	na	416	415	431	3.9%	na	3.6%
Towanda Boro.	1,398	1,456	1,464	1,459	-0.3%	4.4%	0.2%
Towanda Twp.	na	448	464	467	0.6%	na	4.2%
Bradford County	19,517	25,186	27,058	28,664	5.9%	46.9%	13.8%
Pennsylvania					6.3%		

Table 1-10 – Housing Unit Types – 2000

For Central Bradford County Municipalities and Bradford County

Source: U.S. Census Bureau

Municipality	Total Units	Type of Units - Number								
		1 Unit Detached	1 Unit Attached	2 Units	3-4 Units	5-9 Units	10-19 Units	20 or more Units	Mobile Homes	Other Housing
N. Towanda Twp.	431	261	2	3	6	0	0	106	50	3
Towanda Boro.	1459	825	50	225	225	103	7	5	19	0
Towanda Twp.	467	316	7	12	9	4	3	20	94	2
Bradford County	28664	19400	283	1383	937	366	162	652	5365	116

Table 1-11 shows the number of owner and renter occupied housing units in the County and the region. North Towanda Twp. and Towanda Borough show higher percentages of rental units than is found throughout the County. Bradford County has a 9% seasonal housing component, while the numbers are much lower for the Central Bradford region. Towanda Borough has a nearly 12% vacancy rate. This is a little higher than the 4 to 6% rate considered ideal for normal housing turnover.

Chart 1-10 portrays the trend in the percent of rental units of the total occupied housing units in the region. The Borough trend is upward while the townships are trending downward.

Table 1-11 – Housing Occupancy – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Total Housing Units	Occupied Housing					Vacant Non-Seasonal & Seasonal Units				
		Total	Owner Units		Renter Units		Total	Vacant N-S		Seasonal	
			Total	Percent	Total	Percent		Total	Percent	Total	Percent
North Towanda Twp.	431	402	253	62.9%	149	37.1%	29	18	4.2%	11	2.6%
Towanda Boro.	1459	1279	733	57.3%	546	42.7%	180	172	11.8%	8	0.5%
Towanda Twp.	467	432	330	76.4%	102	23.6%	35	26	5.6%	9	1.9%
Bradford County	28664	24453	18455	75.5%	5998	24.5%	4211	1003	3.5%	2620	9.1%
Pennsylvania				71.3%		28.7%			6.2%		2.8%

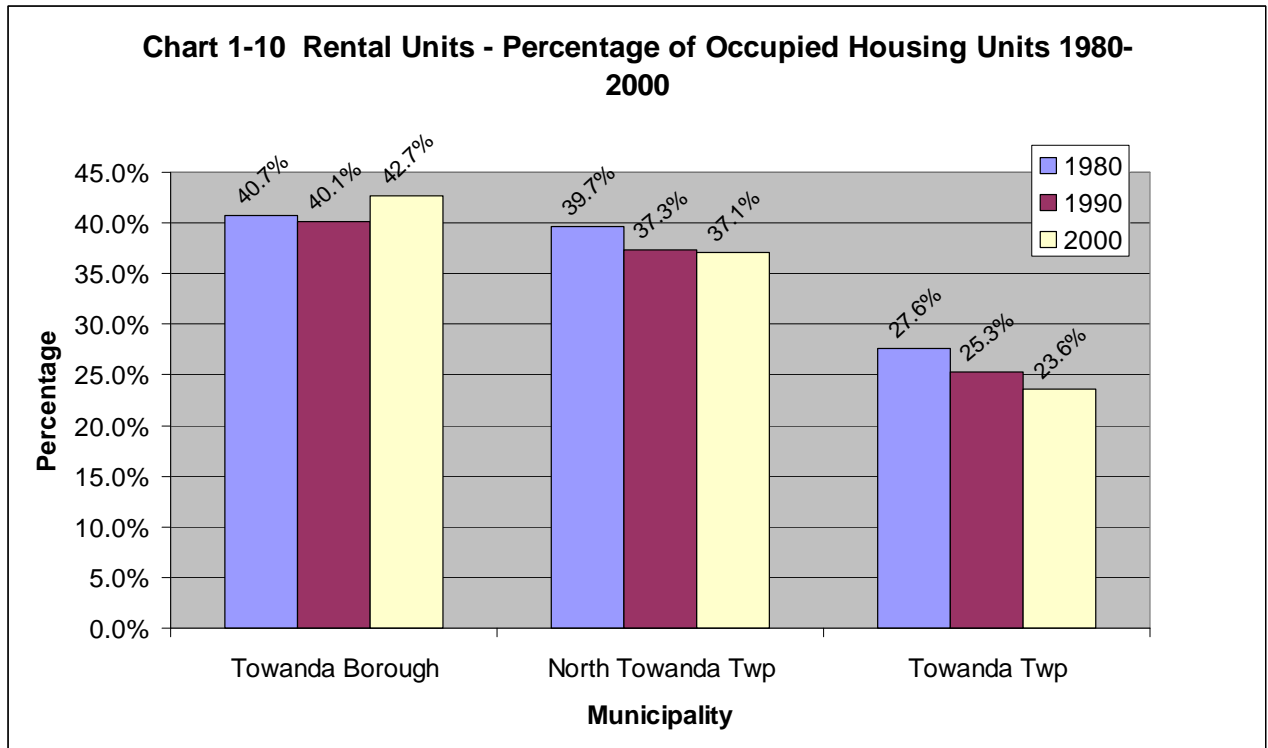


Table 1-12 – Population Per Household – 1970-2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Population In Households				Total Households				Population Per Household			
	1970	1980	1990	2000	1970	1980	1990	2000	1970	1980	1990	2000
N. Towanda Twp.	801	966	864	879	231	380	375	402	3.47	2.54	2.30	2.19
Towanda Boro.	4175	3511	3202	2966	1328	1321	1306	1279	3.14	2.66	2.45	2.32
Towanda Twp.	1063	1263	1133	1119	300	402	419	432	3.54	3.14	2.70	2.59
Bradford County	57245	62089	60086	61721	17193	21449	22492	24453	3.33	2.89	2.67	2.52
Pennsylvania										2.57		2.48

The reduction in household size that has occurred nationwide is also present in Bradford County and in the Central Bradford region (see Table 1-12). For example the household size for Bradford County has shrunk from 3.33 (1970) to 2.52 (2000). This decline in household size explains the modest increase in housing stock (+61) sustained by Towanda Borough while losing 1,200 residents between 1970 and 2000.

Table 1-13 – Age of Housing – 2000

For Central Bradford County Municipalities and Bradford County

Source: U.S. Census Bureau

Municipality	Total Housing Units	Year Structure Built							
		1939 or Earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-1994	1995-1998	1999-3/2000
N. Towanda Twp.	431	76	77	58	148	20	25	19	8
Towanda Boro.	1459	996	274	84	62	16	10	17	0
Towanda Twp.	467	138	51	34	93	87	26	32	6
Bradford County	28664	10929	3190	2461	5010	3458	1763	1419	434

Table 1-13 reflects that 38% of the housing stock in Bradford County was built prior to 1940. The second largest grouping for the County is 1970-79 (17%). For Towanda Borough 68% of the housing stock is pre-1940; an additional 19% was built between 1940 and 1959. Only 13% of the Borough's housing was built since 1960. The largest

grouping for North Towanda Township is 1970-79 (34%). Towanda Township is 30% pre-1940 with an additional 20% during 1970-79.

Table 1-14 – Value of Owner Occupied Housing – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

	Total Owner Occupied Units	\$ Value of Owner Occupied Units							Median Value
		Less Than \$50,000	50,000- \$99,000	100,000- \$149,000	150,000- \$199,000	200,000- \$299,000	300,000- \$499,000	\$500,000 or more	
North Towanda Twp.	172	10	80	51	21	4	6	0	\$96,700
Towanda Boro.	663	80	452	127	4	0	0	0	\$74,000
Towanda Twp.	189	38	104	28	9	8	2	0	\$77,400
Bradford County	10520	1972	6318	1538	315	274	87	16	\$73,900
Pennsylvania									\$97,000

Data concerning owner occupied housing values is presented in Table 1-14 above. North Towanda Township is well above the county median and on par with the Pennsylvania median value. Towanda Borough and Towanda Township are \$100 and \$3,500 above the County median respectively.

Education attainment is presented in Table 1-15. Towanda Borough has significantly higher educational attainment rates for both high school and the bachelor's degree. North Towanda and Towanda Townships are somewhat below Bradford County's high school graduate rate and on par for the bachelor's degree rate.

Table 1-15 – Educational Attainment – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Population 25 Years and Over								Percent	
	Total	Less Than 9th Grade	9th-12th Grade-No Diploma	High School Graduate	Some College No Degree	Associate Degree	Bachelor's Degree	Graduate or Professional Degree	High School Graduate or Higher	Bachelor's Degree or Higher
N. Towanda Twp.	704	55	120	272	88	64	67	38	75.1%	14.9%
Towanda Boro.	2018	57	162	821	272	151	336	219	89.1%	27.5%
Towanda Twp.	771	54	111	384	90	33	49	50	78.6%	12.8%
Bradford County	42428	2117	5643	20001	5822	2553	3776	2516	81.7%	14.8%
Pennsylvania									81.9%	22.4%

Marital status is presented for residents over age 15 in Table 1-15. Sixty percent of the residents in this age group are married in Bradford County. North Towanda Township is slightly above this rate, whereas Towanda Borough and Towanda Township are below the County's rate by 6.4% and 3.3% respectively.

Table 1-16 – Marital Status - 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Marital Status - Population 15 Years and Over						
	Total	Never Married		Now Married, Except Separated		Separated	
		Number	Percent	Number	Percent	Number	Percent
N. Towanda Twp.	776	132	17.0%	467	60.2%	2	0.3%
Towanda Boro.	2412	544	22.6%	1293	53.6%	65	2.7%
Towanda Twp.	904	221	24.4%	513	56.7%	15	1.7%
Bradford County	49662	10339	20.8%	29805	60.0%	971	2.0%
Pennsylvania			27.2%		54.3%		2.2%

Table 1-16 con't – Marital Status - 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Marital Status - Population 15 Years and Over							
	Widowed		Widowed- Female		Divorced		Divorced - Female	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
North Towanda Twp.	123	15.9%	99	12.8%	52	6.7%	31	4.0%
Towanda Boro.	208	8.6%	195	8.1%	302	12.5%	169	7.0%
Towanda Twp.	56	6.2%	46	5.1%	99	11.0%	56	6.2%
Bradford County	3729	7.5%	3001	6.0%	4818	9.7%	2638	5.3%
Pennsylvania		8.2%		6.7%		8.1%		4.6%

Table 1-17 – Civilian Labor Force – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Employed Civilian Occupation Age 16 and Over	Type of Occupation					
		Management, Professional and Related Occupations		Service Occupations		Sales and Office Occupations	
		Number	Percent	Number	Percent	Number	Percent
N. Towanda Twp.	346	120	34.7%	50	14.5%	54	15.6%
Towanda Boro.	1380	497	36.0%	169	12.2%	318	23.0%
Towanda Twp.	522	115	22.0%	74	14.2%	98	18.8%
Bradford County	27985	7712	27.6%	3848	13.8%	5745	20.5%
Pennsylvania			32.6%		14.8%		27.0%

Table 1-17 con't – Civilian Labor Force – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Type of Occupation					
	Farming, Fishing and Forestry		Construction, Extraction and Maintenance		Production, Transportation & Material Moving	
	Number	Percent	Number	Percent	Number	Percent
N. Towanda Twp.	7	2.0%	34	9.8%	81	23.4%
Towanda Boro.	12	0.9%	71	5.1%	313	22.7%
Towanda Twp.	3	0.6%	72	13.8%	160	30.7%
Bradford County	634	2.3%	2793	10.0%	7253	25.9%
Pennsylvania		0.5%		8.9%		16.3%

Table 1-17 presents data on the residency of the civilian labor force over age 16. The labor force segments for Bradford County include:

- Management, Professional and Related (27.6%)
- Production, Transportation and Material Moving (25.9%)
- Sales and Office Occupations (20.5%)
- Service Occupations (13.8%)
- Construction, Mining and Maintenance (10.0%)
- Farming and Forestry (2.3%).

The labor force distribution for the region is similar to the county as a whole.

Table 1-18 – Household Income Profile – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Total Households	Number of Households				
		Less Than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999
N. Towanda Twp.	405	75	52	35	51	43
Towanda Boro.	1278	146	97	198	184	279
Towanda Twp.	427	50	17	66	63	96
Bradford County Pennsylvania	24427	2416	1936	3925	3921	4724

Table 1-18 con't – Household Income Profile – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Number of Households					Median Household Income
	\$50,000 to \$74,999	\$75,000 to \$99,000	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more	
N. Towanda Twp.	63	39	26	14	7	\$31,641
Towanda Boro.	230	82	46	16	0	\$35,814
Towanda Twp.	59	43	23	10	0	\$36,326
Bradford County Pennsylvania	4482	1683	900	232	208	\$35,038

Median household incomes in the Central Bradford region are slightly higher than the County overall, with the exception of North Towanda Township (Table 1-18). The median household income for North Towanda Township is nearly \$3,400 less than the County.

Table 1-19 – Family Income Profile – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Total Families	Number of Families				
		Less Than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999
North Towanda Twp.	245	11	12	17	37	37
Towanda Boro.	794	55	27	74	135	179
Towanda Twp.	324	43	6	40	38	77
Bradford County	17309	1020	782	2471	2775	3654
Pennsylvania						

Table 1-19 con't – Family Income Profile – 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Number of Families					Median Family Income
	\$50,000-\$74,999	\$75,000-\$99,000	\$100,000-\$149,999	\$150,000-\$199,999	\$200,000 or more	
North Towanda Twp.	55	37	24	10	5	\$53,375
Towanda Boro.	196	66	46	16	0	\$41,884
Towanda Twp.	52	35	23	10	0	\$40,278
Bradford County	3903	1499	808	205	192	\$40,664
Pennsylvania						\$49,184

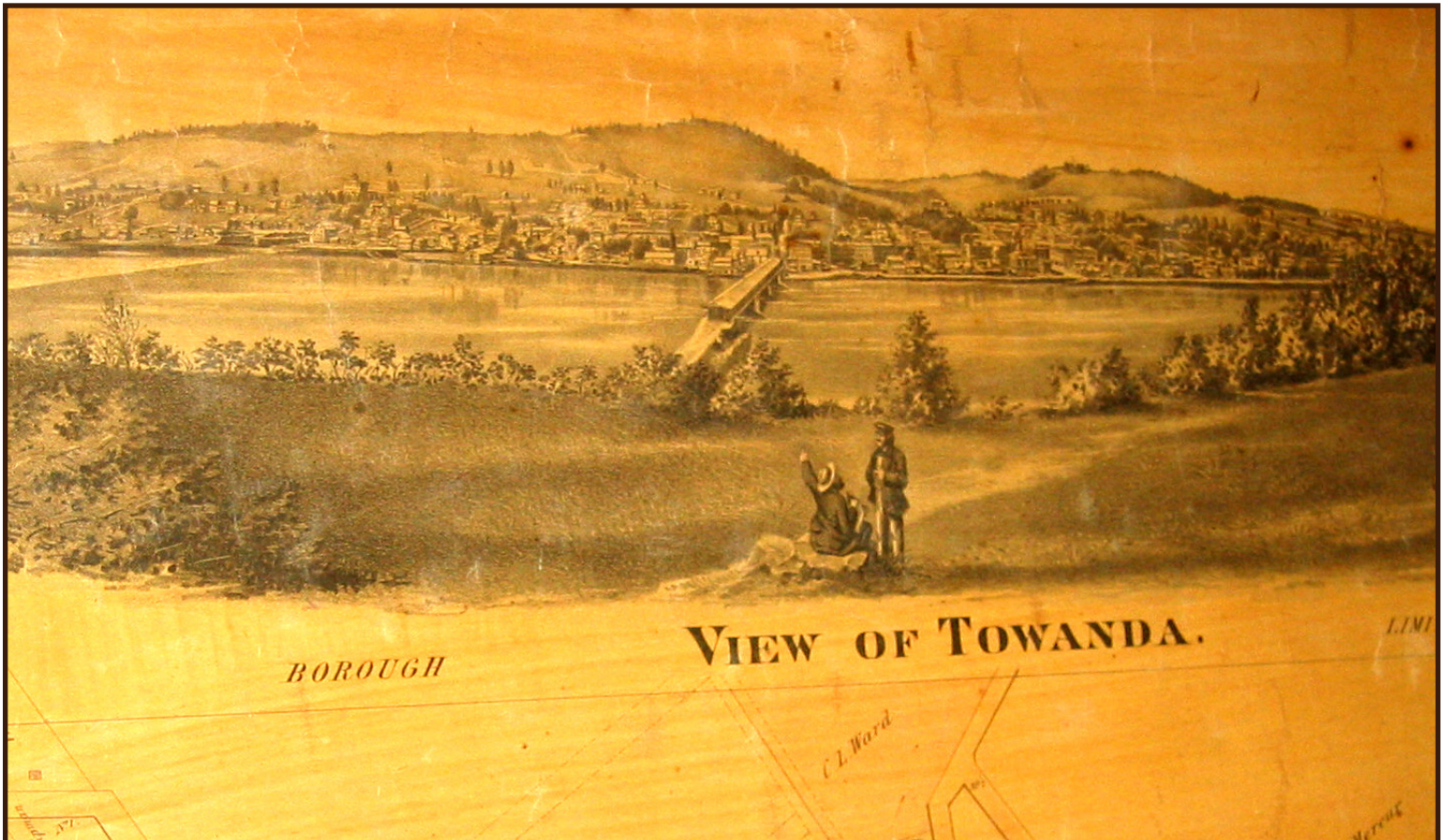
Median family incomes (Table 1-19) in the Central Bradford region are on par or slightly higher than the County overall, with the exception of North Towanda Township which is significantly higher. The median family income for North Towanda Township is \$12,700 higher than the County and nearly \$4,200 higher than for Pennsylvania. Table 1-20 summarizes median household, family and per capita incomes. A possible explanation for the low median value for household income and higher family and per capita incomes for North Towanda Township is the presence of a disproportional number of single person households in the Township.

Table 1-20 – Summary Income Profile 2000

For Central Bradford County Municipalities, Bradford County and Pennsylvania

Source: U.S. Census Bureau

Municipality	Median Household Income	Median Family Income	Per Capita Income
North Towanda Twp	\$31,641	\$53,375	\$22,494
Towanda Borough	\$35,814	\$41,884	\$17,438
Towanda Township	\$36,326	\$40,278	\$17,164
Bradford County	\$35,038	\$40,664	\$17,148
Pennsylvania	\$40,106	\$49,184	\$20,880



Section 2: Land Analysis



Section 2

Land Analysis

A land analysis of the Central Bradford Region includes an evaluation of existing land use and other physical features of the region including topography, physiographic features, soils, hydrology, floodplains, wetlands and other land features. There is a great deal of knowledge about the area that can be gained from an analysis of the way the land is utilized and how it is formed.

The information gathered for this analysis is from a variety of sources including Bradford County Assessment tax parcel information, Digital Ortho Quarter Quad (DOQQ, also known as aerial photography), Federal Emergency Management Agency (FEMA) flood maps, Natural Wetlands Inventory (NWI) maps, United States Geologic Survey (USGS) elevation maps, Clean and Green records from the Bradford County Soil Conservation District, Sullivan and Bradford County Soils Book information from Pennsylvania Spatial Data Access (PASDA Penn State University), and local knowledge from the residents and municipalities. The mapping program known as ESRI ArcView is utilized to portray the various layers of information.

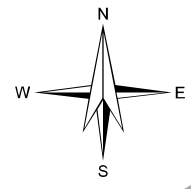
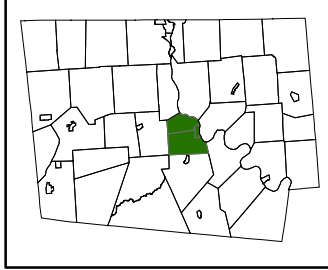
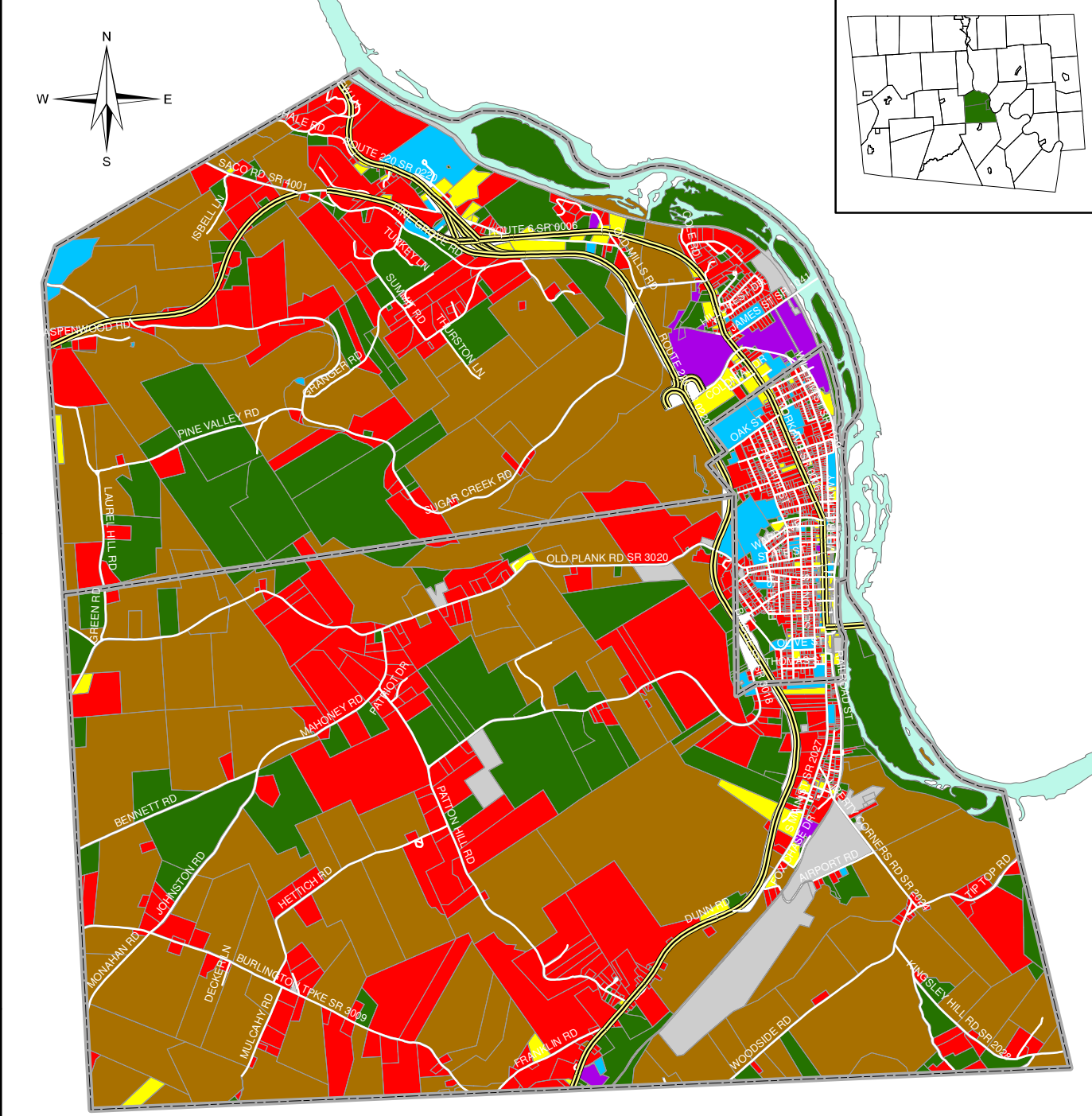
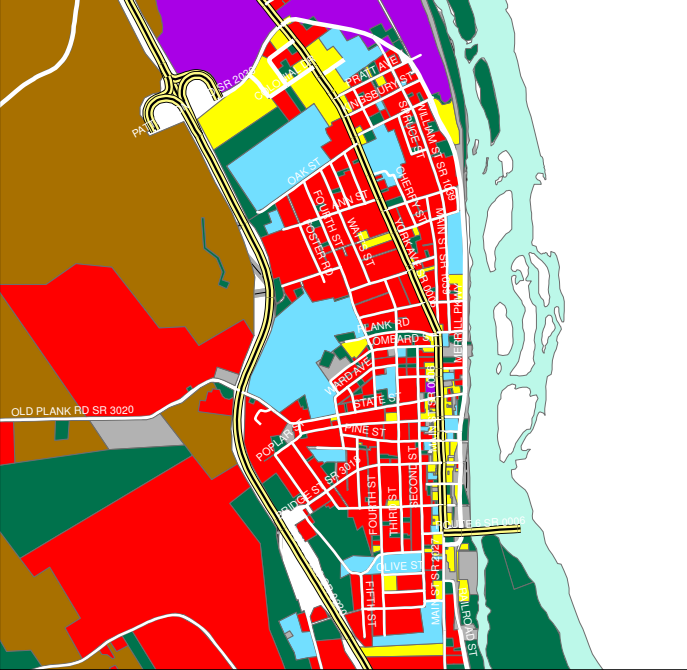
Existing Land Use

The Central Bradford Area *Existing Land Use* Map was compiled using aerial photo interpretation techniques and County Assessment records. Each parcel was assigned a land classification developed by the Bradford County Office of Community Planning and Grants. A summary of existing land use by acres and percent of total acres is presented in Table 2-1 below.

- There are nearly 16,000 acres of land in the three municipalities
- The leading land use category is agriculture at 49%
- The second and third leading categories are residential and forest at 26% and 19% respectively.



Osram Sylvania Plant



Existing Land Use

Towanda Township, Towanda Borough
and North Towanda Township



Maps Created Using Bradford County GIS Data
Author: Josh L. Brown Bradford County Comprehensive Planner
Date: May 2006

Legend

- Agriculture
- Commercial
- Transportation/Comm/Utility
- Forested/Undeveloped Land
- Industrial
- Residential
- Public

1 inch equals 1 mile

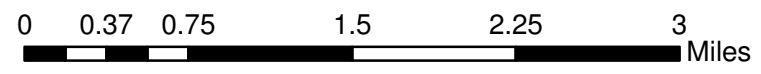


Table 2-1

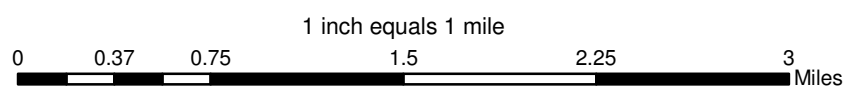
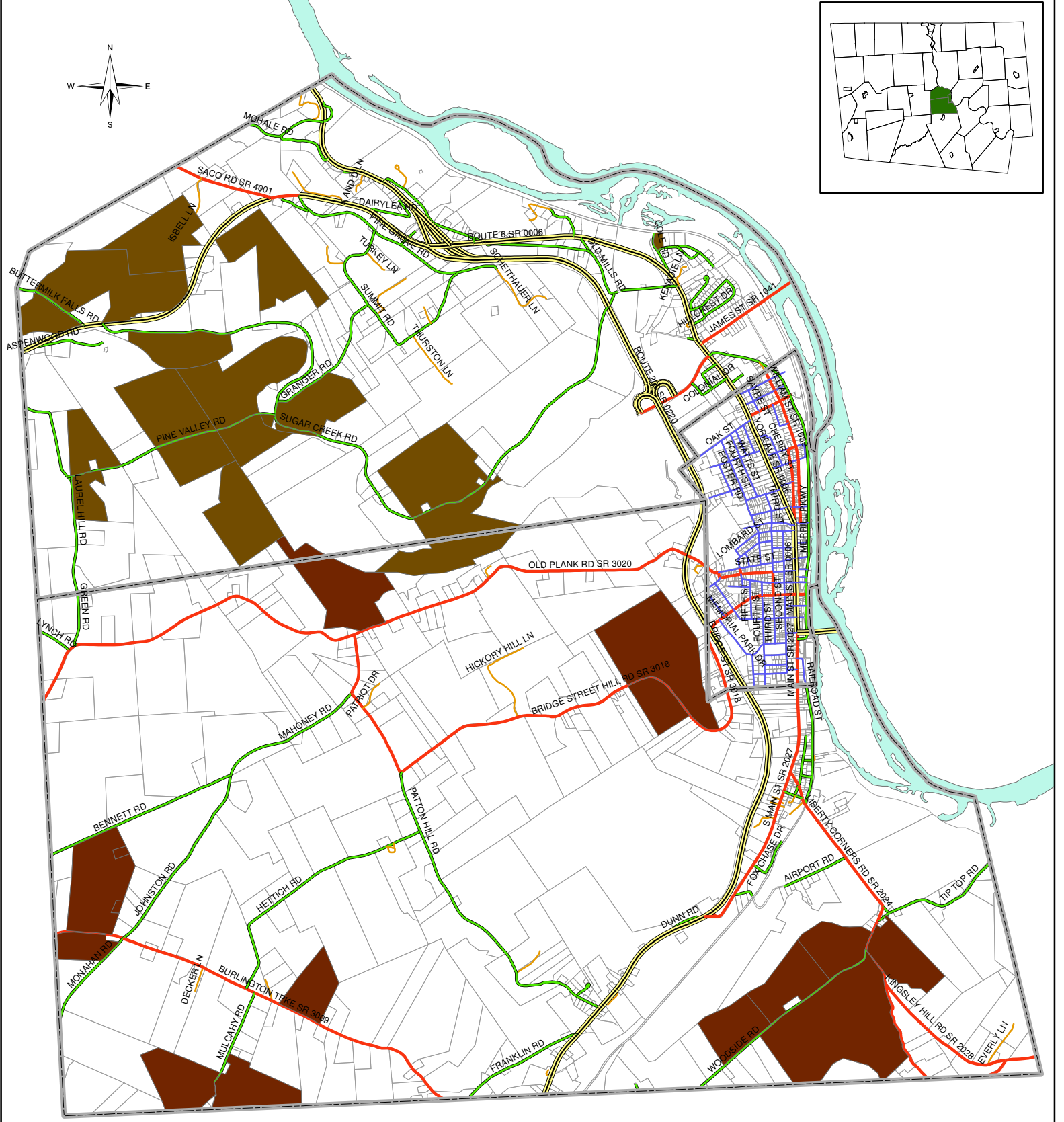
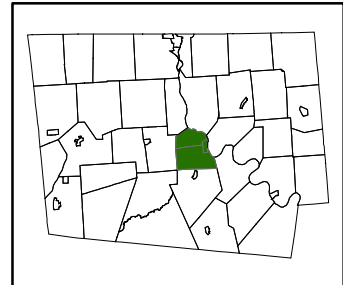
Existing Land Use Summary for Central Bradford Region

Land Use Category	Acres	Percentage
Commercial	250.9	1.6%
Industrial	149.9	0.9%
Transportation, Communications, Utilities	412.6	2.6%
Public	284.4	1.8%
Agriculture	7796.9	49.0%
Forest	2959.8	18.6%
Residential	4065.2	25.5%
Total	15919.6	100.0%

Agricultural Security Areas

The *Agricultural Security Areas (ASA)* Map is shown for North Towanda and Towanda Township. Act 43 of 1981 authorized farmers to propose local agricultural security areas to their municipality that when approved offer farm owners a number of features and benefits including:

- ASA's are initiated by petition of farm landowners;
- They must have a minimum of 250 acres;
- May include non-adjacent farmland parcels;
- ASA's must be renewed every 7 years to remain in effect;
- Participation is voluntary;
- Participation entitles landowners to special consideration regarding impact of local laws on farming operations, modification of state agency guidelines and rules, and condemnation of farmland by governmental units; and
- The purchase of development rights program becomes an option only to those farms within an ASA.



Agriculture Security Areas

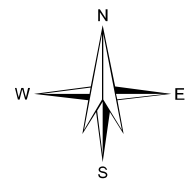
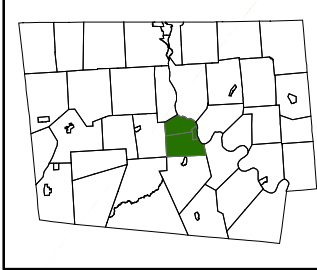
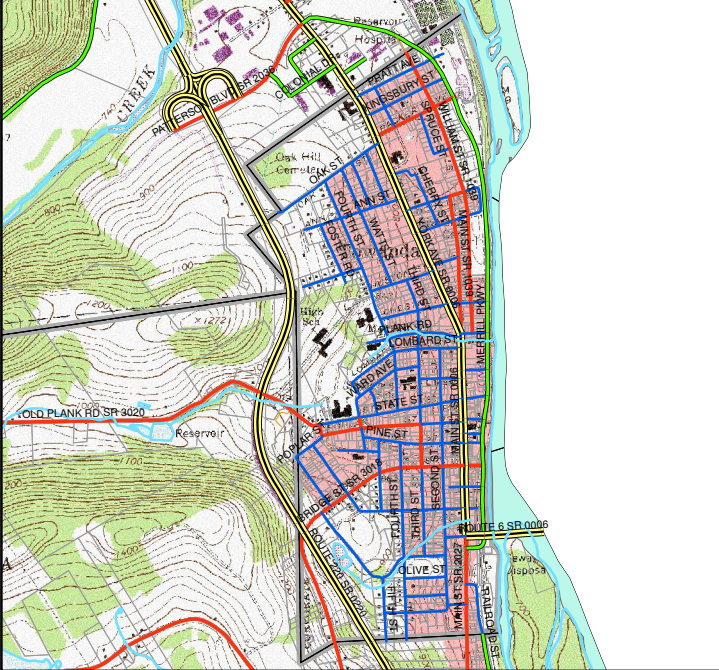
Towanda Township, Towanda Borough
and North Towanda Township

Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Date: May 2006



Legend

- US Traffic Route
- Borough Street
- PA State Route
- Township Road
- Private Drive
- Land Parcels
- ASA Parcels
- Rivers



Topographic Position

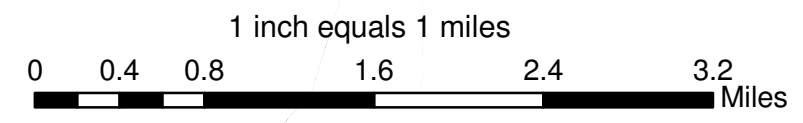
Towanda Township, Towanda Borough
and North Towanda Township



Maps Created Using Bradford County GIS Data
Author: Josh L. Brown Bradford County Comprehensive Planner
Date: May 2006

Legend

- US Traffic Route
- Township Road
- Borough Street
- Land Parcels
- PA State Route
- Streams
- Private Drive



Forest Cover and Topography

The Central Bradford *Topographic Position* Map is a portrayal of the forest cover and topography for the region. Note that it provides a more accurate forest layer than is shown on the Existing Land Use Map. The forest layer on the Existing Land Use Map is more generalized in those instances where there is multiple land uses on one parcel.

The pattern of forest cover in the region is one of its important land features, providing a variety to the landscape in addition to wildlife benefits and timber resources.

The topography of the region is indicated by the closeness of the contour lines which each indicate a 20 ft. increase in elevation. For example the Towanda Flats and floodplain areas along Sugar Creek have very little topographic or elevation change. Very steep slopes are indicated in North Towanda Township along the Susquehanna River, along the boundary between North Towanda and Township Townships, and in the Tip Top and Hale Mountain areas of Towanda Township.

Slope is the change in vertical elevation over a given horizontal land distance and is usually expressed in percentage terms. For example an elevation change of 15 ft. vertical over 100 ft. horizontal is a slope of 15%. The slope category equal to or greater than 15% is the most limiting topography in terms of development due to the higher cost associated with building on steeper slopes. The stream valleys are generally the easiest land to utilize, although this is also the location of the regions floodplains.

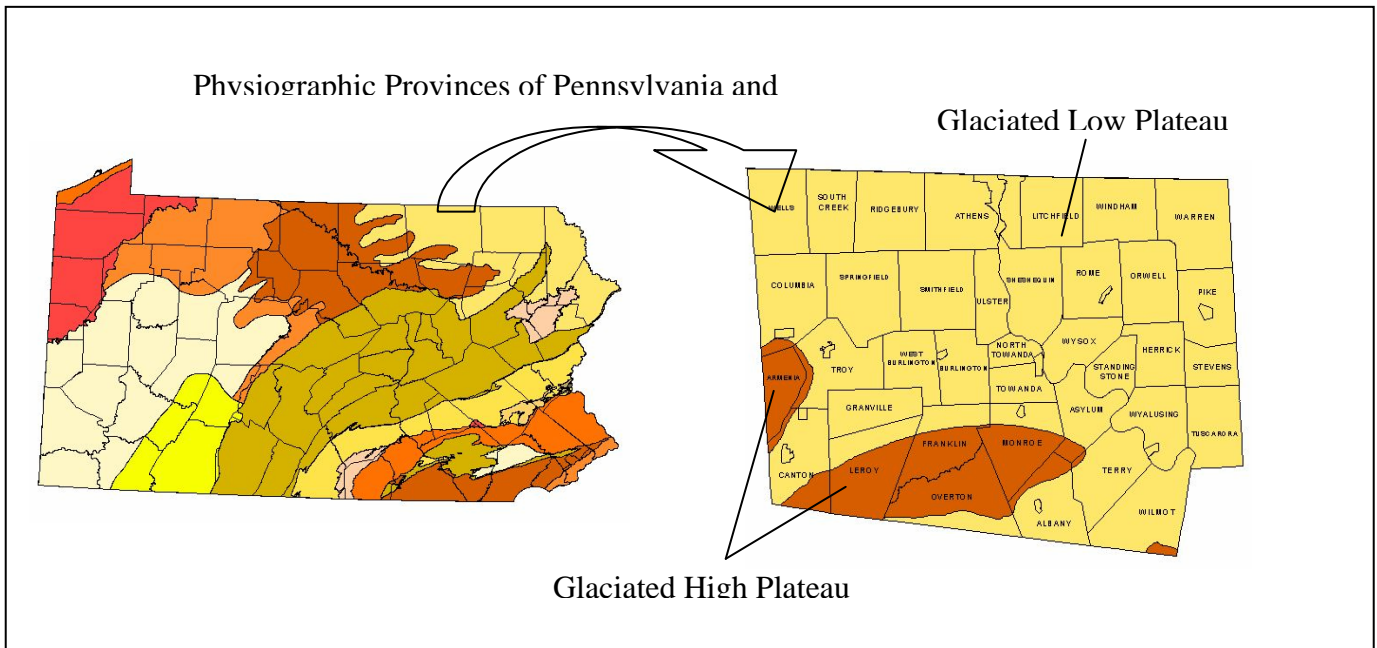
Note the following two sections (Natural History Overview and Physiography and Geology are reprinted from A Natural Areas Inventory of Bradford County, 2005, submitted to the Bradford County Office of Community Planning and Grants, and prepared by the Pennsylvania Science Office of the Nature Conservancy

Natural History Overview of Bradford County

Climate, topography, geology, and soils have been particularly important in the development of ecosystems (forests, fields, wetlands) and physical features (streams, rivers, mountains) that occur in Bradford County. Many disturbances, both natural and human, have been influential in forming and altering many of Bradford County's ecosystems, causing extinction of some species and the introduction of others. These combined factors provide the framework for locating and identifying exemplary natural communities and species of special concern in the county. The following sections provide a brief overview of the physiography, geology, soils, surface water, and vegetation of Bradford County .

Physiography and Geology

The characteristic landscapes and distinctive geological formations classify Physiographic Provinces. Physiography relates in part to a region's topography and climate. These two factors, along with bedrock type, significantly influence soil development, hydrology, and land use patterns of an area. Additionally, both physiography and geology are important to the patterns of plant community distribution, which in turn influences animal distribution. Because of the differences in climate, soils, and moisture regime, certain plant communities would be expected to occur within some provinces and not in others. Physiographic and geologic information was obtained from many sources including Ground Water in Northeastern Pennsylvania (Lohman 1957), The Geology of Pennsylvania (PA Geological Survey and Pittsburgh Geological Survey 1999), Soil Survey of Bradford and Sullivan Counties, Pennsylvania (USDA 1986), and Physiographic Provinces of Pennsylvania (Sevan 2000).



Bradford County is situated within the Allegheny Plateaus Physiographic Province and is divided into the Glaciated High Plateau Section and the Glaciated Low Plateau Section (Sevan 2000). The Allegheny Plateaus Physiographic Province covers the largest portion of the Appalachian Mountains, and extends from New York to Alabama. The Plateau Sections, as the name implies, are characterized by primarily flat bedrock layers, which were not as drastically folded and tilted like those of the Ridge and Valley Province to the east by historic geological events. The mainly flat bedrock layers can be seen in exposed outcrops throughout the county. The landscape was additionally scoured by retreating and advancing glaciers, which ground down mountains and filled valleys with till. The advance and retreat of glaciers has occurred at least twice, with the Wisconsinian glacier retreating less than 15 thousand years ago (Cuff et al 1989). The County's landscape is not flat, however, having been deeply dissected by the numerous streams and creeks into an expanse of undulating mounds. The melting of the glaciers resulted in enormous amounts of running water, which cut deep river and creek beds as they

drained the melting ice pack. The banks of the Susquehanna River show the results of the cutting action of the rushing water with frequent extremely steep cliffs such as those at Wyalusing Rocks in Wyalusing Township. The glaciers also left till deposits in their retreat, damming streams to create lakes and bogs, which dot the landscape of the county.

The most striking physiographic feature of Bradford County occurs at the junction of the Low Plateaus section and the High Plateaus section. The softer bedrock parent material of the Low Plateaus section has resulted in a lower relief of this area in contrast to the High Plateaus section, which has a coarser, harder bedrock parent material (USDA 1986). The High Plateaus section rises dramatically in elevation from the relatively lower adjacent landscape. Numerous cliffs and waterfalls spill down from the high section to the low section with an average 1000-foot change in elevation. The High Plateau section is mostly forested, with the bulk of the area in public lands comprised of State Game Lands #12 and #36. The High Plateau is dotted with numerous large and small wetlands, seeps, rock outcrops and waterfalls, within a matrix of extensive, almost unbroken forest cover. This region of the county represents one of the highest quality natural areas in the state. One could spend many years conducting a biological inventory of this portion of the county alone.

The Lowland Plateau section also contains many wetlands, bogs and lakes, forested lands, rock outcrops and other interesting habitat types, but the majority of this section of the county has been fragmented and altered by human activity. This portion of the county is primarily composed of a patchwork of agricultural fields and smaller woodlots. Many wetlands have been drained for agriculture or dammed for recreational or farm activities. The ones that remain unaltered are, for the most part, ringed in cultivated fields or otherwise isolated from the context of a forested matrix. Many of these habitats still support remnant populations of species rare to the state. Future land use patterns may see the conversion of farmland into residential and commercial development. As lands change from agriculture to development, efforts should be made to ensure undisturbed forested buffers are maintained or enhanced around wetlands, streams and other significant natural features.

Bradford County is completely within the Susquehanna River drainage basin. The other main streams feeding the Susquehanna River in Bradford County include the Chemung River, which joins the Susquehanna just south of Sayre, Towanda Creek, Sugar Creek, Schrader Creek and Wyalusing Creek. Other tributaries to these main streams form a network across the county.

Hydrology and Floodplains

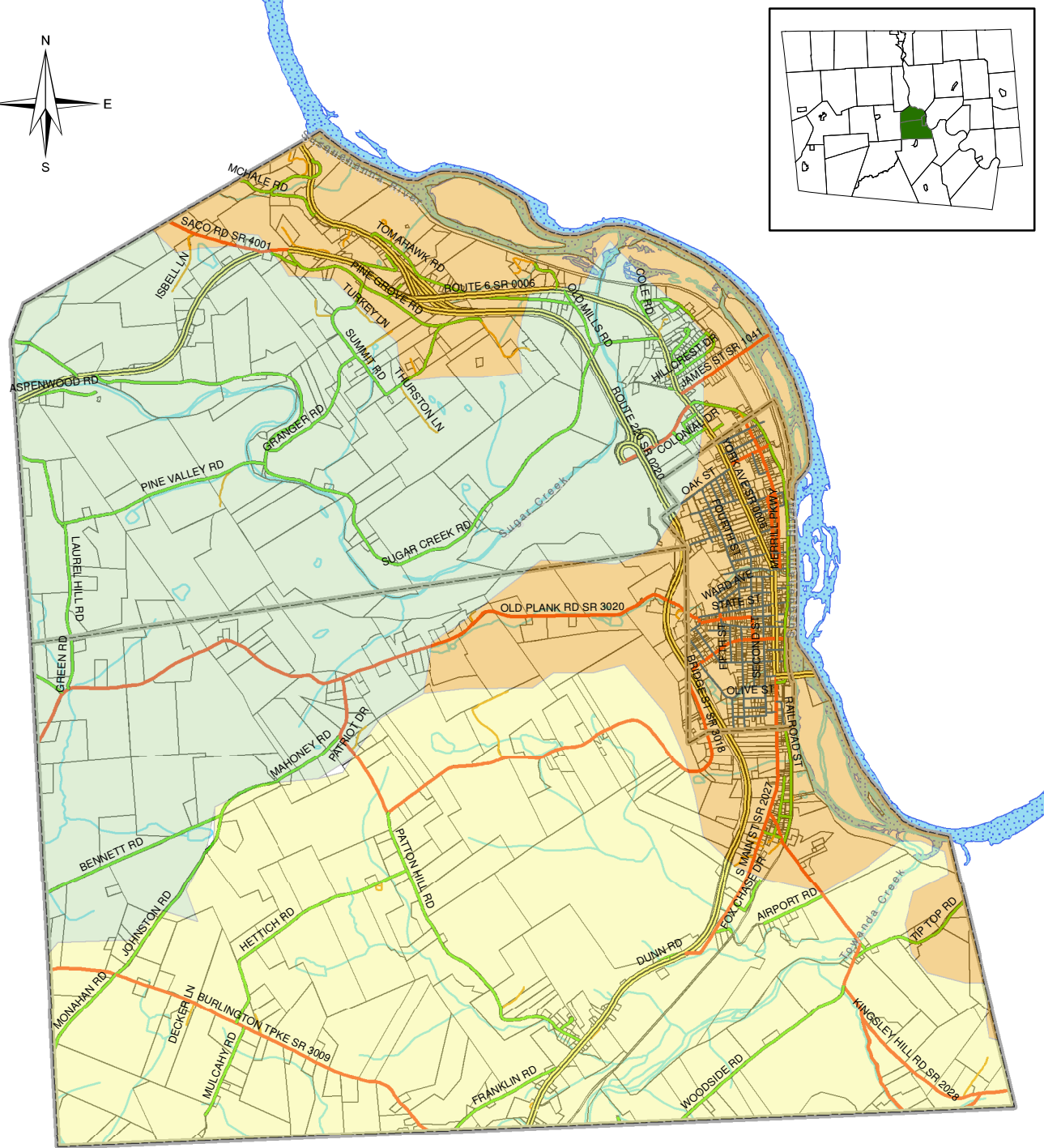
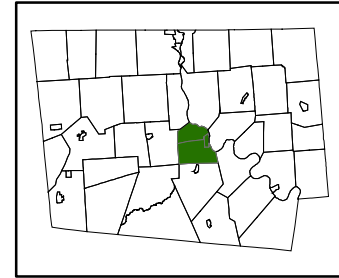
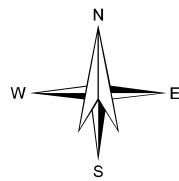
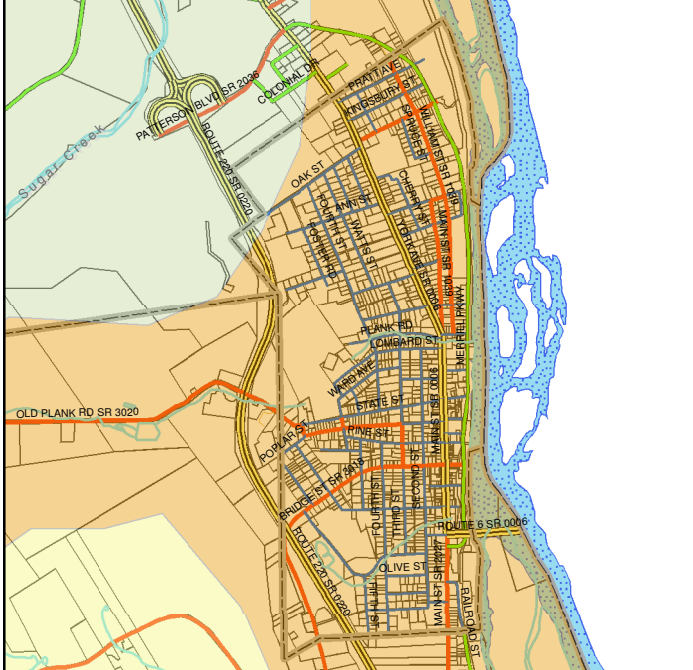
The waterways of the Central Bradford region are a most impressive physical asset. The setting along the Susquehanna River provides a scenic backdrop for the entire community. There are three watersheds located across the region including Sugar Creek, Towanda Creek and direct tributaries to the Susquehanna River. North Towanda Township is primarily covered by the Sugar Creek watershed which has its headwaters in the Troy vicinity. Towanda Township is for the most part covered by the Towanda Creek watershed which has its' origin in the Canton and New Albany areas. The *Watershed Map* shows the extent of the watersheds in addition to the location of streams and ponds in the region. There are four smaller watersheds that make up the drainage pattern for Towanda Borough. These waterways including an unnamed system that drains the south part of N. Towanda Township through the north part of Towanda Borough, Mix Run, Cash Creek and College Run define the storm water pattern of the Borough.

These water bodies offer scenic, recreation and wildlife benefits. Their natural beauty is greatly enhanced by the nearby mountains that provide a scenic forest backdrop readily visible from numerous vantage points along area highways.

The Central Bradford Region *Floodplain Map* shows the extent of the 100 year floodplain. The area shown based on studies performed by the Army Corp of Engineers in conjunction with the Federal Emergency Management Agency (FEMA). The 100 year floodplain is the area that can be expected to flood from the adjoining stream on the average of once every 100 years or to have a 1% change of flooding in any given year. The floodplains are rather extensive especially along the lower reaches of Towanda and Sugar Creeks. Although the Susquehanna River floodplain is rather narrow it has major significance along the Towanda riverfront where higher density development is found.



View of Towanda Flats and South Towanda from Tip Top Rd.













Watershed

Towanda Township, Towanda Borough
and North Towanda Township

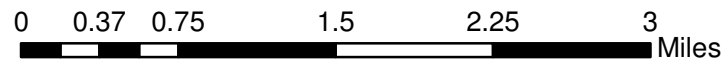


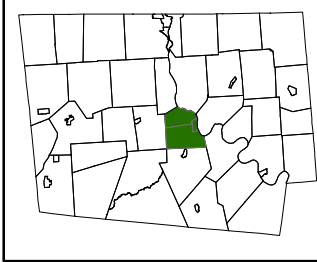
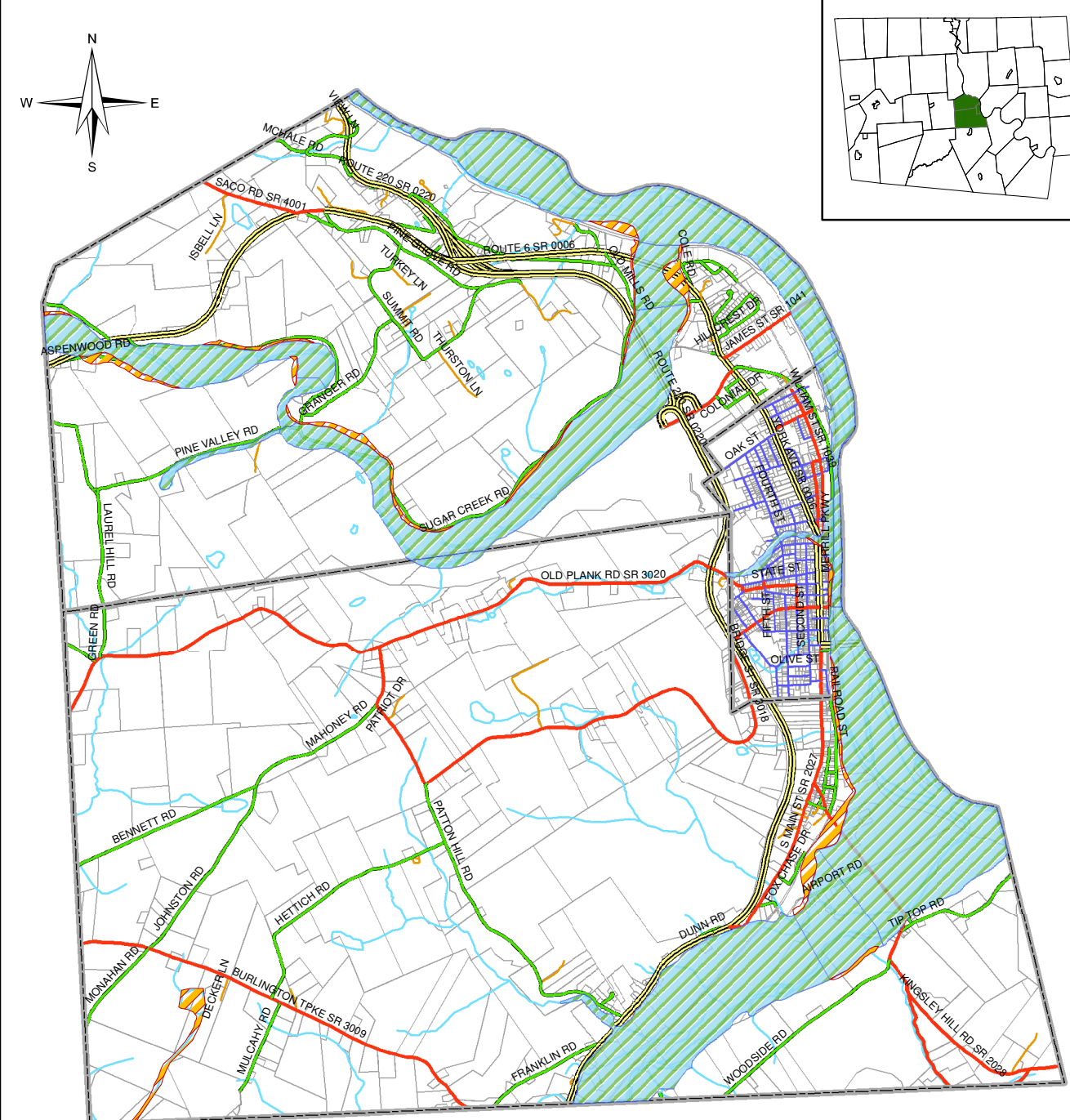
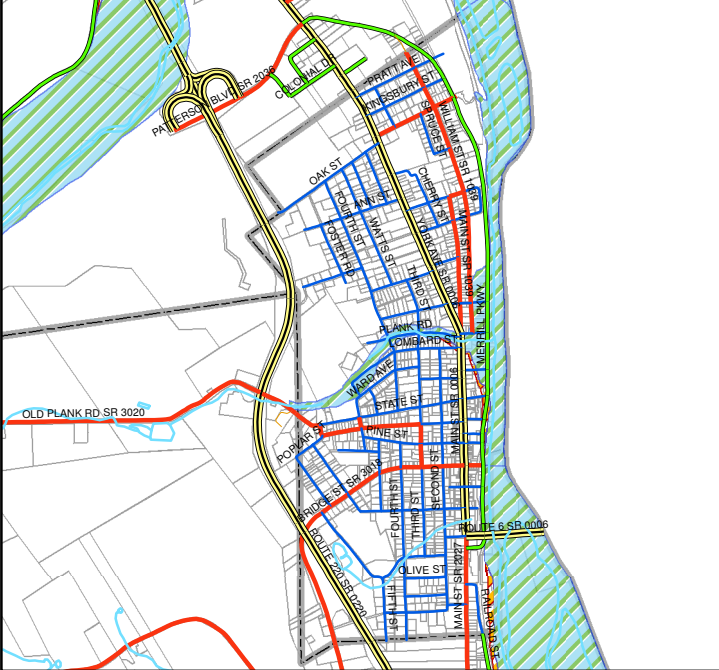
Maps Created Using Bradford County GIS Data
Author: Josh L. Brown Bradford County Comprehensive Planner
Date: May 2006

Legend

-  Borough Street
-  PA State Route
-  Private Drive
-  Township Road
-  US Traffic Route
-  Municipal Boundary
-  Towanda Parcels
-  Sugar Creek Watershed
-  Susquehanna River Watershed
-  Towanda Creek Watershed

1 inch equals 1 mile





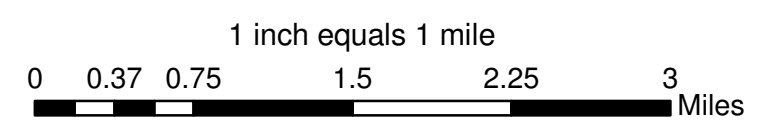
Floodplain

Towanda Township, Towanda Borough
and North Towanda Township

Bradford County

Maps Created Using Bradford County GIS Data
Author: Josh L. Brown Bradford County Comprehensive Planner
Date: May 2006

- ### Legend
- US Traffic Route
 - Borough Street
 - PA State Route
 - Private Drive
 - Township Road
 - Land Parcels
 - 500-Year Flood Zone
 - 100-Year Flood Zone



Soils

An inventory of the soil types present in the region provides valuable information regarding the optimum utilization of land for agriculture, construction and development uses. The soil types for Bradford County have been designated in *The Soil Survey of Bradford and Sullivan Counties*, 1986 prepared by the USDA Soil Conservation Service (now Natural Resource Conservation Service) based on field survey. Following the mapping of soil types it is possible to use the Soil Survey to forecast agricultural productivity, natural drainage characteristics, road and building foundation requirements, and on-lot sewage disposal potential. The Central Bradford Region *Soil Delineation Map*, is included to show the soil mapping units for the region. Also included is Table 2-2, Soil Associations of Bradford and Sullivan Counties that groups soils by similar characteristics or soil associations. A soil association is a group of soils with a distinctive, proportional pattern of occurrence in the landscape. Table 2-2 provides a description of the physical characteristics and a typical land use scenario for the five associations found in the region.

Additional soil interpretation maps have been included to show specific soil characteristics. The *Soil Suitability Map for On-lot Septic Systems Map*, presents a three tiered rating of soils in terms of their suitability for on-lot sewage disposal. The category “good” indicates that those soils are generally suitable for on-lot disposal. A “moderate” rating suggests that it will be more difficult to site an on-lot system. The rating “severe” indicates a low probability of siting an on-lot system. The factors that impact the suitability of soil for on-lot disposal include depth to water table, depth to bedrock and soil permeability or the ability for water to percolate through the soil. The amount of land with the severe rating is extensive for the region.

The *Important Farmland Soils Map* shows two interpretations of soils for agricultural use. The two categories include prime farmland soils (highest quality for agriculture) and additional farmland of statewide importance. For the area prime farmland is found principally in the Sugar Creek stream valley and in the Towanda Flats.

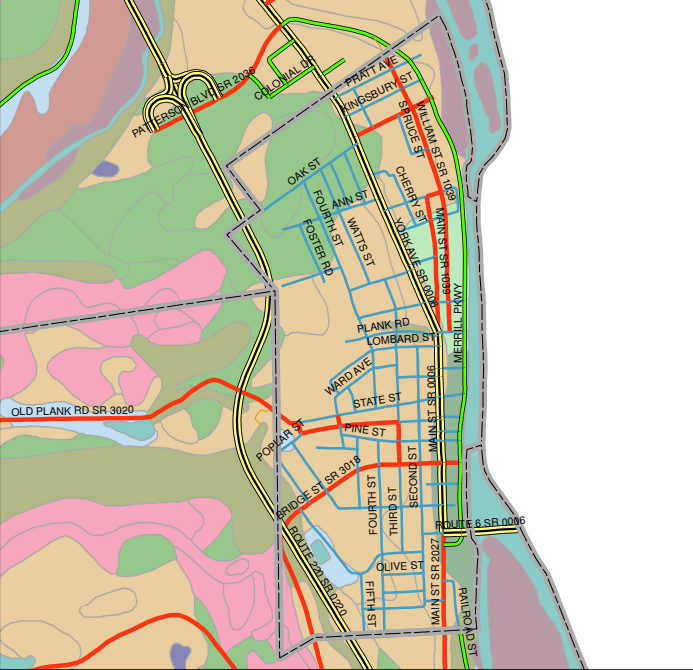
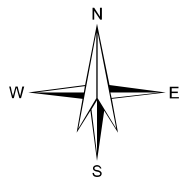
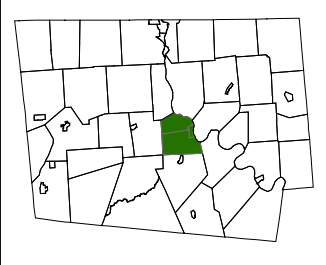
Natural Area Maps are also excerpted from *A Natural Areas Inventory of Bradford County, 2005* and show the extent of wetlands, significant natural areas and large forested blocks in the region. The natural area identified as the Susquehanna River Middle Section is common to all three municipalities. It is notable as habitat for nesting bald eagles.

Other areas where conservation is encouraged in the region are portrayed on the *Large Forested Block Maps*. Primarily in the townships, these large forested tracts provide suitable habitat for many native species and provide natural corridors for species movement within and through the county. In many cases these tracts, 1 to 3 square miles in area, correspond to steep slopes which has historically limited their development.

Table 2-2

Soil Associations of Bradford and Sullivan Counties

Soil Association	Description	Percentage of Area (Bradford and Sullivan Counties combined)	Land Use
Volusia-Mardin- Lordstown Association	Deep and moderately deep, gently sloping to moderately steep, somewhat poorly drained to well drained soils; on broad hillsides and hilltops	38	Most of this land is used for dairy farms with the rest in woodland and scattered residences. Seasonal high water table and moderate depth to bedrock limit its suitability for cultivated crops and pasture.
Morris-Oquaga- Wellsboro association	Deep and moderately deep, sloping to steep, somewhat poorly drained to somewhat excessively drained soils; on narrow hillsides and hilltops.	23	Most of this soil type is farmed. The rest is woodland, scattered residential sites or is idle. Seasonal high water table and moderate depth to bedrock and slope limit its suitability for cultivated crops and pasture.
Wellsboro- Oquaga-Morris association	Deep and moderately deep, gently sloping to moderately steep, somewhat excessively drained to somewhat poorly drained soils; on broad plateaus and mountaintops.	20	Most of this soil type is wooded, while some areas have been cleared for farms and residential sites. These soils are mostly too stony for cultivated crops. This soil type can be used for wildlife habitat and recreation.
Dystrochrepts- Oquaga-Wellsboro association	Deep and moderately deep, moderately steep to very steep, somewhat excessively drained to somewhat poorly drained soils: on mountainsides and in narrow stream valleys.	26	Most of this soil type is wooded, while some areas have been cleared for farms and residential sites. Most of these soils are too steep and stony for cultivated crops and pasture. Farmed areas are in narrow valleys, usually on floodplains and terraces. This soil type can be used for wildlife habitat and recreation.
Alton-Pope- Chenango association.	Deep, nearly level and gently sloping, somewhat excessively drained and well drained soils: on uplands, terraces and floodplains.	3	Most of this soil type has been cleared and is used for farmland and residential sites. Most of the farmland is in dairy, but some is used for vegetables or small fruits. Flooding and the hazard of contaminating groundwater limit non-farm uses.



Soil Delineation

Towanda Township, Towanda Borough
and North Towanda Township

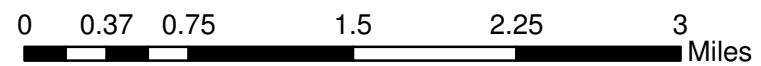


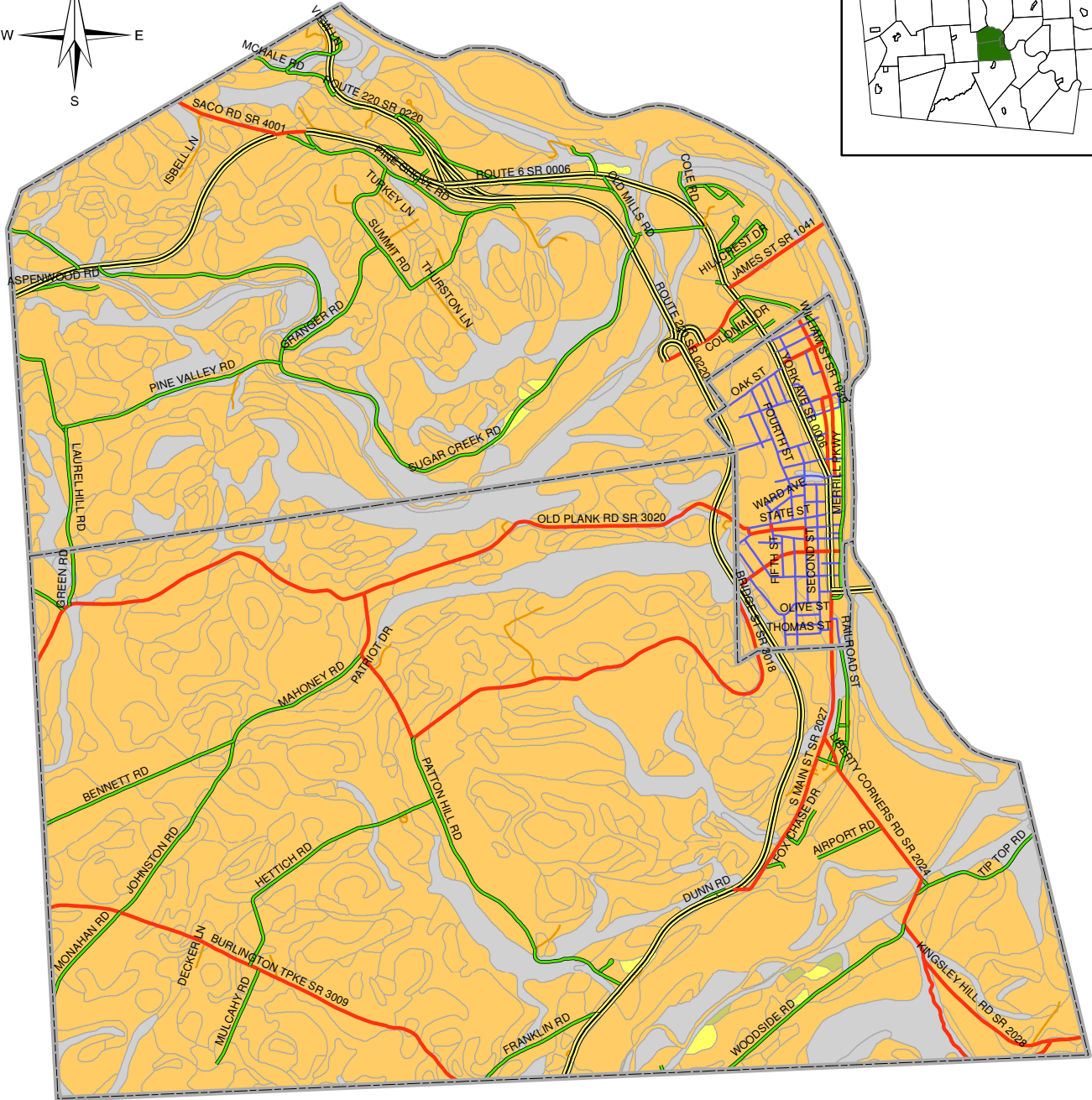
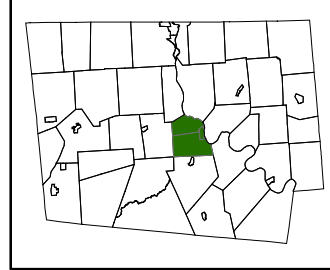
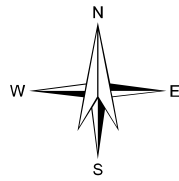
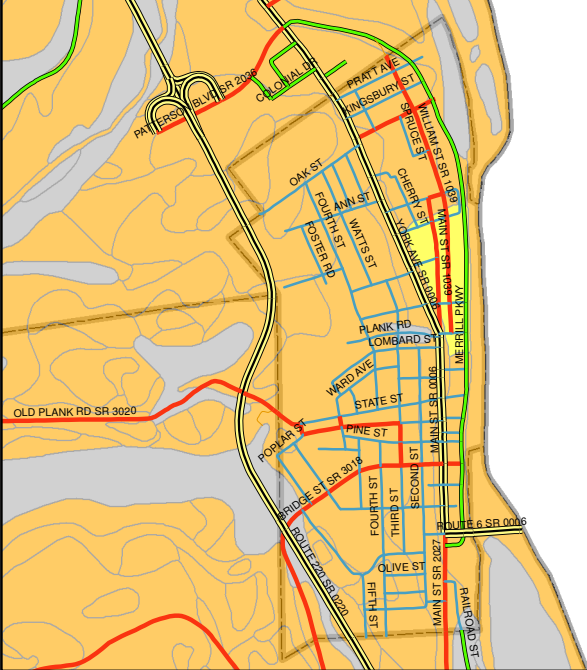
Maps Created Using Bradford County GIS Data
Author: Josh L. Brown Bradford County Comprehensive Planner
Date: May 2006

Legend

- | | | | | | |
|--|---------------|--|-----------|--|-------------|
| | Alton | | Morris | | Rexford |
| | Braceville | | Ochrepts | | Udifluvents |
| | Canadice | | Oquaga | | Unadilla |
| | Chenango | | Pope | | Volusia |
| | Chippewa | | Linden | | Water |
| | Dystrochrepts | | Lordstown | | Wellsboro |
| | Holly | | Mardin | | Wyoming |

1 inch equals 1 mile





Soil Suitability for On-lot Septic Systems

Towanda Township, Towanda Borough and North Towanda Township

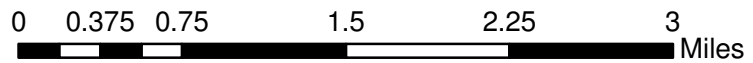


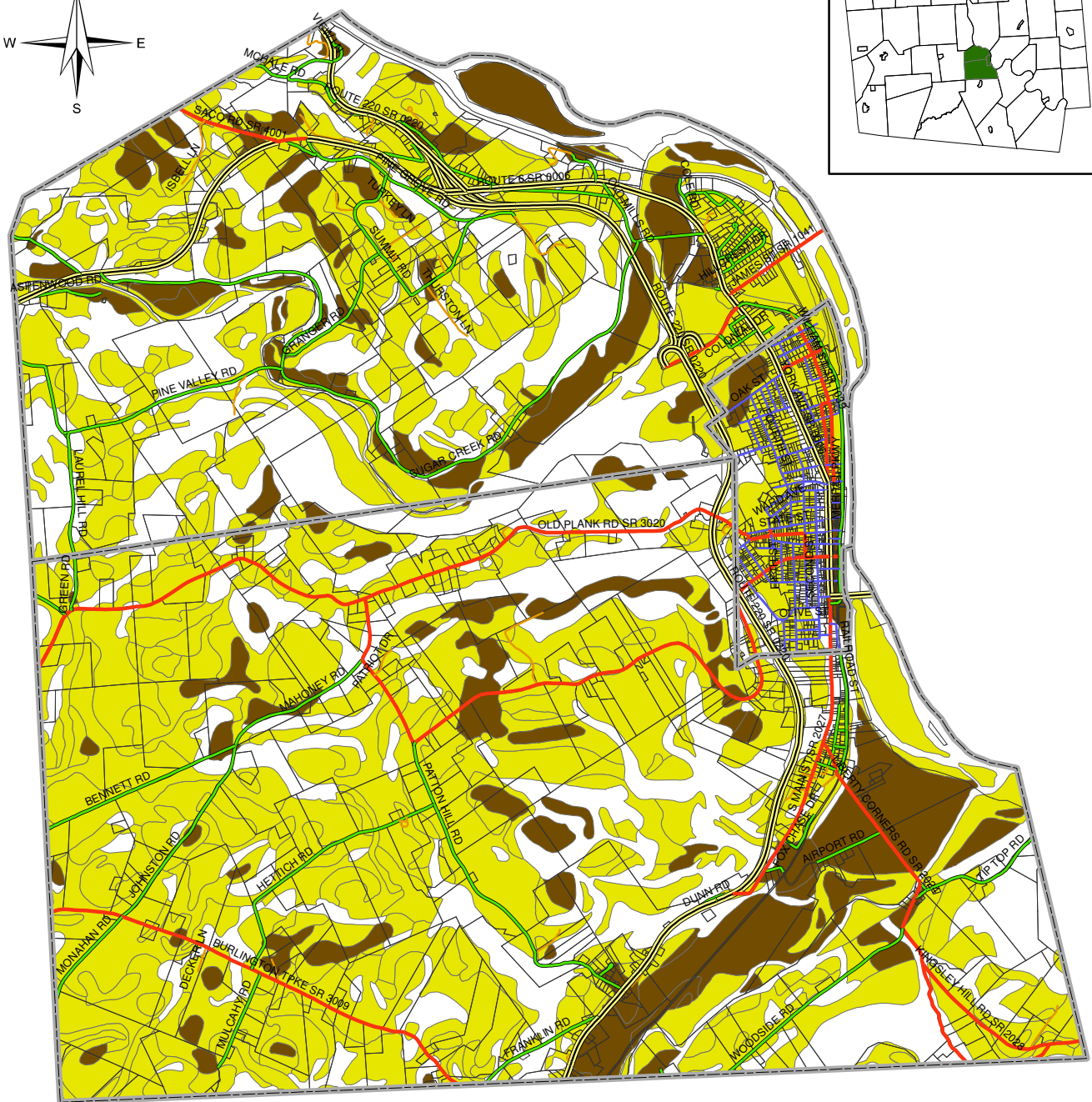
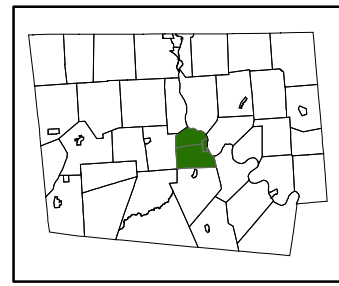
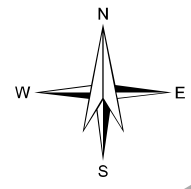
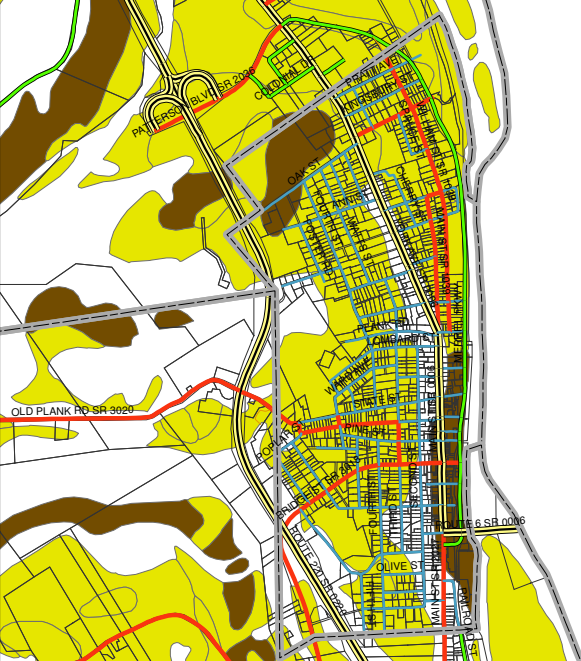
Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Date: May 2006

Legend

- | | |
|---|--|
|  Borough Street |  Severe |
|  PA State Route |  Moderate |
|  Private Drive |  Slight |
|  Township Road |  No Rating |
|  US Traffic Route |  Municipal Boundary |


1 inch equals 1 miles














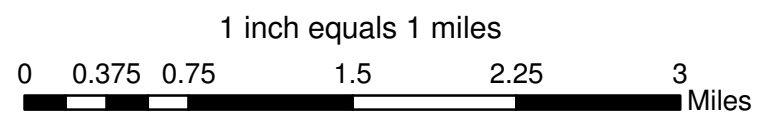
Important Farmland Soils

Towanda Township, Towanda Borough and North Towanda Township


 Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Date: May 2006

Legend

-  Borough Street
-  PA State Route
-  Private Drive
-  Township Road
-  US Traffic Route
-  Municipal Boundary
-  Towanda Parcels
-  Prime Ag Soils
-  Soils of Statewide Importance



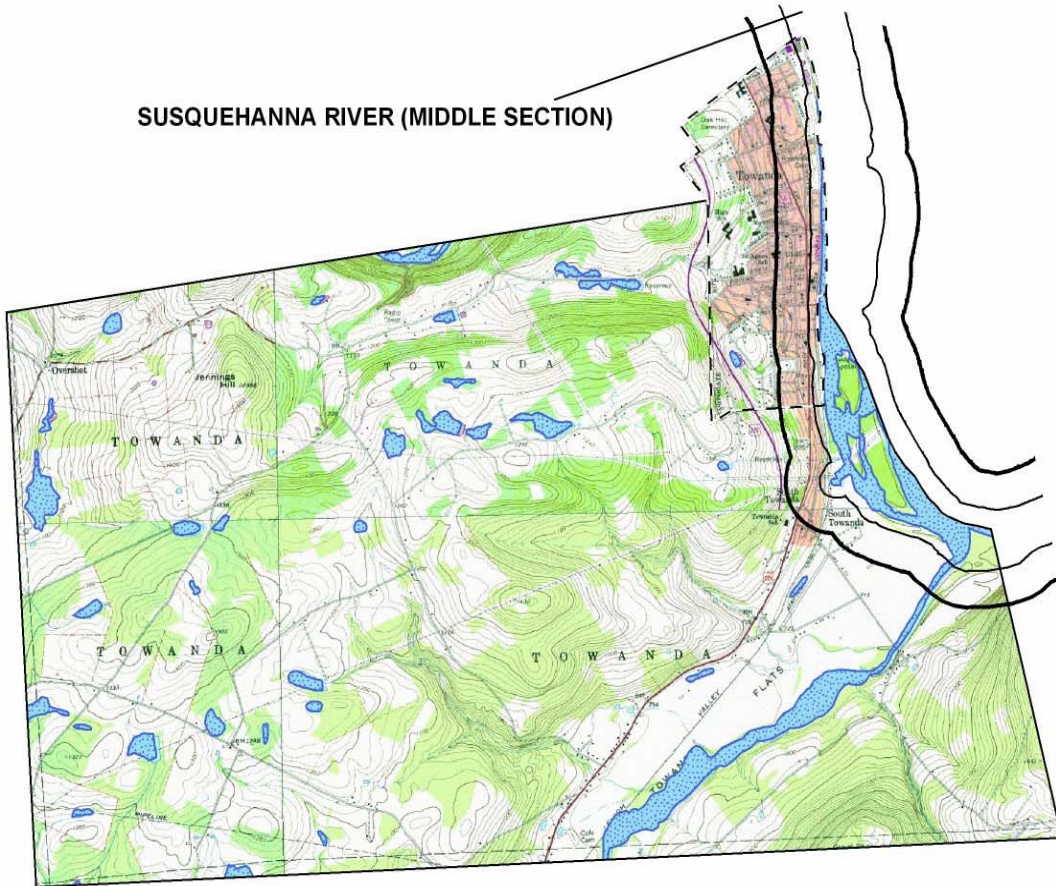


Towanda Township, Towanda Borough

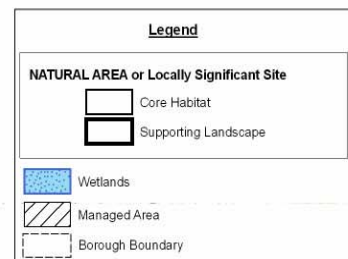


Pennsylvania Natural Heritage Program

SUSQUEHANNA RIVER (MIDDLE SECTION)



Scale: 1:50,000

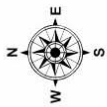


Map 2-9 Towanda Township, Towanda Borough – Natural Areas

North Towanda Township



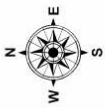
Pennsylvania Natural Heritage Program



Legend	
NATURAL AREA or Locally Significant Site	
	Core Habitat
	Supporting Landscape
	Wetlands
	Managed Area
	Borough Boundary



Map 2-10 North Towanda Township – Natural Areas

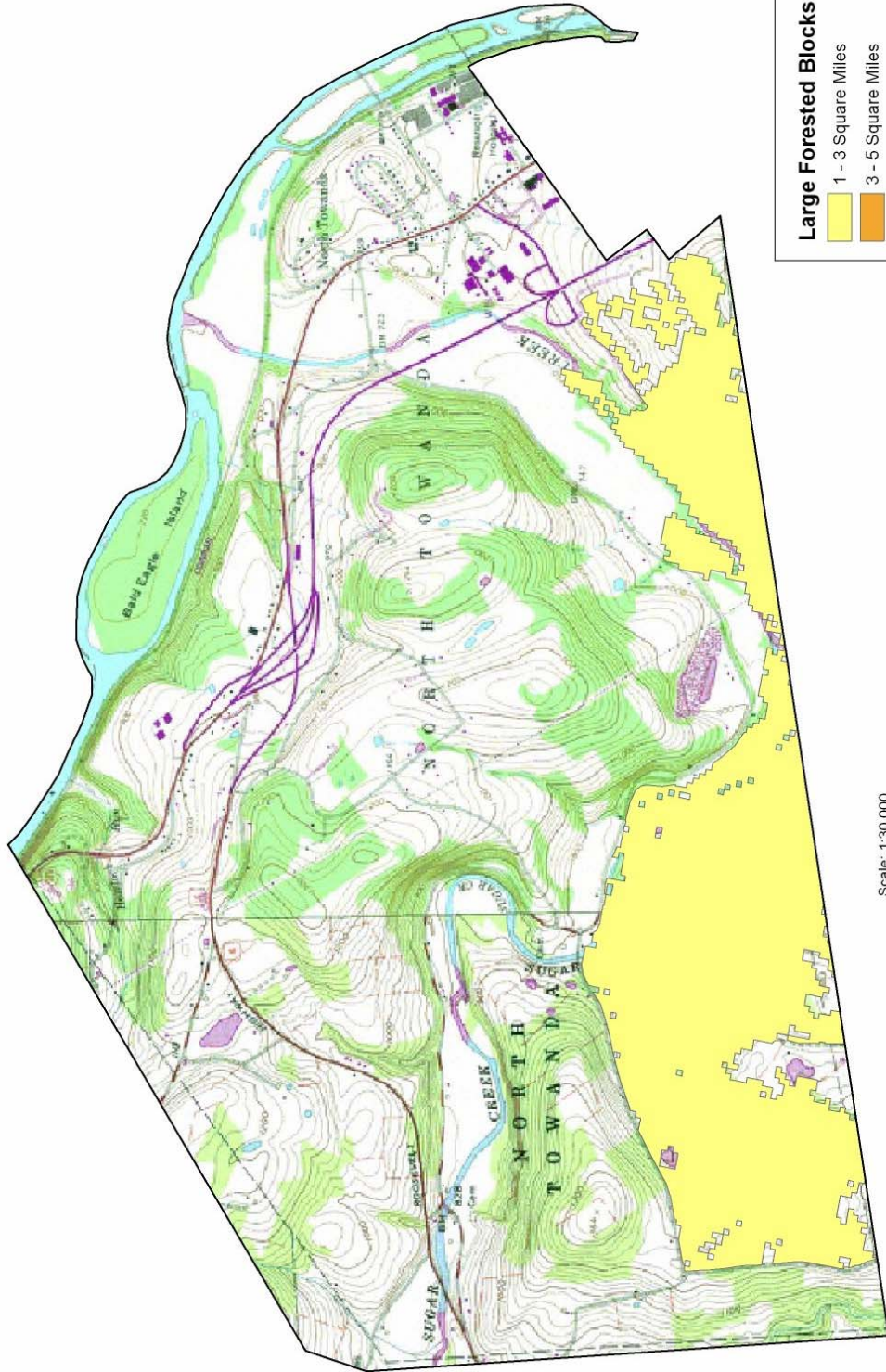


North Towanda Township

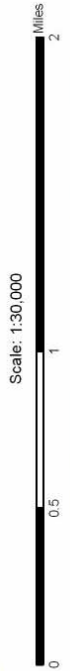
Forested Blocks Greater Than 1 Square Mile



Pennsylvania Natural Heritage Program



Large Forested Blocks	
Yellow	1 - 3 Square Miles
Orange	3 - 5 Square Miles
Red	> 5 Square Miles



Map 2-11 – North Towanda Township Forested Blocks

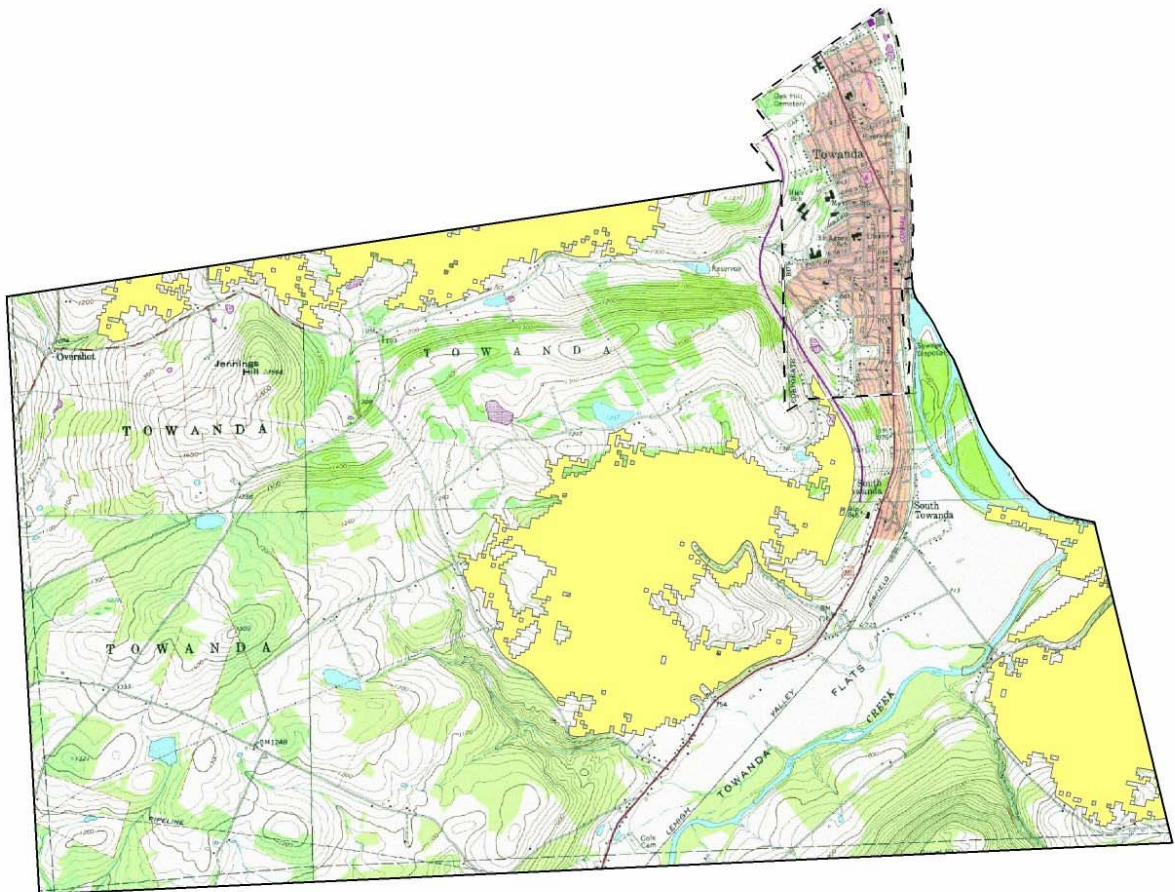


Towanda Township

Forested Blocks Greater Than 1 Square Mile



Pennsylvania Natural Heritage Program

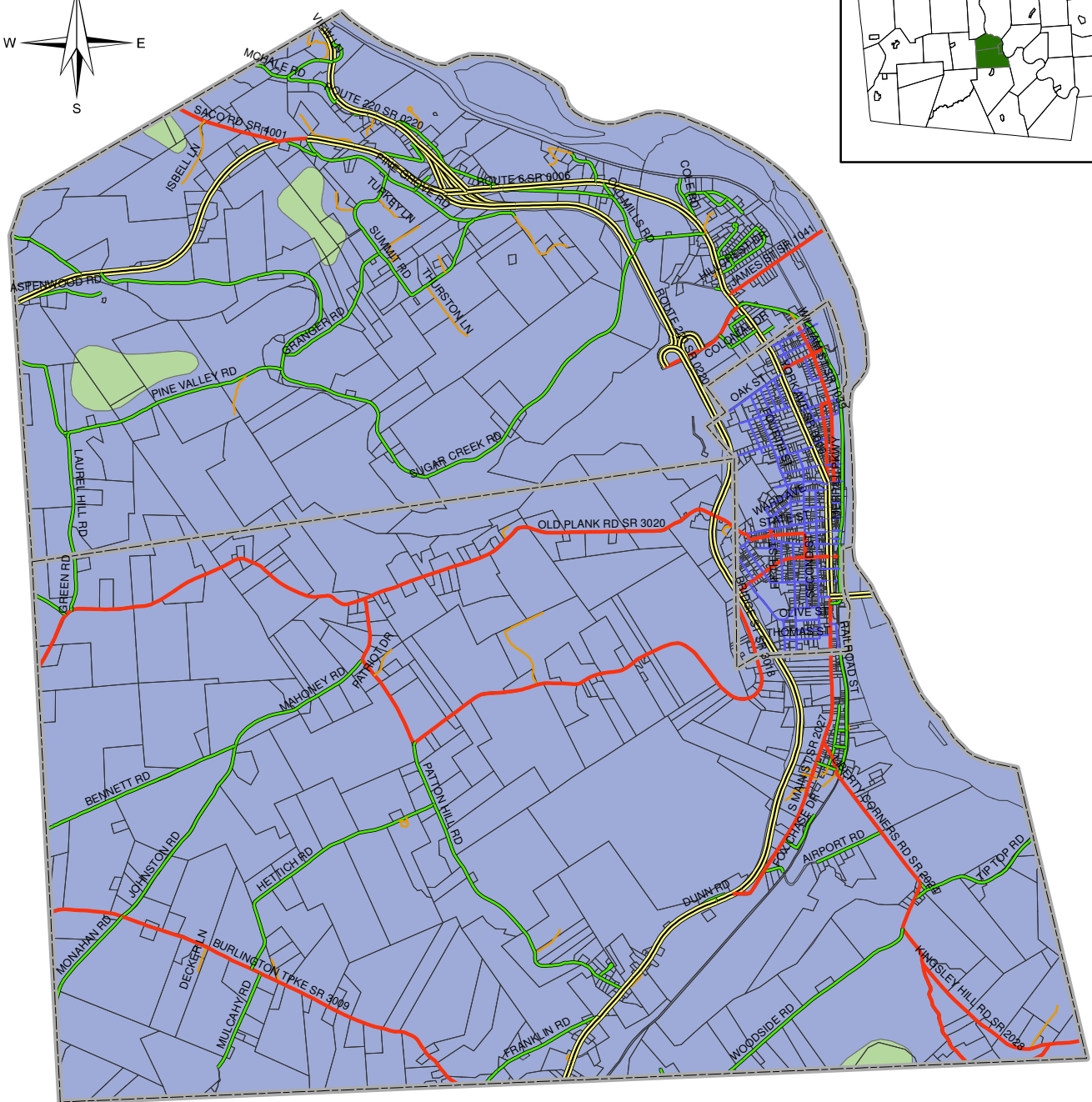
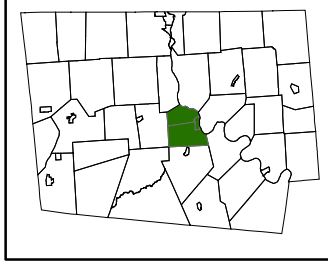
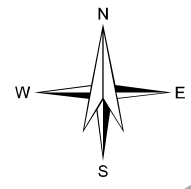
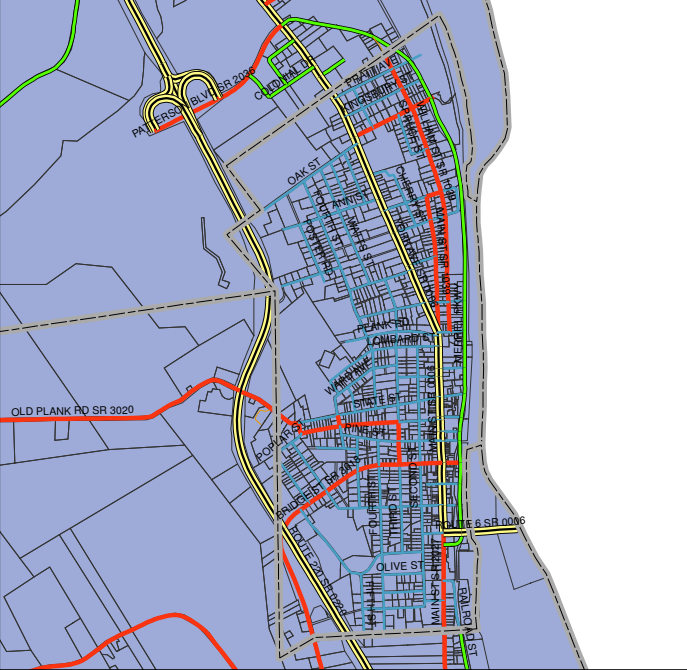


Map 2-12 – Towanda Township Forested Blocks

Geology

Geology is a science dealing with the physical nature and history of the earth. It involves the composition, location and orientation of rocks and minerals found in the earth's crust. The characteristics of the earth geologic formations have a direct impact upon the use of the land by man. The Central Bradford Region *Geologic Formations* Map, shows the geologic bedrock formations that underlay the region. A description of the formation and typical commercial uses is presented below:

- Allegheny and Pottsville Formation: Includes sequences of sandstone, red and gray shale, conglomerate, clay, coal and limestone. Commercial uses include coal, clay, lime and building stone.
- Burgoon Sandstone: Cross-bedded medium to coarse grained sandstone, minor conglomerate at base, thin coal beds may be present.
- Catskill Formation: Greenish gray and grayish-red sandstone; grayish-red shale and siltstone is common.
- Huntley Mountain Formation: Greenish-gray to olive gray fine grained slabby to flaggy sandstone.
- Lock Haven Formation: Inter-bedded multicolored mudrocks, shales and thin to thick bedded siltstone and sandstone conglomerate.
- Pottsville Formation: Sandstone and conglomerate sandstone with intervals of siltstone, shale and coal.












Geologic Formations

Towanda Township, Towanda Borough
and North Towanda Township

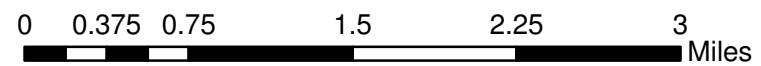


Maps Created Using Bradford County GIS Data
Author: Josh L. Brown Bradford County Comprehensive Planner
Date: May 2006

Legend

-  Borough Street
-  PA State Route
-  Private Drive
-  Township Road
-  US Traffic Route
-  Municipal Boundary
-  Towanda Parcels
-  Catskill Formation
-  Lock Haven Formation

1 inch equals 1 miles

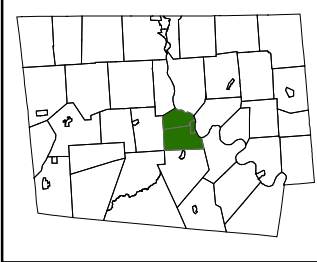
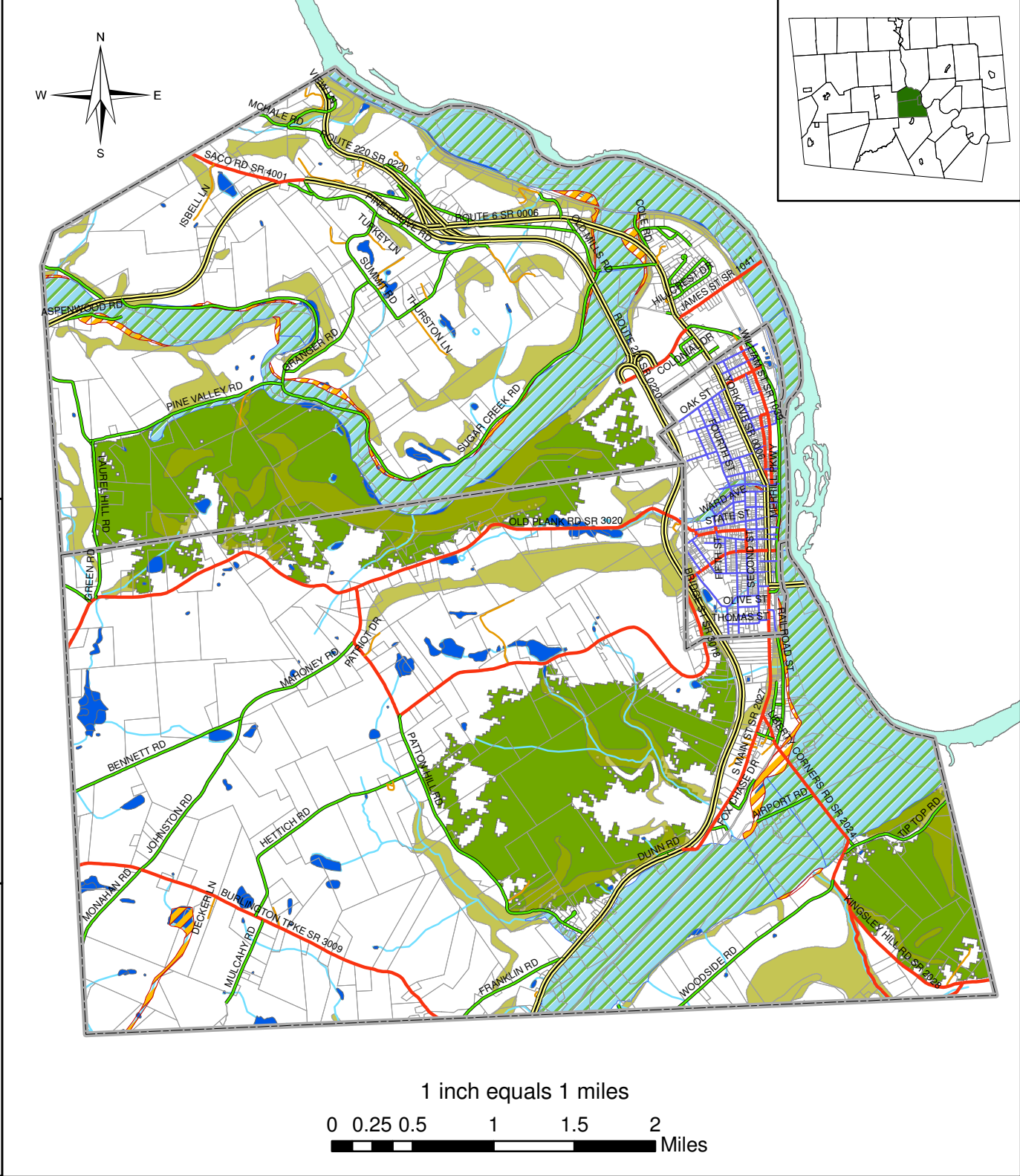


Development Constraints Map

In an attempt to guide the future land use component of the Comprehensive Plan, the Central Bradford Region *Development Limitations* Map was prepared by selecting various criteria from the previous maps in this chapter. The criteria selected are utilized to show areas that are **not** deemed suitable or available for future development uses. Those lands include floodplains, steep slopes, prime farmland, large forested blocks, streams and wetlands. The remaining land area will be considered for development uses in the Comprehensive Plan.



Winter View of Susquehanna River from James Street Bridge



Development Limitations

Towanda Township, Towanda Borough and North Towanda Township

BRADFORD COUNTY GIS
 Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Date: May 2006

- Legend**
- Municipal Boundary
 - Land Parcels
 - 500-Year Flood Zone
 - Forest Blocks
 - 100-Year Flood Zone
 - Steep Slopes
 - Susquahanna River
 - Streams
 - Wetlands

1 inch equals 1 miles
 0 0.25 0.5 1 1.5 2 Miles

Economic Program Designations in the Towanda Region

Bradford County Enterprise Zone

Significant portions of the Towanda region are included in the 2006 Bradford County Enterprise Zone. The *Municipal Current/Proposed Enterprise Zones Map* is included showing the designations. This is an important designation which recognizes both the need and potential for investment and job development in the region. The Pennsylvania Department of Community and Economic Development designated Enterprise Zone is not a municipal zoning district, but rather is an overlay concept in identifying areas in which preferential treatment for specific state grants and loans may be received. The Central Bradford Progress Authority is the local agency delivering the Enterprise Zone Program to the region. A wide variety of activities and benefits result from an Enterprise Zone including:

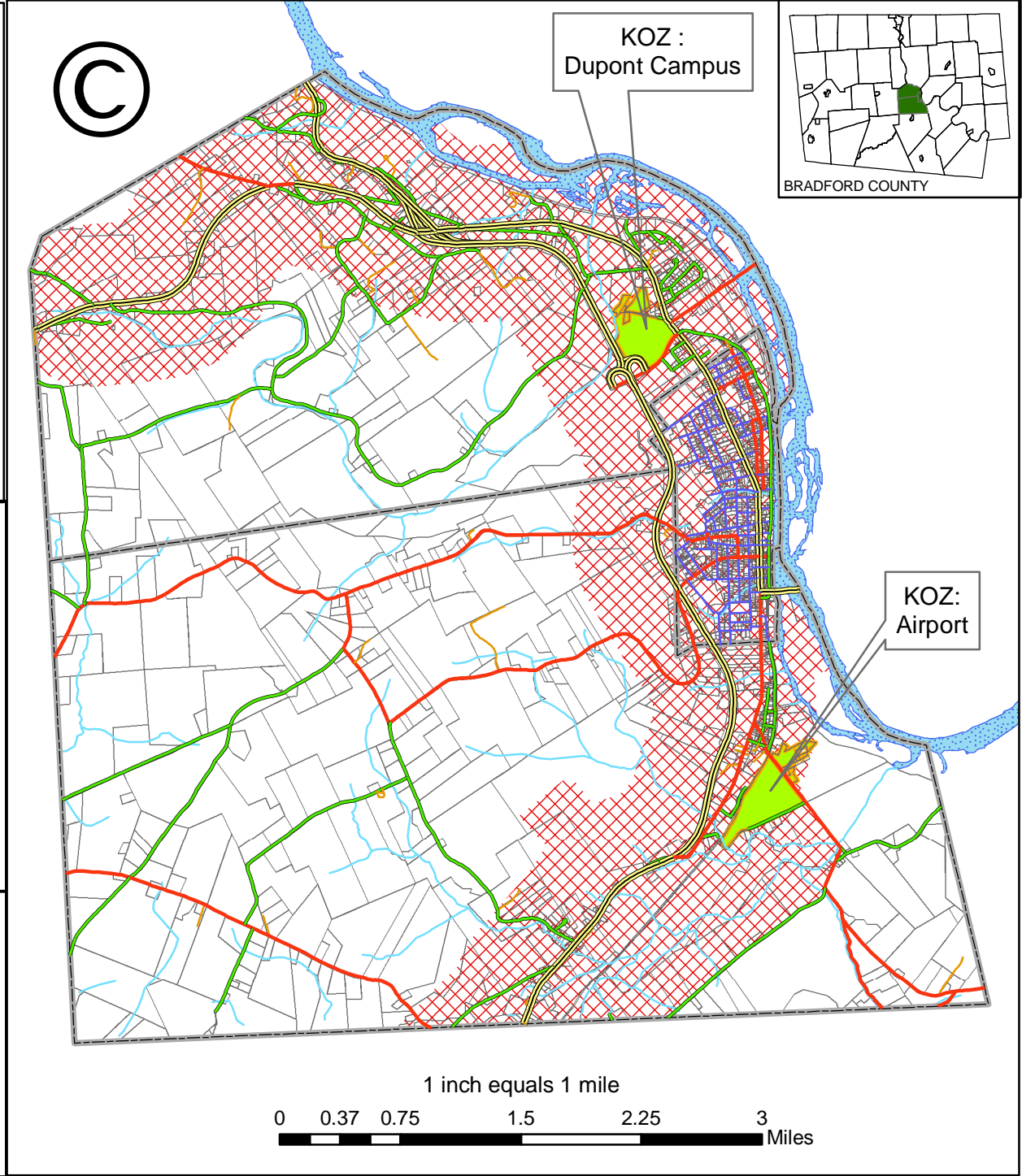
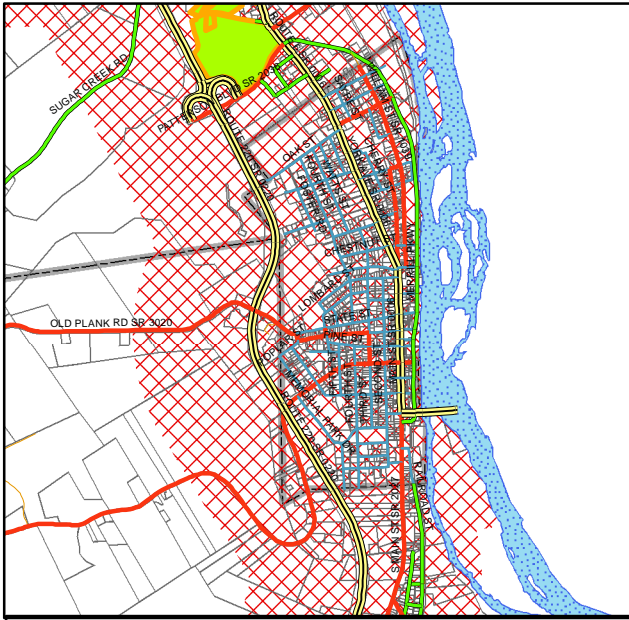
- Planning Grants for establishing local economic development capacity.
- Funding for a strategic plan to identify opportunities for and obstacles to business growth and retention.
- Priority consideration for other DCED grant and loan funds.
- Eligibility for low interest grants-to-loans for enterprise zone firms of up to \$500,000 per project for up to seven years.
- Lowest statewide prevailing interest rates on other DCED business development loan programs including Pennsylvania Industrial Development Authority (PIDA), Machinery and Equipment Loan Fund (MELF), and Small Business First for up to 10 years.
- Eligible to apply for 20% credits against the State Corporate Net Income Tax for the value of improvements made to business properties located within Enterprise Zones for up to 10 years.
- Designation of Enterprise Zone firms as Socially and Economically Restricted Businesses to confer advantage in bidding on state government contracts for up to 13 years.
- Availability of assistance for clean-up of contaminated sites under Act II for up to 13 years.
- Priority consideration for any resource administered by state government that would assist in leveraging imminent business investment and job creation in an enterprise zone.
- Availability of State Liquor License in an enterprise zone.

Keystone Opportunity Zones (KOZ)

Keystone Opportunity Zones are an incentive program for economic development whereby the designation authorizes the full exemption of real estate taxes on a parcel of real estate for a set number of years as an inducement to commercial or industrial development. The KOZ requires the prior approval of all local taxing entities including the school district, county and local government unit. There are KOZ sites in North Towanda and Towanda Townships (see Economic Development Program Map) involving portions of the Airport and Dupont properties.

Central Bradford Progress Authority (CBPA)

The Progress Authority has been chartered in Bradford County to facilitate economic development in the region. It was originally chartered to serve Towanda Borough and North Towanda, Towanda and Wysox Townships. The Enterprise Zone Program has been a corner stone program for the Progress Authority allowing it to achieve significant success in the economic development realm, to expand to a countywide program and to offer services to neighboring Susquehanna County. In addition to the Enterprise Zone Program the CBPA has established itself as an Industrial Development Corporation, an Industrial Development Authority and as a General Purpose Authority. This adds economic development tools and capacity for land acquisition, bonding, and access to the PIDA program.



Municipal Enterprise Zone Map

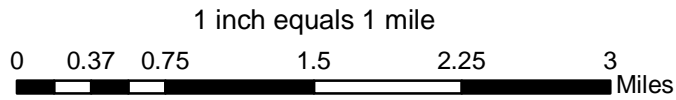
Towanda Township, Towanda Borough and North Towanda Township

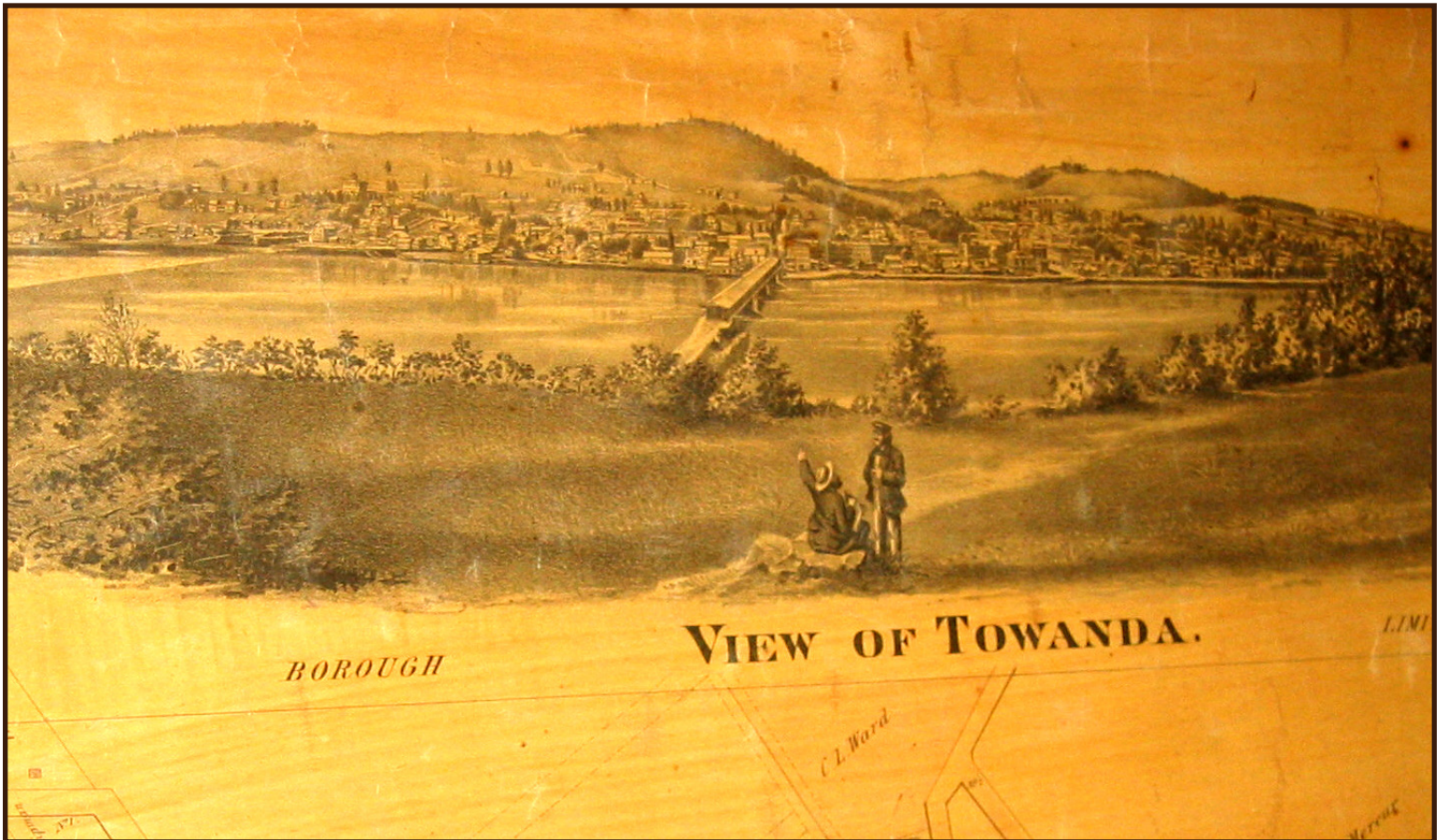


Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Ellen S. Crowley Bradford County Community Planner
 Date: January 2008

Legend

- US Traffic Route
- Borough Street
- PA State Route
- Private Drive
- Township Road
- Land Parcels
- Enterprise Zones
- Keystone Opportunity Zones



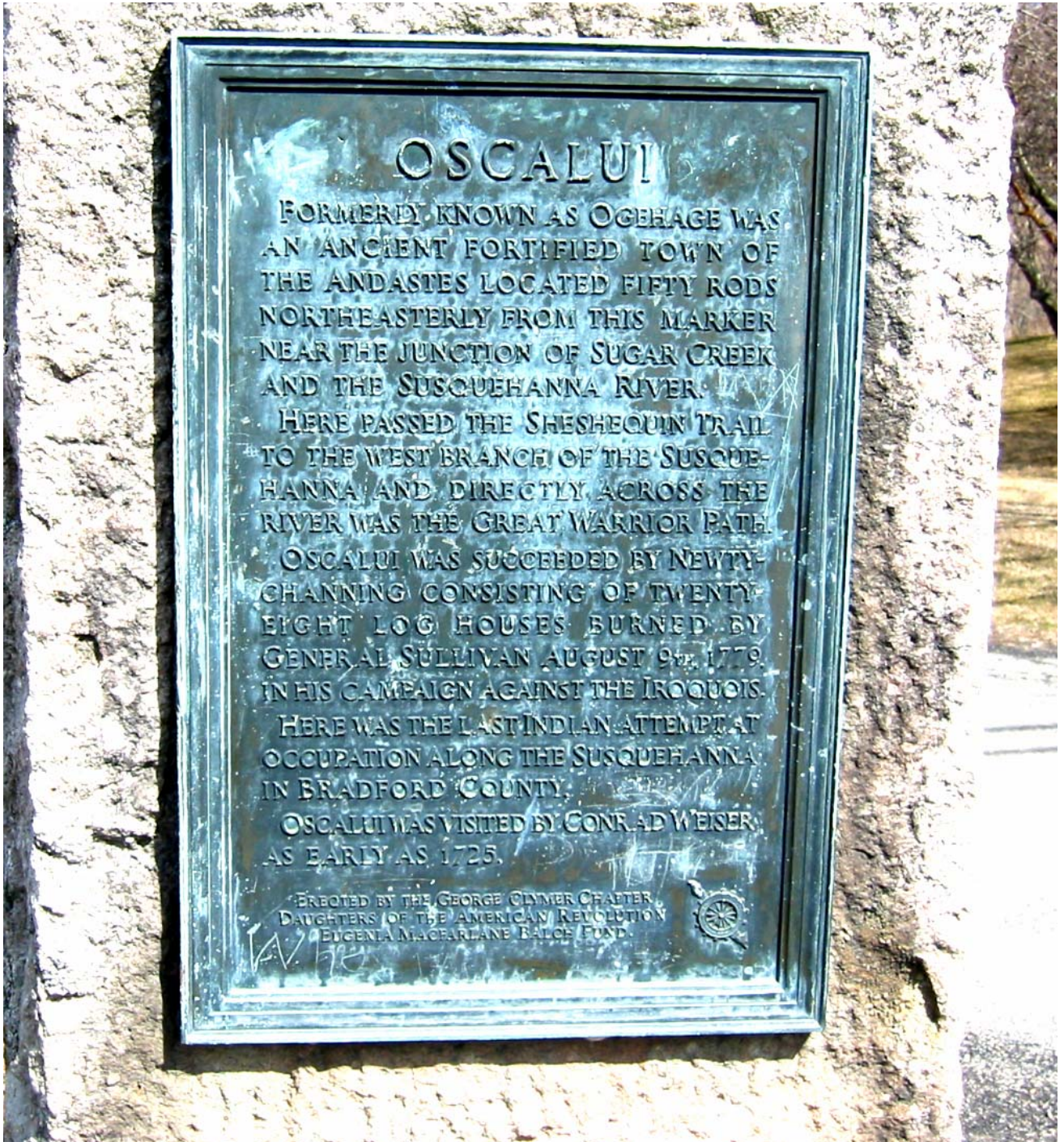


Section 3: History of Central Bradford Region



Section 3

History of Central Bradford Region



Historic Marker at Old Mills and McEwen Roads, North Towanda Township

OSCALUI

“Formerly known as Ogehagi was an ancient fortified town of the Andastes located fifty rods northeasterly from this marker near the junction of Sugar Creek and the Susquehanna River.

Here passed the Sheshequin Trail to the West Branch of the Susquehanna and directly across the river was the Great Warrior Path.

Oscalui was succeeded by Newty-Channing consisting of twenty-eight log house burned by General Sullivan August 9th, 1779 in his campaign against the Iroquois.

Here was the last Indian attempt at occupation along the Susquehanna in Bradford County.

Oscalui was visited by Conrad Weiser as early as 1725.”

Erected by the George Clymer Chapter, Daughters of the American Revolution, Eugenia MacFarlane Balce Fund.

Native Americans History of the Region

The above historical marker is located at the intersection of Old Mills and McEwen Roads in North Towanda Township. It provides a brief glimpse into the region’s extensive Indian history. In addition to the Indian village of Oscalui, Tawandamunk is reportedly an extension of Oscalui located just north of the mouth of Towanda Creek (*Indian Villages and Place Names in Pennsylvania, George P. Donehoo, 1928, reprinted 1999 by Wennawoods Publishing, p. 139* and *Indian Paths of Pennsylvania by Paul W. Wallace, 1965, Pennsylvania Historical & Museum Commission, p. 149*). Oscalui was inhabited by the Andaste (French name), Minquas (Dutch or Swede name) or Susquehannas or Susquehannocks (English name) who were later called the Conestogas. They were of the Iroquoian Linguistic Group, although not a part of the Six Nations of the Iroquois Confederation except as subjects. Susquehanna villages were numerous in the area including Gahontoto (Wyalusing), Carantouan (Athens Township) and Sheshequin (Ulster). Frenchman, Estienne Brule, is thought to be the first white man known to pass through these villages in 1615 and 1616 (*The Indian Chiefs of Pennsylvania, C. Hale Sipe, 1927, reprinted 1998 by Wennawoods Publishing, pp. 30-31*).

The Susquehannas were overcome by the Iroquois and almost destroyed in 1675. Later the villages were inhabited by tribes who had been pushed westward including the Munsee, Delaware and Nanticokes. The Nanticokes were known to remove the bones of their dead when migrating. It is possible they are responsible for the name Tawundeunk, “where we bury our dead”, as they reportedly occupied the Indian village at the mouth of Towanda Creek in the 1700’s. The source of the name Towanda may also derive from a corruption of the Susquehanna village name of Awandae.

Extensive Indian settlements were found in Bradford County and Chemung County, New York perhaps due to the river valleys and their serving as a crossroad leading to other prominent Indian villages. Documented trails cross through the Towanda region include the Great Warrior, the Towanda, St. Joseph’s and the Sheshequin Paths. The Great

Warrior Path following the Susquehanna River from Sunbury into New York State, passing along the east side of the River. Towanda Path ran from the Shawnee settlements near Muncy through Huntersville, Hillsgrove, Lincoln Falls and Powell to Towanda. Later it was known as the Genesee Road (1799), a route to the Genesee Valley in Western New York State. The Sheshequin Path ran from the West Branch Susquehanna River at the mouth of Lycoming or Loyalsock Creek to Ulster, passing through present day Towanda. The Lycoming Creek variant ran along the Creek through Trout Run, Ralston and Roaring Branch to intercept Towanda Creek at its headwater near Grover and then down the present Route 414 valley to Monroeton. The Loyalsock Creek variant ran from Montoursville up Loyalsock Creek and Wallis Run before connecting with the other branch at Bodines. It connected Indian settlements in Bradford County to those near the Great Island (Lock Haven) and Shamokin (at Sunbury). The shortcut or crossing path known as St. Joseph's Path ran between Powell and Ulster to avoid the wide loop of the Sheshequin Path through Towanda, running over the hills past Overshot, crossing Sugar and Hemlock Creeks, before dropping down to the Susquehanna River near Ulster.

The earliest written records of journeys along these trails by the white man included Conrad Weiser and Chief Shickellamy when in route to Onondaga village (Syracuse) in 1743 and Moravians August Gottlieb Spangenberg, John Joseph Bull and David Zeisberger in 1745.

History of Bradford County – European Settlement

An historical perspective is important to understanding the character of an area and is a factor to be considered when planning for the future. The internet sites of the Pennsylvania Historic and Museum Commission (<http://www.phmc.state.pa.us>), the **Tri-Counties Genealogy & History by Joyce M. Tice** (<http://www.rootsweb.com/~srgp/jmtindex.htm>), and National Register of Historic Places nomination sheets are the credits for much of the information included in this section.

The following summary is excerpted from the **Learn About Pennsylvania Counties** Bradford County page from the Pennsylvania Historic and Museum Commission web page (<http://www.phmc.state.pa.us/bah/dam/counties/browse.asp?catid=8>).

“Created on February 21, 1810, from parts of Luzerne and Lycoming Counties and named Ontario County for the lake of the same name. On March 24, 1812 it was formally renamed for William Bradford, second Attorney General of the United States. Towanda, the county seat, was incorporated as a borough on March 5, 1828 and named for Towanda Creek.

After the Revolution, veterans of the Sullivan expedition against the Indians and Dutch immigrants from New York settled the area. French refugees flourished at Azilium from 1793 to 1804. The county was part of the area plagued by disputes over land claims based on settlement by people from Connecticut. Englishman Robert Barclay began coal mining in 1812, which buttressed the economy and spawned a canal and a railroad. As Barclay’s mines were closing, a lumber boom began, and it flourished until about 1930. Dairy farming is presently the backbone of the economy; the county has many small farms. These cover 46 percent of the land. Athens, Towanda, and Canton were Underground Railroad stations, and David Wilmot struggled against slavery in Congress with his many Wilmot Provisos. The myth of the French Queen Marie Antoinette’s plan to flee to French Azilium has provided local color..... This was musician Stephen Foster’s home.”

There are now 51 municipalities in Bradford County including 14 boroughs and 37 townships.

Towanda Township

Towanda Township has a history that predates that of Bradford County. According to the **History of Bradford County, Pennsylvania with Biographical Sketches** by H.C. Bradsby, 1891 from the **Tri-Counties Genealogy & History by Joyce M. Tice** (<http://www.rootsweb.com/~srgp/jmtindex.htm>), Towanda Township was created under Luzerne County court order in January, 1808. Bradsby reports that "The territory embraced within the foregoing boundaries included parts of Asylum, Monroe, Overton, Barclay, the Burlingtons, the Towandas and all of Franklin. Towanda was one of " the original ten townships," or one of the ten already formed within the limits of the county prior to its organization." It appears, according to Bradsby, that in 1795 Towanda was considered a part of "Wisocks" and prior to 1795 to be within a Tioga Township that once measured 67 miles east-west and 18+ miles north-south. "TOWANDA is an Indian word from the Delaware Towandemunk- burial place." There are other traditions, but this seems to be the most authentic. A century a'go it was spelled " Towandee," but the modern way is more musical, and an Indian name once stripped of its euphony is a barren nothing."

From the **History of Bradford County 1770-1878** by Reverend Mr. David Craft, from the **Tri-Counties Genealogy & History by Joyce M. Tice** (<http://www.rootsweb.com/~srgp/jmtindex.htm>), the following assessment of Towanda Township is offered. "THE geographical situation of the township of Towanda is between the townships of North Towanda, on the north, the Susquehanna River (which divides it from Wysox) and Asylum on the east, Monroe on the south, and Burlington on the west. The area of the township is about fifteen square miles. Its surface is hilly, running up into high, pine-covered summits, except along the Towanda creek, where alluvial flats lie on either side of the same. The soil is fertile, even to the very summits of the hills, and produces the cereals and the grasses with certainty almost universally. Dairying is the principal business of the farming community. The Towanda creek passes northeasterly through the southeastern portion of the township, with two or more small affluents coming in from the north."

From the "HISTORY OF SEVEN COUNTIES presented by the Elmira Weekly Gazette" 1885, an "Outline History of Tioga and Bradford Counties in Pennsylvania, Chemung, Steuben, Tioga, Tompkins and Schuyler in New York by TOWNSHIPS, VILLAGES, BORO'S AND CITIES" (<http://www.rootsweb.com/~srgp/jmtindex.htm>), it is learned that "Rudolph Fox was the first permanent settler in Towanda township, and it is believed in Bradford county, having made a settlement before the revolutionary war, in May, 1770." He was burned out by the Iroquois during the Revolutionary war, but returned in 1783 to rebuild his homestead on a 400 acre tract know as "Fox Chase". From Reverend Mr. David Craft we learn of another pre-Revolutionary settler, Jacob Bowman, who held a warrant and erected a mill for a tract on the east side of Towanda Creek, at its mouth.



Fox Chase Farmstead, Towanda Township

Towanda Borough

Towanda Borough was incorporated in 1828 from Towanda Township. The area of the Borough was first settled in 1784 although its early growth was quite modest. There were seven families in 1812, twelve families in 1816, thirty families by 1820 and about fifty by 1830. The first settler was believed to be William Means who married Elizabeth Fox, daughter of Rudolph Fox of Towanda Township. In 1812 upon the organization of Bradford County, commissioners were appointed to locate a county seat. They apparently settled upon the current courthouse square in Towanda as a location close to the geographic center of the county and conveniently situated to the stream valleys of Sugar, Towanda, and Wysox Creeks and the Susquehanna River.

There is an early description of the Borough's idyllic setting that is referenced in both the 1878 Craft and 1891 Bradsby histories of Bradford County. "The town is beautifully located. Starting on the Wysox end of the bridge, it spreads itself out before the beholder like a Pre-Raphaelite picture, glowing in the sunlight and shadows. The foreground of the landscape is the broad, blue mirror of the Susquehanna and the long line of stately stores and warehouses of Main Street, broken by the spires of the courthouse and the Presbyterian church. While rising in terraces, peeping, out from the beautiful foliage which half conceals them, the comfortable homes and neat residences on Second, Third, and Fourth Streets, clinging to the hilly background, recall to the mind visions of the celebrated hanging gardens of ancient Babylon. It is a scene of natural beauty that is rare in its combinations of natural and artificial adornments, one that is rare in any country, even in our own favored land, so beautiful by nature, so adorned by human endeavor."

The first Courthouse opened in 1816, built at a cost of \$7,000, it was destroyed by fire in 1847. A new courthouse opened in 1850, built at a cost of \$28,000 and a jail erected in 1871 at a cost of \$65,000. The current Bradford County Courthouse, the 3rd since 1817, was designed by Lehman and Schmitt Architects of Cleveland, Ohio and built in 1896. The Courthouse's overall architectural design depicts the style of Second Renaissance Revival.

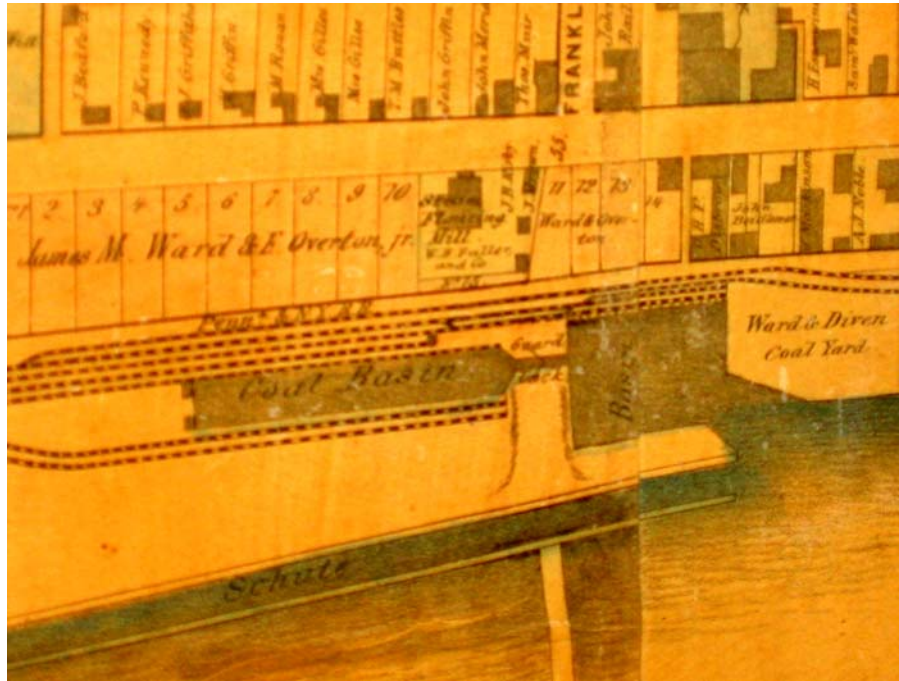


Bradford County Courthouse Erected 1896

The history of the Borough has been greatly influenced by the evolution of transportation including the River, bridges, the North Branch Canal and railroads. The first Towanda River Bridge was erected in 1832, reconstructed to increase its height in 1837, partially destroyed by fire and rebuilt in 1849, again damaged by fire in 1854 and raised and extended in 1854-5. The steel truss bridge erected in 1913-14 was replaced by the present concrete bridge in 1987.

Coal was discovered on Barclay Mountain in 1812, and stimulated an economic boom in the region through the 1800's (Bradsby, 1891). Towanda was a major beneficiary of this boom as the transshipment location to canal barges and later for rail. The primary movement of coal was northward to Elmira and into the New York canal system. Later, there were 3 rail lines passing through Towanda including the Lehigh Valley railroad, the Towanda and Barclay railroad and the Sullivan and State Line railroad. The canal period was relatively short lived due to construction delays and increasing competition from the railroads. Its construction period extended from the mid 1830's to 1854, and gradually the railroads dominated by the late 1860's as their network evolved. The Pennsylvania and New York track, built on the canal towpath, connected

Wilkes Barre to Waverly in 1869. This provided an ease of access to distant markets which invigorated manufacturing operations in the Borough.



Historic Map of Canal Basin and the “Schute” On Display In Towanda Borough Council Room

During and after the coal boom, lumbering was also a mainstay of the local economy. Early lumber shipments were made by raft down the Susquehanna River. In the early 1800’s another method of shipping lumber was to built arks, fill them with grain, float them downriver, sell the grain, and then dismantle the ark and to sell off the lumber contained therein. The import of goods to the region was certainly an arduous task in this early time. William Means, as the first Towanda merchant, “... would load an old-fashioned “Dutch four-horse wagon” with peltry, go to Philadelphia, and then return with a load of goods. It required nearly six weeks’ time to make the trip.” (Bradsby, 1891).

As presented in the 1885 History of Seven Counties by the Elmira Weekly Gazette in the Tri-Counties Genealogy & History website by Joyce M. Tice the following are notable early citizens of Towanda:

“-Joseph C. Powell was an early settler in Bradford county; was county commissioner in 1818-19-20, sheriff in 1821-22-23, Prothonotary in 1836-37-38-39, and member of the state house of representatives in the year 1849. He died in the year 1854, aged 68 years.

-Christopher L. Ward, late of Towanda, was one of the most prominent public men in Northern Pennsylvania, an eminent lawyer, a gentleman of rare literacy acquirements, had the finest private library in the State consisting of sixteen thousand volumes, a large Owner of coal lands, and a prominent democrat. He

died in 1870. The township of Ward, in Tioga county, Pennsylvania, is named in his honor.

-William T. Davies, was born in Wales, in the year 1831, came to Bradford county, in the year 1833, taught school in the years 1856-60, admitted to the bar in 1861 and was commissioned captain that year, and served two years in the Union army, returned, was elected district attorney of Bradford county, in 1863, and is now serving his second term as State senator.

-Miller Fox, who died recently, at an advanced age, at Towanda, was a son of Deacon John Fox, an early pioneer, was a civil engineer, and laid out the Corning and Blossburg railroad. He was much ridiculed when he asserted that the time would come when one hundred thousand tons of Blossburg coal would annually pass over the railroad. He lived to witness his prediction Verified ten-fold. A million tons now annually is mined and shipped over the route.

-General William Patton became a resident of Towanda, in the year 1823. He was a justice of the peace, district attorney, clerk of the State and United States Senate. The latter position he held for twenty-five years. He was captain and major-general of militia, president of the Bradford county historical society, and a conspicuous and influential democrat. He died in Towanda, in the year 1878, aged 79 years.

-Hon John LaPorte, son of Bartholomew LaPorte, one of the French Refugees, was county auditor, member of the State Legislature and speaker of the Pennsylvania House of Representatives, served two terms in Congress, judge of the county and surveyor-general of the State of Pennsylvania from 1845 to 1851. He was one of the old vanguards of democracy. LaPorte, the county seat of Sullivan county, is named in his honor.

-David Wilmot, late of Towanda, was born in the year 1814, studied law and came to Towanda about the year 1838. In 1844 was elected to Congress, serving three terms, president judge of Bradford district nine years, United States senator two years, was chairman of the national convention that nominated Abraham Lincoln, and was appointed United States judge of the court of claims in the year 1863. He was the author of the "Wilmot Proviso." He died, March 16, 1868, aged 54 years. Upon his tombstone are these words: "Neither slavery nor Involuntary servitude shall ever exist in any part of said territory, except for crime, whereof The party shall first be duly convicted."

Towanda blossomed in a strong period of industrial development in the second half of the 19th century. Many of the firms were situated on Main St. in what is now the downtown commercial district in multi-story brick buildings. They relied upon locations in close proximity to the Susquehanna River to supply water for the steam engines that powered the factories (D.C. Craft, 1878).

-The Towanda Eureka Mower Company organized in 1873 on Main St. in a three story brick building, 75 by 90 feet.

-The Towanda Iron Manufacturing Company, chartered 1870 was located at South Towanda on the Barclay Railroad. The buildings contained “three double puddling furnaces, three beating furnaces, a nail-plate mill, a puddle-bar mill, twenty three nail machines, a set of shear with engine attached for preparing scrap iron employed 80 hands... and turned out two hundred kegs of nails per day.”

-Humphrey Brothers & Tracy’s boot and shoe factory was located at Main and Elizabeth streets. They commenced operations in 1871 in “a fine brick structure, 40 by 80, five stories, with an elevator” and employed 75 men.

-J.O. Frost & Sons operated a furniture factory in 1871 on Charles Street in a 40 by 160 feet three story brick building employing 40 persons.

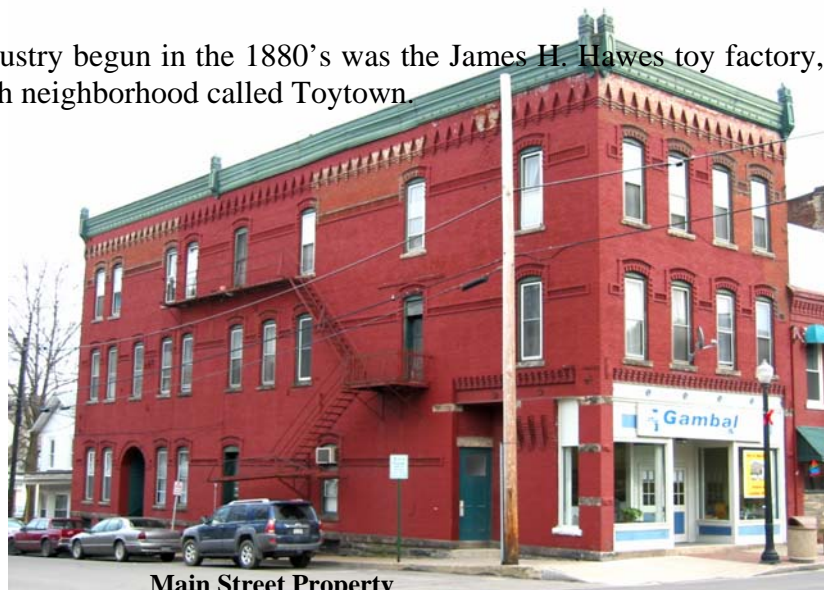
-Two carriage factories operated in the Borough, one on Pine near Main (Henry Stulen, 1870, 15 employees) and the second at the corner of Elizabeth and Main (Towanda carriage factory, 20 employees).

-The Means, Rockwell & Co. foundry and machine shop, Pine St. below Main was reorganized in 1871 and manufactured “steam engines, mill gearing, circular saw-mills, castings, corn shellers, force-pumps, Griswold’s patent turbine water wheel, mine cars and wheels, shafting hangers etc.”

-L.C. Nelson, spring-bed manufacturer operated on Main St. in 1872 with 8 men.

-George McCabe & Sons, Main St., established in 1860, manufactured monuments, headstones, mantels, etc.

-A major new industry begun in the 1880’s was the James H. Hawes toy factory, located in Borough neighborhood called Toytown.



Main Street Property

The Fire Department of Towanda in 1878 was comprised of four companies including: Franklin Steam Fire-Company, No. 1 (1854); Naiad Engine Company, No. 2 (1855); Lin-ta Steam Fire Company, No. 3 (1857); and Mantua Hook and Ladder Company, No. 4 (1871). “From a fire record kept by J.V. Geiger, Esq., we learn that from January 1, 1852, to the present time (1878) there have occurred in the borough a total of sixty three fires, destroying one hundred and fifty-six buildings ...” (D.C. Craft, 1878).

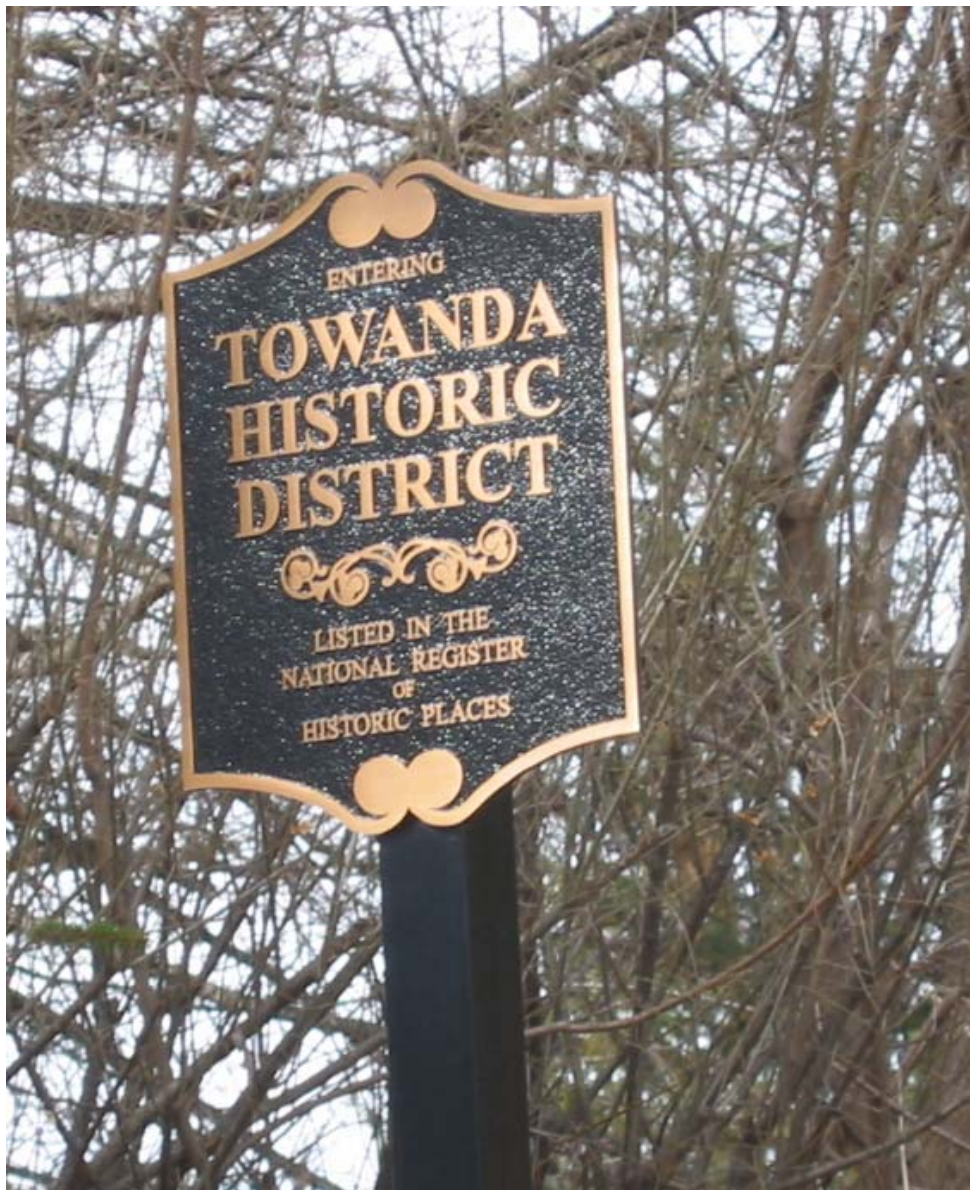
The Susquehanna Collegiate Institute, under the care of the Presbyterian Church was opened in Towanda in 1854. Operated as a normal school, their building was a handsome four-story brick with cupola, isolated in a 10 acre enclosure with a magnificent view of the borough and surrounding country (D.C. Craft, 1878). The Institute passed out of existence during the first decade of the 20th century, however the building served a two year stint as a high school due to a 1914 fire at the Towanda High School. Following a period of disuse it was converted by the Borough to a gymnasium and community center as a CWA project. The building and grounds remain in the ownership of Borough although operated by the Bradford County YMCA as gymnasium and pool complex.

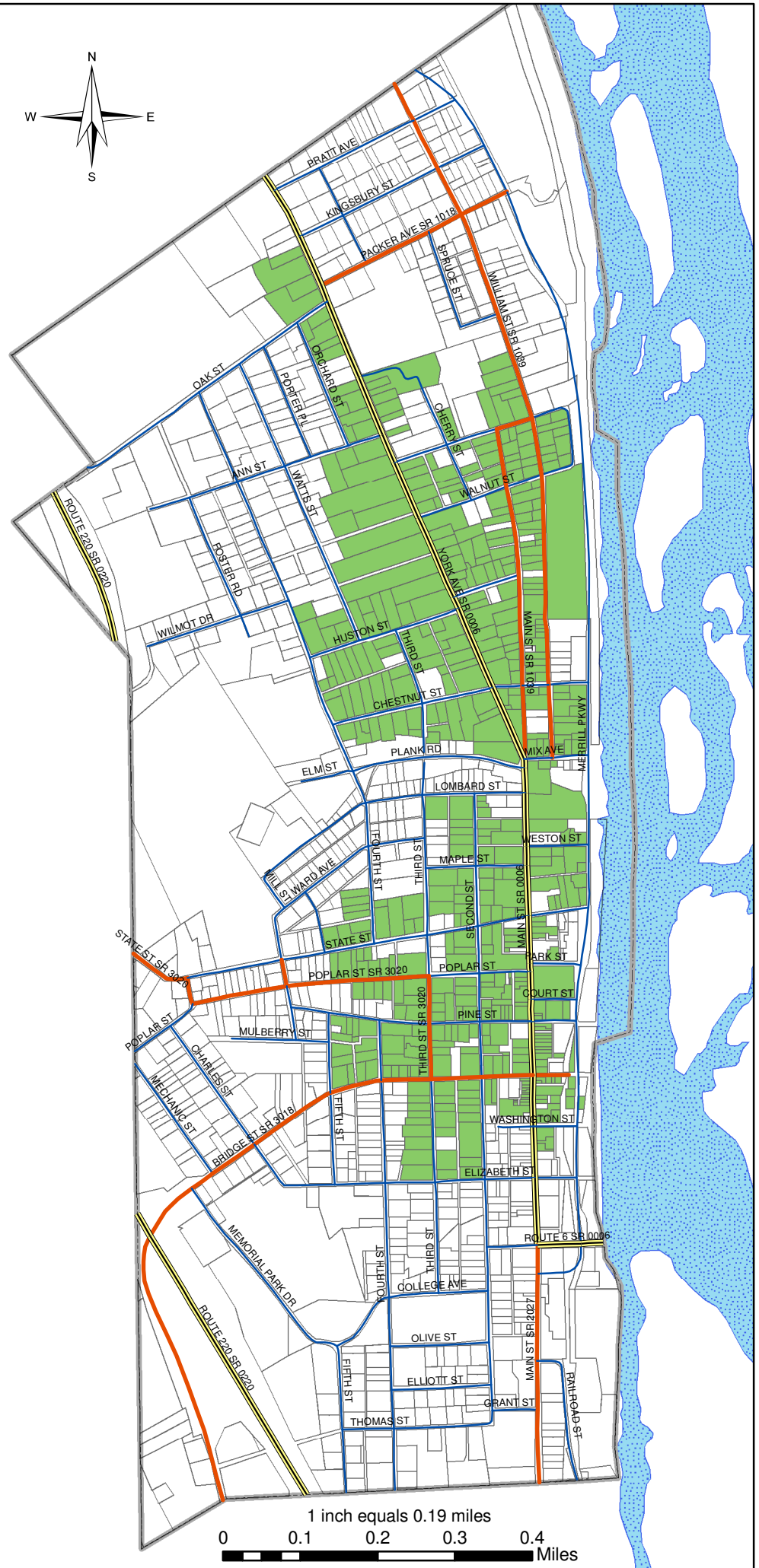
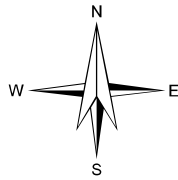
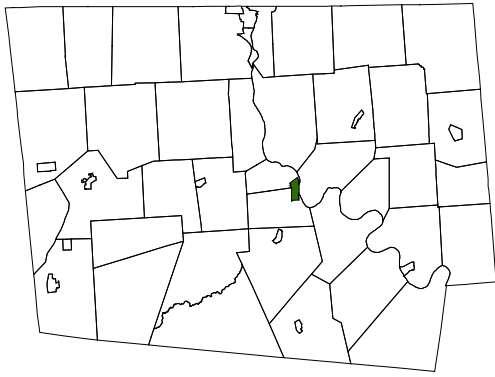


Main Street, Towanda Borough

National Register Historic District

A portion of the Borough was designated as a National Register Historic District in 1992. A map is included in this chapter to reflect the extent of the District. This designation recognizes the great significance of Towanda in the 19th century. It is a reflection upon the significant political, governmental and entrepreneurial figures who were Towanda's citizens, including those involved in the evolution of commerce and manufacturing activities. This is also the period of great achievement in the development of natural resources and the advancement of transportation systems. The legacy of this period is the rich and varied collection of 19th century buildings, principally in the Greek and Gothic Revival architectural styles.





Historic District

Towanda Borough

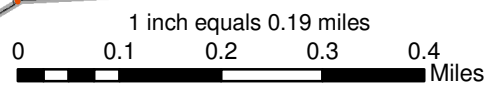


Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Date: May 2006



Legend

-  Borough Street
-  PA State Route
-  Township Road
-  US Traffic Route
-  No Designation
-  Historic District
-  Rivers
-  Municipal Boundary



North Towanda Township

North Towanda Township was incorporated in 1857. According to the **History of Bradford County 1770-1878** by Reverend Mr. David Craft, from the **Tri-Counties Genealogy & History by Joyce M. Tice** (<http://www.rootsweb.com/~srgp/jmtindex.htm>), “the incorporation of the borough of Towanda so completely separated the two parts of the township that it made a division practically necessary for the convenience of the inhabitants residing in the two portions of it, the upper part taking the name of North Towanda”.

As described by Craft, “It lies between Ulster on the north and Towanda on the south, the Susquehanna on the east, and Burlington on the west. The Sugar creek runs through the township from west to east, and a number of small streams come into it from each of the hillsides that bound the creek valley. North Towanda is the smallest in area of the townships of the county. Along the creek, and between the creek and the river on the south, the soil is adapted to grain raising. On the north the land is higher, and the soil is not so easily cultivated. The near proximity of the borough of Towanda makes a ready market for all farm produce, and the street running north from the borough is being rapidly filled up by residents, and from time to time the enlargement of its lines has encroached upon the original limits of the township. There is not a church building or store in the township, the people going to Towanda for religious privileges or the purchase of goods.”

The earliest settlers to North Towanda were under the rule of The Susquehanna Company”, a Connecticut land development company. The settlement was called the “township of Claverack”. Among the earliest settlers were Ezra Rutty (1785), Jonas and Nathan Smith (1785) and Issac, Rufus and Abial Foster (1786). These early settlers set up enterprising homesteads in the vicinity of Sugar Creek and the Susquehanna River. Craft states in 1878 “These five hundred acres comprised what has been known for almost a century as the Rutty farm, and which has been in the occupancy of the descendants of the pioneer ever since. The old house on the north side of the creek is the oldest house in the neighborhood. In an assessment of Towanda township made for 1809, Ezra Rutty is rated for a house at \$150, 80 acres of improved, 380 unimproved land, 4 horses, 2 oxen, 4 cows, and a distillery, with a total valuation of \$1580; and the assessment of his son Samuel, who was rated with 2 houses, 30 acres improved and 220 unimproved, was set over to Ezra Rutty, Jr.”

From the Heverly History:

“Sugar Creek Area, 10 Square miles, organized December 1851 from Towanda Township and called it North Towanda being the northern section.

The first township hall was on the Sugar Creek road and moved to David Baily property when the new Route 220 by-pass was built. The Township bought the “old North Towanda Methodist Church in 1968, when they built the new one on the hill where

it now stands and made the old church into what is now the Community hall and fire station.

The first Post Office and Stage Coach stop was on the property of Edward and Lusina Mills, whose son Stephen had the farm and kept a public house of entertainment which is now Ruth Brennan property.

Ezra Ruddy Sr. was the first settler of North Towanda Township in 1784-5 from Dutchess County, NY. He and his oldest son secured 500 acres of Connecticut Land which was where Amaziah Blakesly and Jack Slater's farms once were. Ezra started a nursery and many orchards (apples) in the neighborhood were started from it. He married Mary Simons and raised 10 children.

Issac Foster of Massachusetts followed Ruddy in 1784. He and two sons each received 100 acres of land. They came down the Susquehanna River in a canoe. Issac manufactured spinning wheels. Abial Foster build the first sawmill and gristmill on Sugar Creek on the left as you start across the North Towanda flats behind what we know as Karl and Frances Williams property.

Frances Williams' home was the first Methodist parsonage in North Towanda.

June Jennings – Local Historian

Sugar Creek derives its name from the fact that it flows through a locality where maple sugar was made. A century ago, maple trees grew along the stream in North Towanda and the Indian settlement "Oscalui" survived on maple syrup. It was located behind what we know as Yoder Tire Service and ran along the river towards Vo-tech School.

1st James St. Bridge was built in 1908.

1st school was started with the help of Ezra Ruddy Jr. on the flats between Fosters and Mills Corner, on what we know as Ray Cole's where there used to be a restaurant but was taken out during 1972 flood.

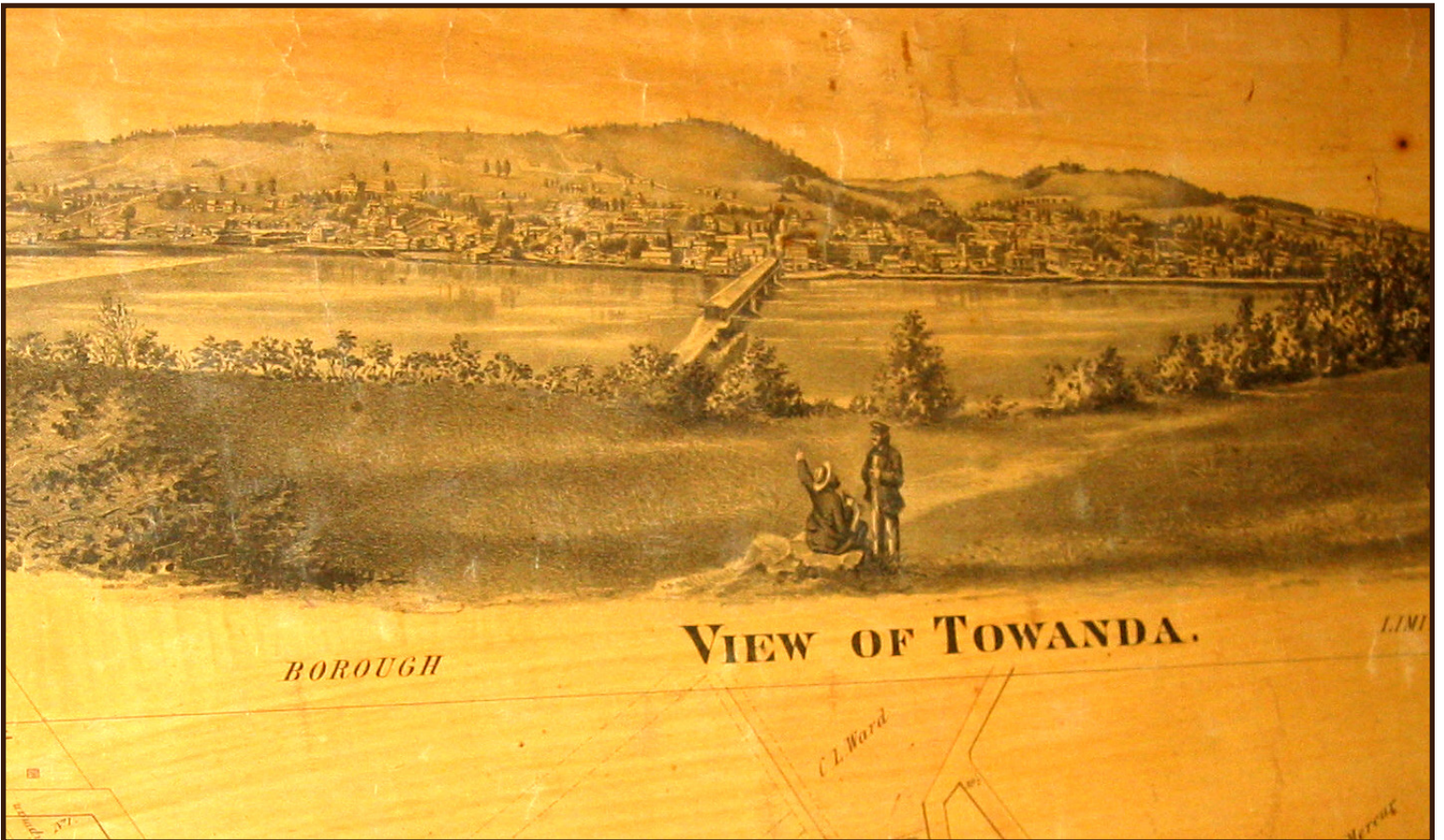
Old grange hall used to be behind Christine Overpeck's house.

John Bailey's store was on the corner of James St. for many years.

Race St. was so called because Ruddy's had a race tract along it."



Historic Homes in North Towanda Township



Section 4: Community Infrastructure



Section 4

Community Infrastructure

The community infrastructure, including utility systems and community facilities are the basic services provided by community organizations, local government and in some cases by private entities. These facilities and services include sewage disposal and water supply, schools, community centers, municipal buildings, emergency services, police and fire protection, libraries, and power and communications facilities.

This section will provide an inventory and report on survey findings relative to the community infrastructure. The physical location of the community facilities is presented on maps included in this chapter.

Municipal Government Facilities

North Towanda Township

The North Towanda township building is located along Route 6 a short distance north of the James St. intersection. It houses township offices and a maintenance garage.



Sign on Township Building



Bradford County Court House

COMMUNITY FACILITIES

- | | |
|-----------------------------------|------------------------------|
| 1 PA State Police Barracks | 10 Towanda Township Building |
| 2 North Towanda Township Building | 11 Veterans Memorial Park |
| 3 North Towanda Twp. Fire Dept. | 12 Towanda High School |
| 4 Memorial Hospital | 13 Towanda High School |
| 5 Towanda Fire Dept. | 14 J.A. Morrow Middle School |
| 6 SCI Building / YMCA | 15 Towanda Elementary School |
| 7 Towanda Post Office | 16 Third Ward Park |
| 8 Towanda Borough Offices | 17 North Towanda Park |
| 9 Towanda Borough Police Station | 18 Riverfront Park |
| | 19 Merrill Parkway Trail |

Community Facilities and Park Locations

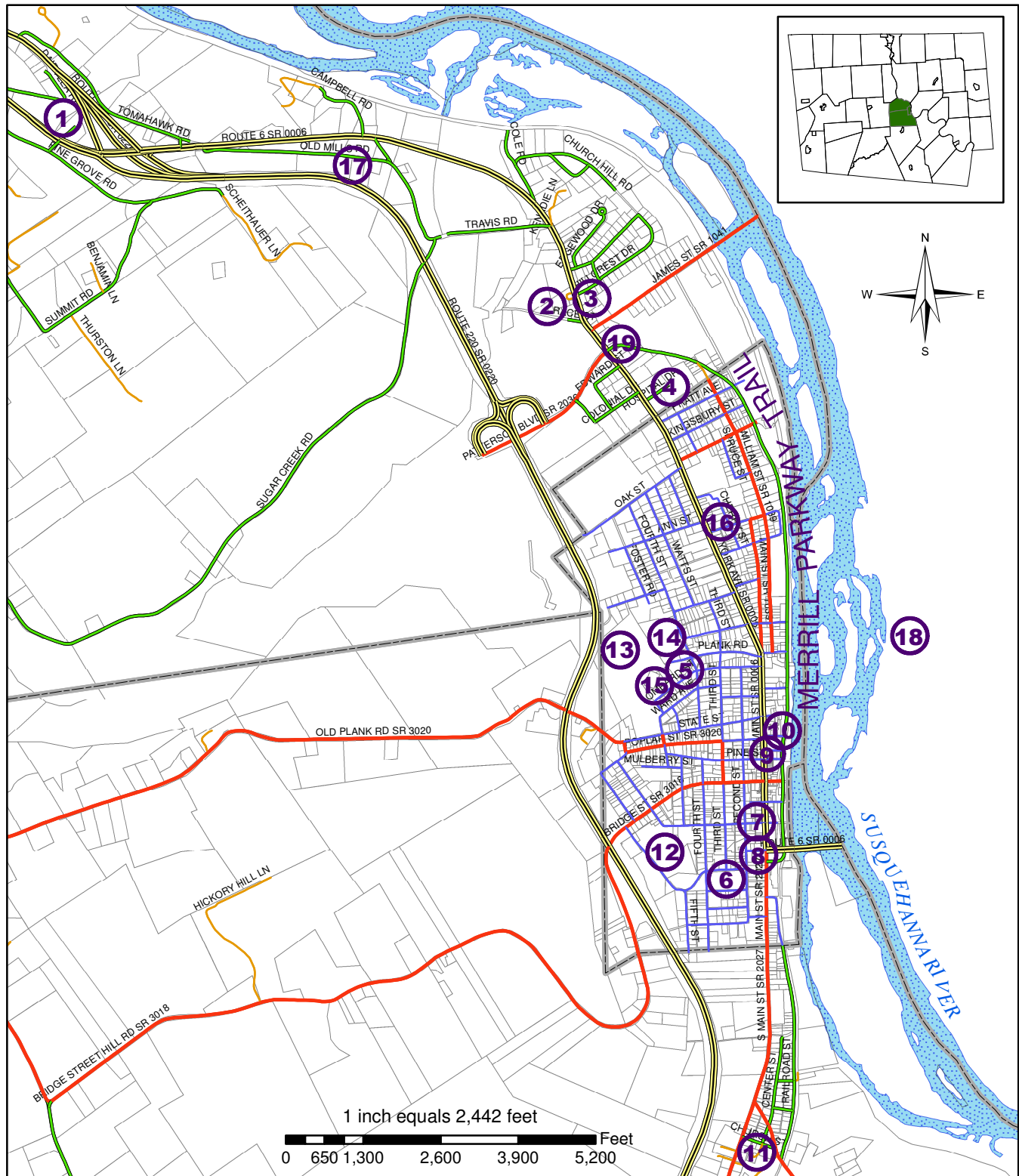
Towanda Township, Towanda Borough and North Towanda Township



Map Created Using Bradford County GIS Data
 Author: Amber Mase, Bradford County Community Planner
 Date: September 2007

Legend

- | | |
|------------------|----------------------|
| Borough Street | Municipal Boundary |
| PA State Route | Towanda Parcels |
| Private Drive | River |
| Township Road | Community Facilities |
| US Traffic Route | |



Towanda Borough

The Towanda Borough Hall, located at 10 Court Street, houses the Mayor's office, Police Department and other offices. The Towanda Municipal Building housing other Borough offices and a garage is located at 724 Main St. in Towanda, at the corner of Main and Franklin Streets.

Towanda Township

The Towanda Township Municipal Building is located along Church Street in South Towanda. The building houses a Township office and community meeting room. A Township maintenance building has been established at a separate location along Route 220 just south of the intersection with S. Main St.



Former Church in South Towanda Remodeled for Use as Township Building

County Courthouse

Towanda is the County seat of Bradford County. In addition to the Courthouse on Main Street there are other county offices located around the community including the Penn

State Extension at the old 1st Ward School and the Communications and Planning Departments west of the Route 6/220 interchange in North Towanda.

Fire and Emergency Services

Pennsylvania State Police

The Troop P Towanda Station of the Pennsylvania State Police provides coverage to the Central Bradford region. There are no local police agencies for Towanda and North Towanda Townships.

Towanda Borough Police Department

The Borough Police Department is housed at the Towanda Borough Hall at 10 Court St. The department staffing level includes 7 full-time and additional part time officers. This level of staffing allows for a minimum of single officer 24/7 coverage in the Borough. Additional staffing is typically provided for the day shift and weekend evenings.

Fire Companies

There are two volunteer fire companies that provide primary service to the area including the Towanda Fire Department and the North Towanda Volunteer Fire Company. The fire stations are located at Elm St. & 4th Streets and behind the Dandy Market on Route 6 in North Towanda respectively.

The equipment of the Towanda Fire Department is owned by the Borough and operated by Fire Department volunteers. Fire service for Towanda Township is contracted through Towanda Borough. The Township makes an annual appropriation based upon a cost sharing formula.

Ambulance Services

The Memorial Hospital EMS unit provides ambulance services to the Central Bradford region

Hospitals & Medical Facilities

The primary hospital for Towanda is Memorial Hospital at One Hospital Drive in North Towanda Township. There are numerous affiliated facilities at this location including the Personal Care Home and Physicians Care. Other regional medical facilities include the Robert Packer Hospital (Sayre, PA), Arnot-Odgen and St. Joseph's (Elmira, NY), and the Geisinger Medical Center (Danville, PA). A Guthrie Clinic is located on Colonial Drive in North Towanda.

Community Centers

The Borough relies upon the SCI gymnasium or the Bradford County Courthouse for large group meetings that exceed the 35 seat capacity of the Borough Council chambers. There are no community centers located in North Towanda or Towanda Townships.

Parks and Recreation

There are seven major recreation facilities in the region.

-North Towanda Township maintains a 2 acre mini-park/playground on Old Mills Rd.

-Towanda Borough's Riverfront Park is located on the opposite bank of the Susquehanna River from the Borough providing a panoramic view of the town. It has a picnic pavilion, softball and soccer fields, ice skating rink, boat launch and a walking path.

-Towanda Memorial Park is located just east of the 220 bypass on Memorial Park Avenue near the southern limits of the Borough. It is a 16 acre tract of land and includes playing fields, picnic pavilion and playground equipment.

-Towanda Borough's Third Ward Playground on York Ave. is a 0.87 acre neighborhood park including basketball courts and playground equipment.

-The Towanda Borough Park/S.C.I. Pool and gymnasium is operated by the Bradford County YMCA. It is a 3.65 acre property that was formerly the Susquehanna Collegiate Institute.

-There is a scenic walking trail parallel to Merrill Parkway on the bank of the Susquehanna River, providing pedestrian access between downtown Towanda and the industries in North Towanda.

-The Endless Mountains Athletic Complex is located on Towanda Area School District property adjacent to the Junior/Senior High School.

There are no public park and recreation facilities in Towanda Township.

Schools and Libraries

Towanda Area School District

The geographic area served by the Towanda Area School District includes Asylum, Franklin, Monroe, North Towanda, Standing Stone, Towanda, and Wysox Townships and Monroeton and Towanda Boroughs. There are three district buildings all located in the Borough including the Junior/Senior High School, the J. Andrew Morrow Elementary building (K4-2) on N. Fourth St. and the Towanda Area Elementary School (grades 3-6). The district has a Vo-Tech facility in North Towanda Township.



Towanda Area Junior/Senior High School

Saint Agnes School

The Saint Agnes School is for grades pre-K through 6. It is located on Third Street in the Borough and is affiliated with St. Peter & Paul Roman Catholic Church.

Libraries

The Towanda Public Library, located at the corner of Maple and Main Streets, is the only public library in the Central Bradford region. It is housed in a 1898 Flemish Renaissance brick structure designed by architect Henry Chapman of New York City and donated by Frank R. Welles, an attendee of the Susquehanna Collegiate Institute who had family roots in the community. The many programs and resources of the library can be accessed at <http://www.towandapubliclibrary.org/reference.htm>. Expansion plans may be in the future for this facility.



Towanda Public Library

Utility Systems

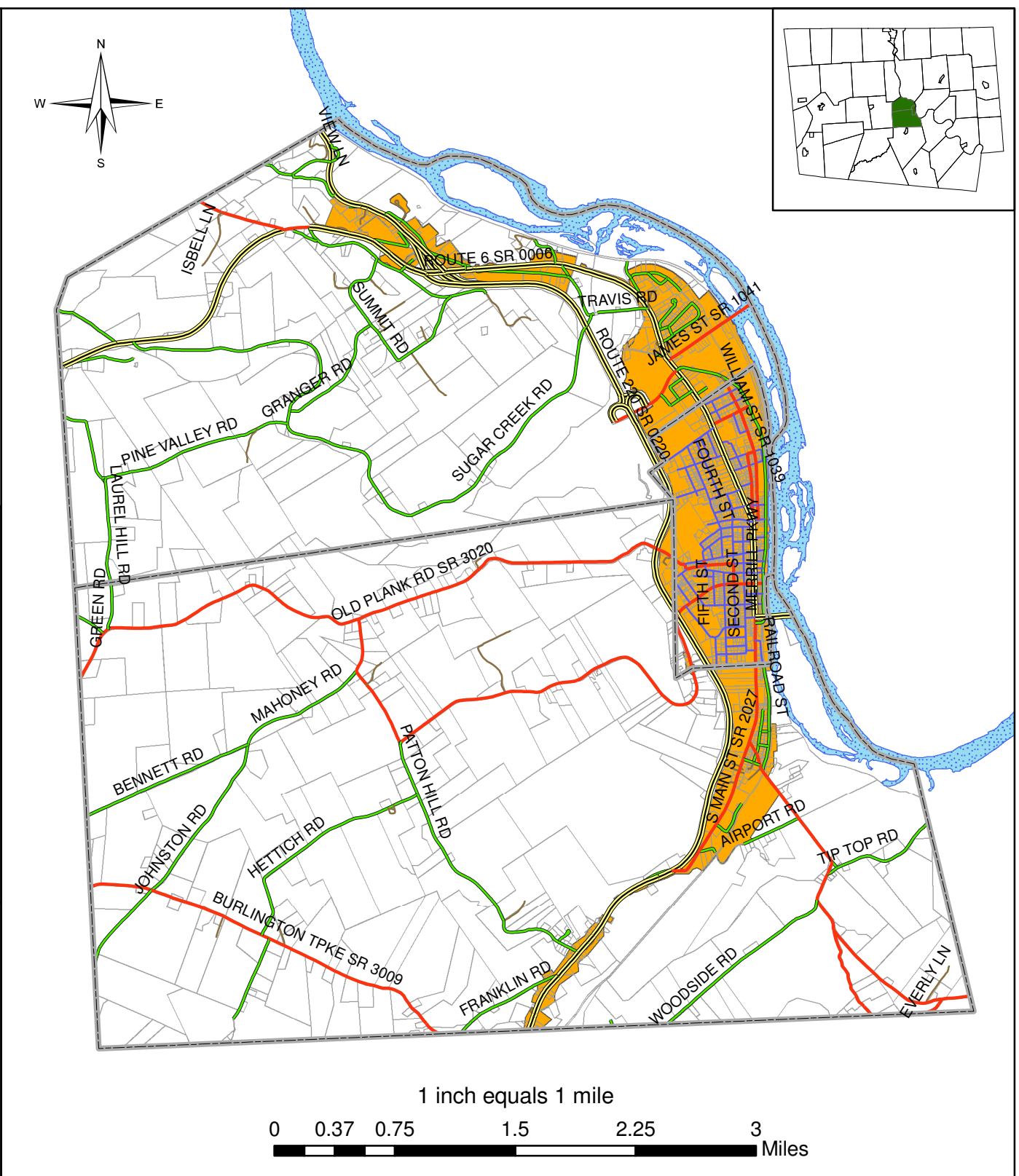
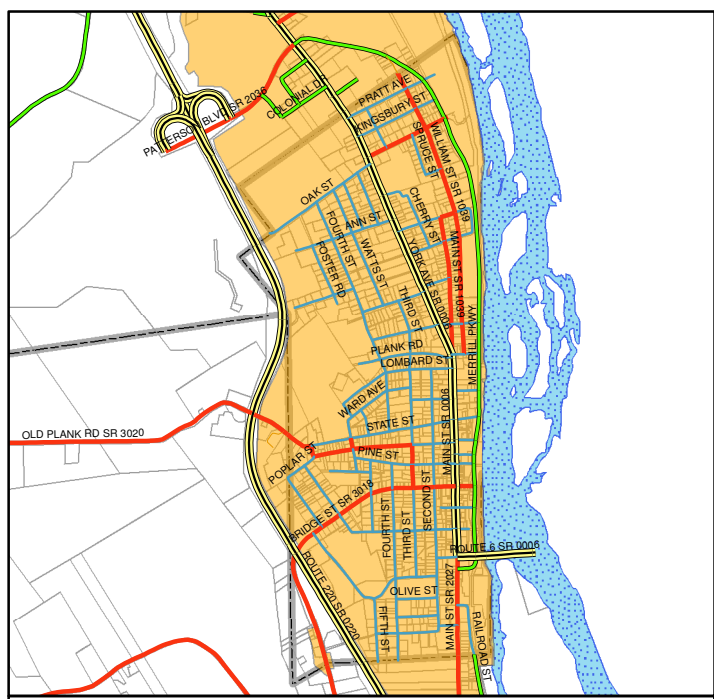
The Towanda Municipal Authority (TMA) is the principal provider of sewer and water service in the Central Bradford region.

Sewer

The TMA has a collection network that stretches from Monroeton to North Towanda. The actual collection area is shown on the *Municipal Sewer Map*. The TMA also provides billing services and treats sewage from the Wysox Municipal Authority collection system. The sewage treatment facility is located along the Susquehanna River just below the Route 6 bridge. There is an evaluation in process for the extension of sewer facilities to the Woodside area of Towanda Township.

Water

The TMA's water system is an even more extensive operation than the sewer system. It includes two principal water sources, the Eillensberger spring near Laddsburg in Albany Township and a pair of wells just north of the James Street bridge. The spring and wells each provide approximately 400,000 gallons per day to the community. The TMA is currently studying potential locations for a backup supply source.



Municipal Sewer

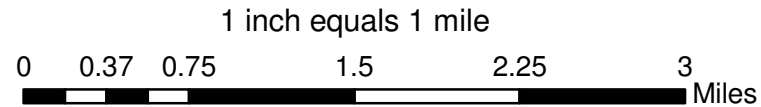
Towanda Township, Towanda Borough
and North Towanda Township

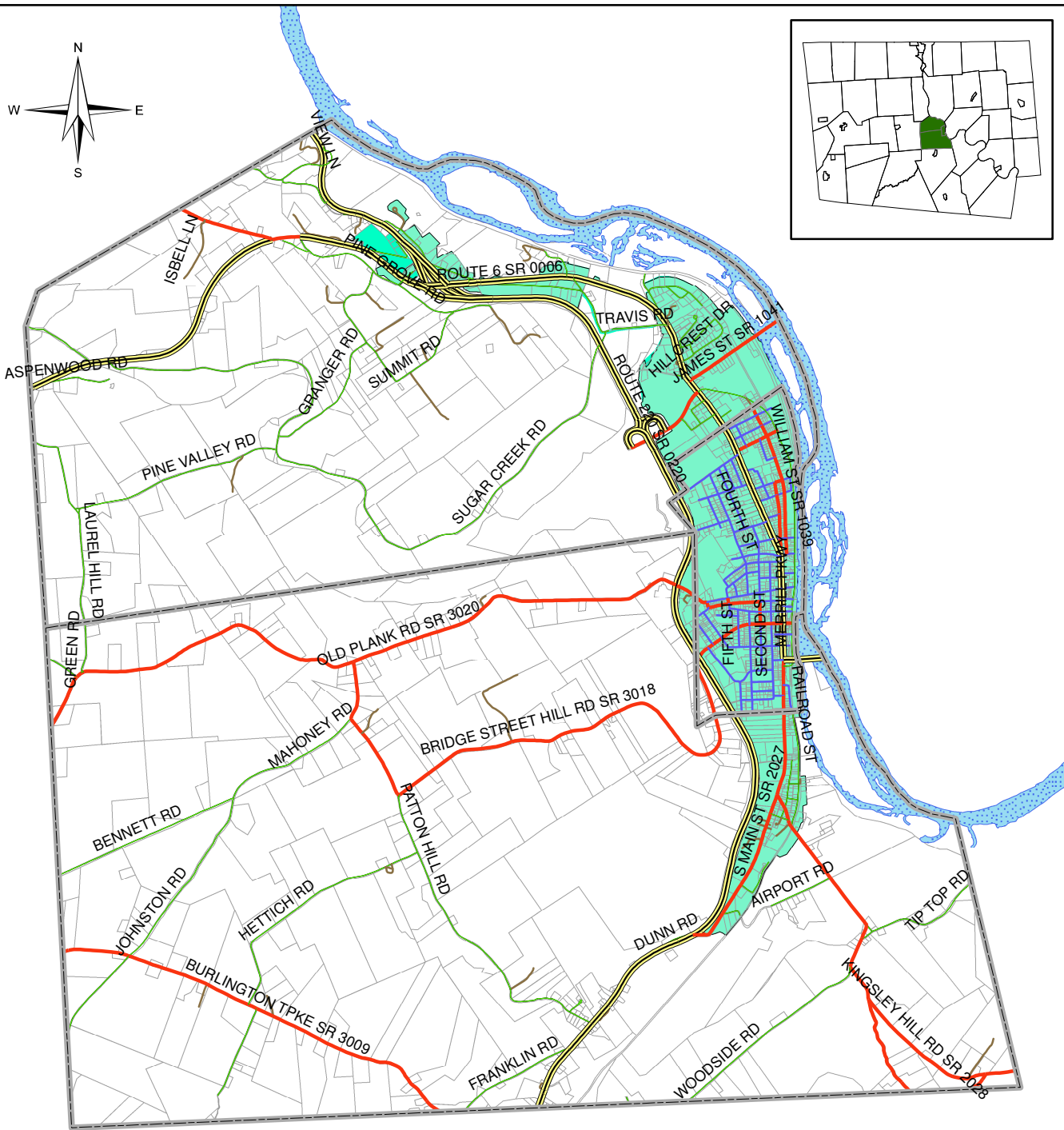
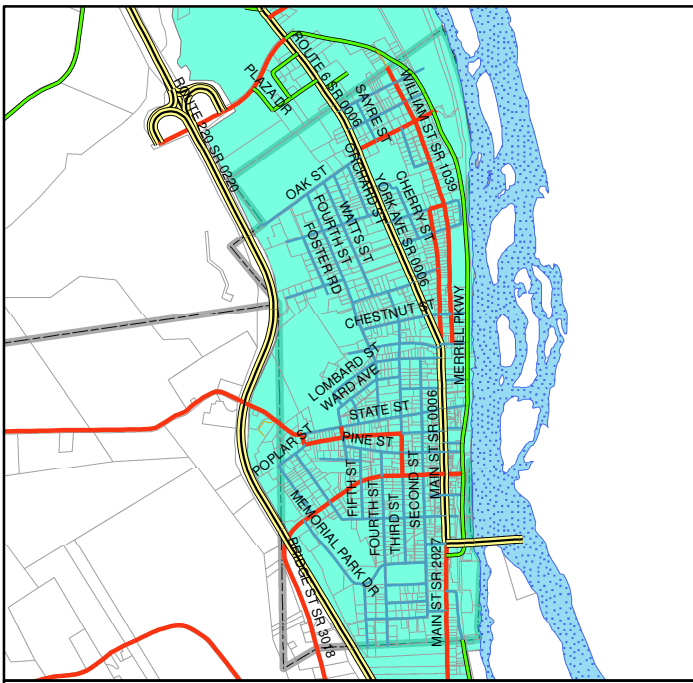


Maps Created Using Bradford County GIS Data
Author: Josh L. Brown Bradford County Comprehensive Planner
Date: September 2007

Legend

- US TRAFFIC ROUTE
- Borough Street
- PA State Route
- Private Drive
- Township Road
- Land Parcels
- Public Sewer





Municipal Water Coverage

Towanda Township, Towanda Borough
and North Towanda Township

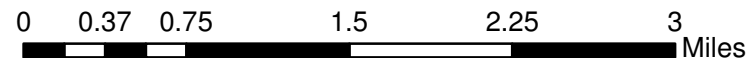


Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Date: May 2006

Legend

- US TRAFFIC ROUTE
- BOROUGH STREET
- PA State Route
- TOWNSHIP ROAD
- LAND PARCELS
- Municipal Water Coverage
- Private Drive

1 inch equals 1 mile



A 16 mile pipeline from the Ellenberger spring allows the TMA to sell water wholesale to the Borough of New Albany and to directly serve customers in Monroeton, Monroe and Towanda Townships and to furnish water by gravity to the southern limits of the Borough. The water is treated for hardness and chlorinated at the spring. There are three blending and equalizing tanks in the system to boost the water pressure in the higher areas of the Borough and in North Towanda Township. They include a 500,000 gallon glass lined tank known as the Line Rd. reservoir and two 250,000 gallon storage tanks located to the west of the bypass in Towanda Township.

Two other initiatives under evaluation for the water system include service to Wysox Township and the addition of an equalizing tank in the vicinity of the Route 6/220 interchange in North Towanda Township.

Municipal Solid Waste

The Central Bradford region is served by the Northern Tier Solid Waste Authority. The Authority's landfill is located at West Burlington in Bradford County. Solid waste pickup is handled by private haulers or by the Northern Tier Solid Waste Authority.

Electric Service

The electric utilities serving the region include Penelec, an operating company of the First Energy Corporation and Claverack REC, Inc.. The local Penelec maintenance facility is in North Towanda. Portions of Towanda and North Towanda are served by Claverack Rural Electric Cooperative headquartered in Standing Stone Township (RR #2, Wysox, PA).

Natural Gas – Valley Energy

Valley Energy is a natural gas distribution company serving 11 communities in Bradford County, Pennsylvania and Tioga County in New York. They supply natural gas to more than 6,400 residential, commercial and industrial customers. Natural gas is distributed through a 165-mile pipeline distribution system including the Towanda area. The headquarters for Valley Energy are in Sayre.

Communications Systems

Frontier, A Citizens Communications Company, provides local telephone service to the Towanda area. They also carry dsl/internet and satellite television products.

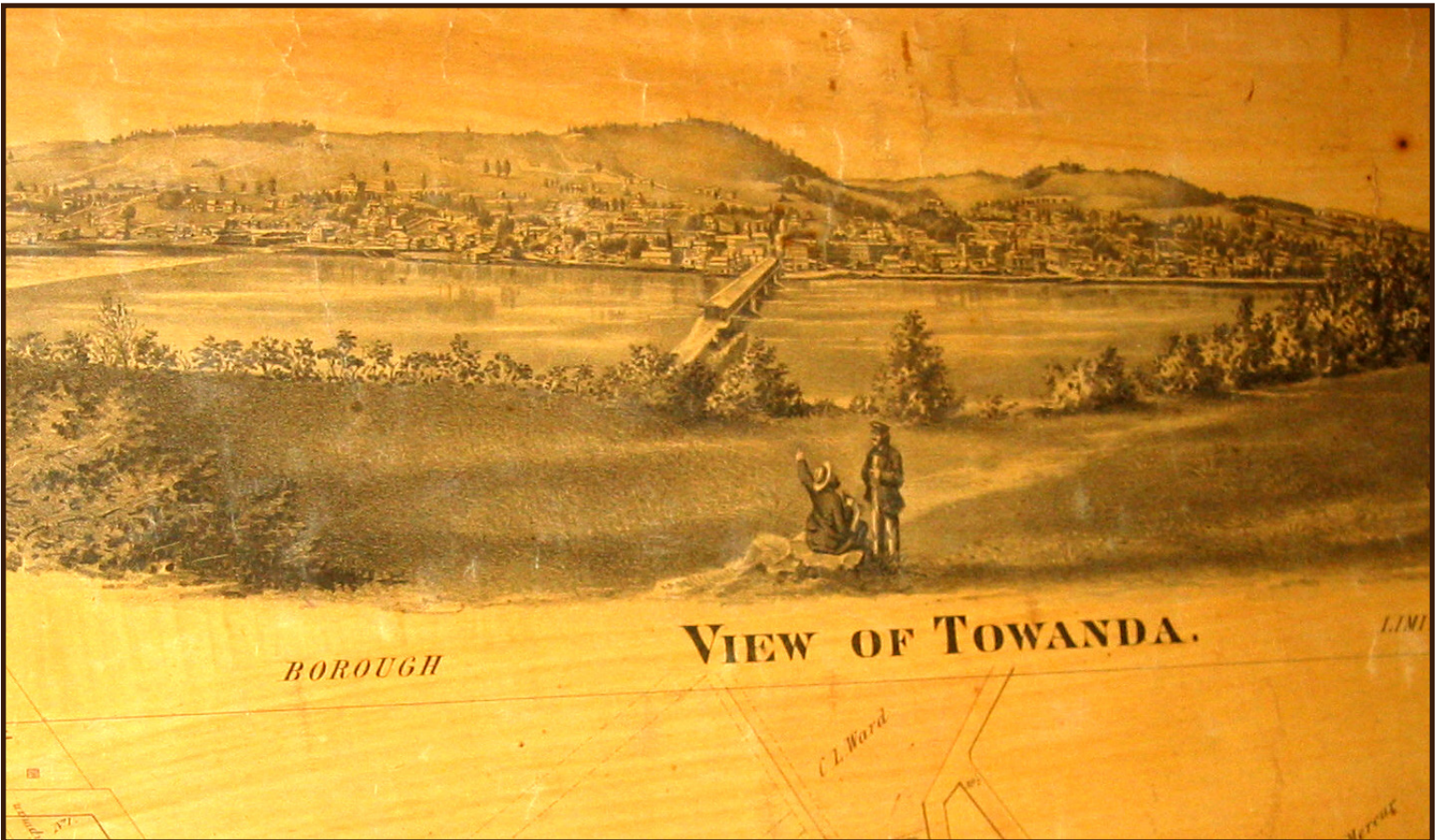
Comcast provides cable television and internet services to the region. Other providers include Epix Internet, Direct TV, Comcast Satellite TV, Dish Network, Sarver Output Services (internet provider), and Verizon and Cingular cellular services.



Historic York Avenue Structure Now Occupied by Frontier Communications

U.S. Mail Service

The entire Central Bradford region is served out of the Towanda Post office on Main St. in the Borough.



Section 5: Fiscal Analysis



Section 5

Fiscal Analysis – Central Bradford Region

Annual Audit Reports from 1998-2003 were utilized to present a report of the financial condition of the Central Bradford municipalities. Much of this data is also available in ready to download format on the PA DCED Municipal Statistics On Line Database (<http://www.newpa.com/default.aspx?id=223>). Follow links to Community, Local Government Information, Municipal Statistics and Financial Statistics 1998-2003. The applicable municipal codes for accessing the data on line are:

North Towanda Township	080635
Towanda Borough	081143
Towanda Township	081175

Taxes & Other Revenue Sources

Tables 5-1 through 5-3 present the major revenue sources for the Central Bradford municipalities for the six year period from 1998 to 2003. The two main revenue categories are local taxes and miscellaneous revenue sources. A varied mixture of local taxes is utilized including Real Estate, Real Estate Transfer, Earned Income, Occupational Privilege, Per Capita, and the Occupation Tax. North Towanda Township does not use the Per Capita Tax and discontinued the Occupation Tax in 2000. Towanda Township does not use the Occupational Privilege Tax and has phased out the Occupation Tax. The two leading local tax sources are the Real Estate and Earned Income taxes for all jurisdictions.

The miscellaneous revenue sources include monies from fines, interest earned on investments, rental or program income, borrowed funds, permit fees and transfers from other government entities. The single largest revenue source for the Townships is the category state intergovernmental revenues which in most cases is the PennDOT Liquid Fuels allocation to the municipality. These funds are derived from fuel taxes and are made available to the municipality for road maintenance purposes.

The Borough's revenue picture is much more complex. Its' top three non-tax sources are financing, state funds and interest/rental income, although from year to year income is found throughout all the above referenced sources.

Towanda Township is the most economical municipality when considering revenue on a per capita basis. For the six year period 1998-2003 it has tax revenue in the range of \$135 to \$165 per capita and a total revenue stream of \$200 to \$250 per capita.

For most years North Towanda Township has tax revenue in the \$200 to \$250 per capita range and total revenue in the \$300 to \$400 range. The Township's per capita tax

revenue in 1999 was \$318, a year in which extraordinary real estate transfer taxes were received.

Towanda Borough's tax revenue is \pm \$200 per capita. The total revenue is in the range of \$500 to \$750 per capita, reflecting the greater complexity of programs and revenue sources.

Table 5-1
Major Revenue Sources
North Towanda Township 1998-2003

Revenue Source	1998	1999	2000	2001	2002	2003
<u>Taxes</u>						
Real Estate Tax	\$127,135	\$127,370	\$129,130	\$116,921	\$114,768	\$108,902
Real Estate Transfer Tax	\$4,320	\$70,071	\$3,916	\$6,573	\$8,607	\$5,393
Earned Income Tax	\$57,432	\$55,564	\$56,313	\$56,798	\$48,804	\$44,551
Occupational Privilege Tax	\$0	\$0	\$35,411	\$34,463	\$30,942	\$29,174
Per Capita Tax	\$0	\$0	\$0	\$0	\$0	\$0
Occupation Tax	\$37,236	\$35,776				
Subtotal	\$226,123	\$288,781	\$224,770	\$214,755	\$203,121	\$188,020
<u>Miscellaneous Revenues</u>						
Fines & Forfeits	\$2,244	\$2,201	\$2,395	\$2,699	\$2,470	\$2,532
Interest & Rents	\$11,604	\$16,920	\$19,805	\$13,544	\$4,531	\$2,245
Intergovernmental Revenues – Fed.	\$0	\$0	\$0	\$0	\$0	\$0
Intergovernmental Revenues - State	\$47,209	\$47,847	\$48,591	\$45,738	\$46,138	\$46,755
Intergovernmental Revenues - Local	\$0	\$0	\$0	\$0	\$8,101	\$14,441
Solid Waste Revenue	\$48	\$54	\$88	\$79	\$86	\$88
Parking Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Licenses & Permits	\$7,786	\$7,796	\$7,945	\$8,842	\$18,966	\$16,676
Financing Sources	\$33,383	\$25,710	\$60,000	\$62,174	\$12,244	\$11,628
Other Charges	\$8,294	\$8,017	\$8,092	\$7,419	\$8,158	\$9,128
Subtotal	\$110,568	\$108,545	\$146,916	\$140,495	\$100,694	\$103,493
TOTALS	\$336,691	\$397,326	\$371,686	\$355,250	\$303,815	\$291,513
<u>Per Capita</u>						
Population	909	909	909	927	927	927
Taxes Per Capita	\$249	\$318	\$247	\$232	\$219	\$203
Revenue Per Capita	\$370	\$437	\$409	\$383	\$328	\$314

Table 5-2

**Major Revenue Sources
Towanda Borough 1998-2003**

Revenue Source	1998	1999	2000	2001	2002	2003
<u>Taxes</u>						
Real Estate Tax	\$345,737	\$355,966	\$362,818	\$356,524	\$361,228	\$374,886
Real Estate Transfer Tax	\$14,377	\$14,917	\$15,628	\$20,597	\$16,887	\$24,002
Earned Income Tax	\$193,265	\$205,129	\$213,799	\$216,184	\$206,593	\$220,915
Occupational Privilege Tax	\$16,896	\$20,291	\$19,375	\$18,289	\$20,676	\$18,747
Per Capita Tax	\$14,640	\$14,156	\$8,202	\$8,238	\$14,906	\$15,851
Occupation Tax	\$9,101	\$8,664	\$14,330	\$17,297	\$8,356	\$8,887
Subtotal	\$594,016	\$619,123	\$634,152	\$637,129	\$628,646	\$663,288
<u>Miscellaneous Revenues</u>						
Fines & Forfeits	\$15,962	\$17,738	\$27,435	\$24,209	\$31,184	\$31,746
Interest & Rents	\$139,006	\$133,035	\$167,964	\$145,335	\$102,894	\$72,973
Intergovernment Revenues - Fed.	\$0	\$0	\$250,000	\$0	\$0	\$0
Intergovernment Revenues - State	\$162,063	\$201,148	\$108,173	\$640,900	\$793,327	\$201,170
Intergovernment Revenues - Local	\$13,310	\$16,268	\$18,537	\$2,326	\$50,659	\$23,010
Solid Waste Revenue	\$7,926	\$6,824	\$10,988	\$10,994	\$13,100	\$11,887
Parking Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Recreation and Culture Revenues	\$16,369	\$17,229	\$13,194	\$42,814	\$26,498	\$1,696
Licenses & Permits	\$30,204	\$27,929	\$34,209	\$35,269	\$42,673	\$44,061
Financing Sources	\$549,517	\$416,472	\$732,055	\$634,603	\$517,670	\$383,723
Other Charges	\$39,730	\$31,339	\$49,066	\$51,408	\$73,688	\$115,700
Subtotal	\$974,087	\$867,982	\$1,411,621	\$1,587,858	\$1,651,693	\$885,966
TOTALS	\$1,568,103	\$1,487,105	\$2,045,773	\$2,224,987	\$2,280,319	\$1,549,254
<u>Per Capita</u>						
Population	3,242	3,242	3,242	3,024	3,024	3,024
Taxes Per Capita	\$183	\$191	\$196	\$211	\$208	\$219
Revenue Per Capita	\$494	\$459	\$631	\$736	\$754	\$512

Table 5-3

**Major Revenue Sources
Towanda Township 1998-2003**

Revenue Source	1998	1999	2000	2001	2002	2003
<u>Taxes</u>						
Real Estate Tax	\$62,306	\$64,466	\$63,100	\$64,245	\$65,806	\$65,490
Real Estate Transfer Tax	\$4,605	\$4,725	\$2,480	\$3,473	\$11,482	\$7,166
Earned Income Tax	\$83,182	\$94,268	\$96,351	\$97,548	\$109,282	\$114,302
Occupational Privilege Tax	\$0	\$0	\$0	\$0	\$0	\$0
Per Capita Tax	\$2,935	\$2,695	\$2,491	\$3,283	\$384	\$235
Occupation Tax	\$152	\$148	\$146	\$200	\$24	\$0
Subtotal	\$153,180	\$166,302	\$164,568	\$168,749	\$186,978	\$187,193
<u>Miscellaneous Revenues</u>						
Fines & Forfeits	\$3,228	\$2,597	\$2,655	\$2,721	\$3,252	\$3,391
Interest & Rents	\$11,327	\$9,956	\$21,837	\$14,237	\$6,759	\$1,219
Intergovernment Revenues - Fed.	\$0	\$0	\$0	\$0	\$0	\$0
Intergovernment Revenues - State	\$38,662	\$88,543	\$42,071	\$60,342	\$42,804	\$43,790
Intergovernment Revenues - Local	\$0	\$0	\$0	\$0	\$875	\$27,600
Solid Waste Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Parking Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Recreation and Culture Revenues	\$0	\$0	\$0	\$0	\$0	\$0
Licenses & Permits	\$150	\$390	\$460	\$440	\$0	\$100
Financing Sources	\$8,428	\$10,000	\$2,608	\$19	\$562	\$26,873
Other Charges	\$0	\$0	\$2,830	\$0	\$296	\$1,901
Subtotal	\$61,795	\$111,486	\$72,461	\$77,759	\$54,548	\$104,874
TOTALS	\$214,975	\$277,788	\$237,029	\$246,608	\$241,526	\$292,067
<u>Per Capita</u>						
Population	1,133	1,133	1,133	1,131	1,131	1,131
Taxes Per Capita	\$135	\$147	\$145	\$149	\$165	\$166
Revenue Per Capita	\$190	\$245	\$209	\$218	\$214	\$258

Expenditures

Tables 5-4 through 5-6 present the major expenditure categories for the Central Bradford municipalities for the six year period 1998-2003. The main expenditure areas are General Government, Health/Welfare, Public Safety, Streets & Highways, Libraries, Parks and Recreation, Debt Service and Miscellaneous.

For both Townships the top expenditure categories in order based on dollars spent include:

1. Street/highways
2. General Administration
3. Miscellaneous
4. Fire Protection

Towanda Township's expenditures per capita are in the \$140 to \$250 range. For North Towanda Township the range is \$300 to \$500 per capita.

For Towanda Borough the major categories are more numerous and in a different priority order including:

1. Miscellaneous
2. Police
3. General Administration
4. Streets/highways
5. Parks/Recreation
6. Fire Protection
7. Debt Service

Per capita expenditures for the Borough vary from \$400 to \$875 for the timeframe 1998-2003. In the Borough there are more programs and services offered resulting in higher budgetary outlays. For example Police Protection and Parks and Recreation are two categories that are not supported or are only minimally supported in the Townships.

Table 5-4

Major Expenditure Categories

North Towanda Township 1998-2003

Expenditure	1998	1999	2000	2001	2002	2003
General Government						
General Administration	\$61,334	\$67,743	\$68,931	\$174,495	\$105,762	\$103,287
Health & Welfare						
Sewer Expense	\$0	\$0	\$0	\$0	\$0	\$0
Public Health	\$0	\$0	\$0	\$0	\$0	\$0
Solid Waste Expense	\$0	\$0	\$0	\$0	\$0	\$0
Other Public Works	\$0	\$0	\$0	\$0	\$500	\$0
Public Safety						
Police	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$41,366	\$42,982	\$44,009	\$40,286	\$41,113	\$40,569
Planning & Development	\$3,639	\$2,739	\$3,236	\$3,304	\$4,776	\$17,610
Other Public Safety	\$0	\$0	\$0	\$0	\$0	\$0
Streets & Highways	\$103,809	\$144,700	\$162,838	\$158,675	\$137,693	\$137,574
Libraries	\$1,616	\$1,480	\$0	\$1,647	\$1,480	\$1,480
Parks & Recreation	\$146	\$18	\$2,774	\$294	\$398	\$332
Debt Service	\$5,266	\$3,949	\$0	\$0	\$0	\$0
Miscellaneous Expenditures	\$55,118	\$29,164	\$87,177	\$71,442	\$38,364	\$32,409
Capital Outlay Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$272,294	\$292,775	\$368,965	\$450,143	\$330,086	\$333,261
Per Capita						
Population	909	909	909	927	927	927
Expenditure Per Capita	\$300	\$322	\$406	\$486	\$356	\$360

Table 5-5

Major Expenditure Categories

Towanda Borough 1998-2003

Expenditure	1998	1999	2000	2001	2002	2003
General Government						
General Administration	\$249,776	\$245,377	\$286,583	\$244,476	\$241,076	\$216,984
Health & Welfare						
Sewer Expense	\$0	\$0	\$0	\$0	\$0	\$0
Public Health	\$655	\$0	\$0	\$0	\$0	\$0
Solid Waste Expense	\$0	\$0	\$0	\$9,704	\$5,493	\$6,806
Other Public Works	36657	\$86,131	\$27,371	\$24,988	\$192,680	\$208,519
Public Safety						
Police	\$242,236	\$228,235	\$241,380	\$263,733	\$469,548	\$420,891
Fire	\$73,378	\$69,840	\$67,231	\$63,371	\$69,205	\$45,143
Planning & Development	\$17,406	\$20,865	\$268,062	\$28,517	\$677,805	\$33,921
Other Public Safety	\$0	\$0	\$0	\$0	\$49,948	\$0
Streets & Highways	\$213,672	\$201,562	\$179,184	\$717,591	\$200,221	\$213,536
Libraries	\$18,078	\$17,250	\$19,000	\$19,900	\$19,200	\$18,084
Parks & Recreation	\$51,534	\$71,891	\$78,173	\$83,048	\$81,995	\$63,194
Debt Service	\$56,659	\$190,977	\$221,913	\$20,034	\$12,006	\$57,457
Miscellaneous Expenditures	\$377,303	\$188,988	\$528,970	\$624,981	\$622,759	\$482,754
Capital Outlay Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,337,354	\$1,321,116	\$1,917,867	\$2,100,343	\$2,641,936	\$1,767,289
Per Capita						
Population	3,242	3,242	3,242	3,024	3,024	3,024
Expenditure Per Capita	\$413	\$408	\$592	\$695	\$874	\$584

Table 5-6

Major Expenditure Categories

Towanda Township 1998-2003

Expenditure	1998	1999	2000	2001	2002	2003
General Government						
General Administration	\$40,111	\$38,284	\$39,890	\$42,073	\$48,697	\$102,940
Health & Welfare						
Sewer Expense	\$0	\$0	\$0	\$0	\$0	\$0
Public Health	\$0	\$0	\$81	\$254	\$611	\$0
Solid Waste Expense	\$0	\$0	\$0	\$0	\$0	\$0
Other Public Works	0	\$0	\$0	\$0	\$0	\$0
Public Safety						
Police	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$25,340	\$21,500	\$45,249	\$35,896	\$19,671	\$30,256
Planning & Development	\$0	\$50,000	\$0	\$0	\$0	\$0
Other Public Safety	\$1,345	\$1,603	\$1,242	\$764	\$880	\$0
Streets & Highways	\$129,859	\$93,457	\$64,086	\$119,026	\$149,000	\$164,072
Libraries	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service	\$5,181	\$5,081	\$2,590	\$0	\$3,867	\$3,846
Miscellaneous Expenditures	\$14,649	\$11,176	\$5,420	\$6,546	\$6,352	\$29,680
Capital Outlay Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$217,685	\$222,301	\$159,758	\$205,759	\$230,278	\$331,994
Per Capita						
Population	1133	1133	1133	1131	1131	1131
Expenditure Per Capita	\$192	\$196	\$141	\$182	\$204	\$254

Table 5-7
Central Bradford Region 1998-2003

Municipal Debt Summary

Year	Total Debt	Population	Debt Per Capita	Credits Against Debt	Total Debt Principal Paid
North Towanda Township					
1998	\$3,910	909	\$4	\$3,910	\$5,125
1999	\$0	909	\$0	\$0	\$3,910
2000	\$0	909	\$0	\$0	\$0
2001	\$0	927	\$0	\$0	\$0
2002	\$0	927	\$0	\$0	\$0
2003	\$0	927	\$0	\$0	\$0
Towanda Borough					
1998	\$3,857,939	3,242	\$1,190	\$1,185,467	\$244,996
1999	\$3,676,214	3,242	\$1,134	\$1,523,517	\$220,727
2000	\$3,438,926	3,242	\$1,061	\$1,651,422	\$248,547
2001	\$3,184,788	3,024	\$1,053	\$1,783,996	\$254,138
2002	\$2,987,749	3,024	\$988	\$1,307,083	\$269,549
2003	\$2,708,997	3,024	\$896	\$922,865	\$278,752
Towanda Township					
1998	\$6,406	1,133	\$6	\$6,406	\$4,966
1999	\$0	1,133	\$0	\$0	\$0
2000	\$0	1,133	\$0	\$0	\$2,571
2001	\$18,315	1,131	\$16	\$18,315	\$0
2002	\$14,749	1,131	\$13	\$14,749	\$3,566
2003	\$11,171	1,131	\$10	\$11,171	\$3,578

Table 5-7 shows that the Townships are limited users of borrowing for their municipal operations. In reality this is also the case for Towanda Borough. In a 2006 debt statement the Borough's total indebtedness for its own operations was \$23,662 which was used exclusively for small equipment loans. The same statement shows borrowing guaranteed on behalf of the Towanda Municipal Authority by the Borough for self-liquidating debt (paid by water and sewer rates) in the amount of \$1,110,366 and a temporary short term grant anticipation loan in the amount of \$1,335,000. Thus for "true" Borough operations the 2006 per capita debt would be approximately \$8/per capita.

Revenue & Expenditure History

Table 5-8 provides a comparison of the yearly revenue and expenditure totals for the Central Bradford municipalities from 1998-2003. In a few instances total expenditures exceed revenues necessitating the use of cash reserves to balance the budget for a particular year.

Table 5-9 presents the amount of local taxes paid per capita and the total revenue and expenditures per capita for 1998-2003. The mix of local taxes sources includes Real Estate, Real Estate Transfer, Earned Income, Occupational Privilege, Per Capital, and the Occupation. The amounts do not include the portion of these same tax sources paid to the County and to school districts. Residents of the Central Bradford region receive local services such as road maintenance, local government administration, fire protection, miscellaneous services, and in the case of the Borough, police protection and recreation programs for municipal taxes in the range of \$135 to \$250 per person annually.

Table 5-8

**Comparison of Revenue & Expenditure
Central Bradford Municipalities 1998-2003**

	1998	1999	2000	2001	2002	2003
North Towanda Township						
Revenue	\$336,691	\$397,326	\$371,686	\$355,250	\$303,815	\$291,513
Expenditure	\$272,294	\$292,775	\$368,965	\$450,143	\$330,086	\$333,261
Difference	\$64,397	\$104,551	\$2,721	-\$94,893	-\$26,271	-\$41,748
Towanda Borough						
Revenue	\$1,568,103	\$1,487,105	\$2,045,773	\$2,224,987	\$2,280,319	\$1,549,254
Expenditure	\$1,337,354	\$1,321,116	\$1,917,867	\$2,100,343	\$2,641,936	\$1,767,289
Difference	\$230,749	\$165,989	\$127,906	\$124,644	-\$361,617	-\$218,035
Towanda Township						
Revenue	\$214,975	\$277,788	\$237,029	\$246,608	\$241,526	\$292,067
Expenditure	\$217,685	\$222,301	\$159,758	\$205,759	\$230,278	\$331,994
Difference	-\$2,710	\$55,487	\$77,271	\$40,849	\$11,248	-\$39,927

Table 5-9

Central Bradford Region 1998-2003

Revenue & Expenditures Per Capita

Municipality	\$ Per Capita					
	1998	1999	2000	2001	2002	2003
N. Towanda Township						
Local Tax Effort	\$249	\$318	\$247	\$232	\$219	\$203
Revenue	\$370	\$437	\$409	\$383	\$328	\$314
Expenditure	\$300	\$322	\$406	\$486	\$356	\$360
Towanda Borough						
Local Tax Effort	\$183	\$191	\$196	\$211	\$208	\$219
Revenue	\$484	\$459	\$631	\$736	\$754	\$512
Expenditure	\$413	\$408	\$592	\$695	\$874	\$584
Towanda Township						
Local Tax Effort	\$135	\$147	\$145	\$149	\$165	\$166
Revenue	\$190	\$245	\$209	\$218	\$214	\$258
Expenditure	\$192	\$196	\$141	\$182	\$204	\$294

Real Estate Tax Base and Millage Rates

Table 5-10 presents the market and assessed value of property and the millage rates for the central Bradford region from 1998 to 2003. These values determine the real estate taxes revenue (Tables 5-1 through 5-3) derived in the region which makes up between 20% and $\frac{1}{3}$ of the total revenue for the municipalities.

North Towanda Township:	36%
Towanda Borough:	20%
Towanda Township:	26%

Real estate taxes are an important source of income and the tax component most closely affected by land use decisions. Real estate tax rates are based on the “mil” which is \$ 0.001, or 1 mil is equal to a tenth (1/10) of a cent. Separate millage rates or the number of mills assessed to the assessed value of your property are set annually by the Township, Borough, County and School District to generate real estate tax revenue. Any growth in the total assessed value of the municipality results in growth in the amount of real estate revenue generated. It is obviously desirable to have a positive growth in the total assessed value and is a sign of a healthy community. Should a municipality lose assessed value it would be considered to be in a declining condition. Towanda Borough and Towanda Township both show modest positive growth in assessed values. Although North Towanda Township does shows a decline in assessed value, it is not indicative of decline, but due to reassessments of its large industrial parcels.

A statistical measure of the potential wealth of a municipality is the Market Value Per Capita. Table 5-10 shows that North Towanda Township has a significant advantage in this regard. Its’ Market Value Per Capita is approximately 2.5 times greater than the values for Towanda Borough and Towanda Township. This situation could be of great advantage to North Towanda should it ever become involved in a bond issue. The 2003 values include:

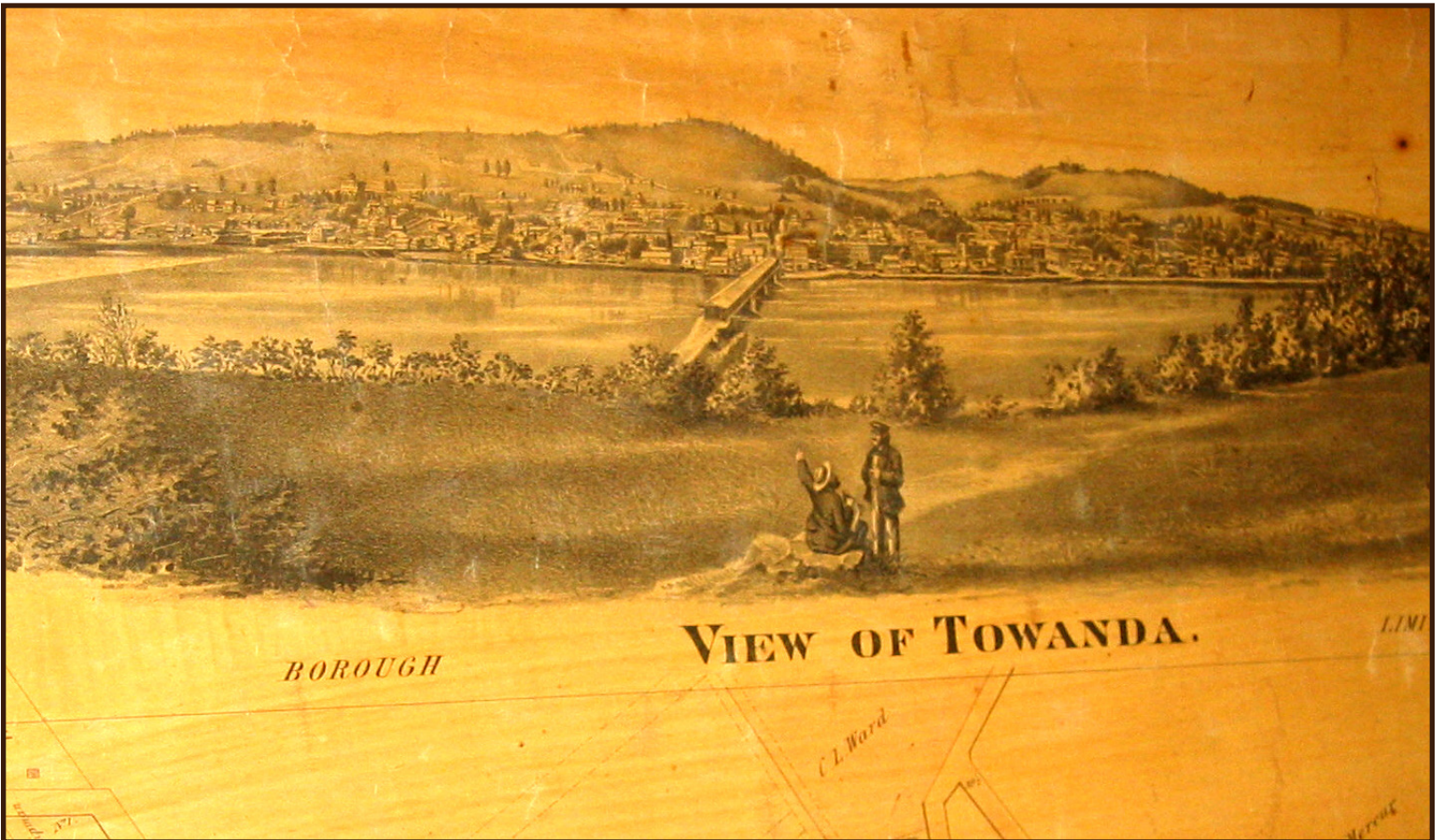
North Towanda Township	\$74,789 Per Capita
Towanda Borough	\$29,133 Per Capita
Towanda Township	\$30,765 Per Capita

Table 5-10

Real Estate Value & Millage Rates 1998-2003

Central Bradford Region

Year	Real Estate Market Value	Population	Market Value Per Capita	Real Estate Assessed Value	Millage Rate
N. Towanda Township					
1998	\$79,280,000	909	\$87,217	\$33,456,150	3
1999	\$74,709,000	909	\$82,188	\$35,113,050	3
2000	\$76,310,400	909	\$83,950	\$35,102,800	3
2001	\$75,334,500	927	\$81,267	\$34,729,185	3
2002	\$69,096,900	927	\$74,538	\$31,369,985	3
2003	\$69,329,400	927	\$74,789	\$30,019,635	3
Towanda Borough					
1998	\$87,305,000	3,242	\$26,929	\$36,842,500	9
1999	\$79,659,000	3,242	\$24,571	\$37,439,550	9
2000	\$83,869,800	3,242	\$25,870	\$38,580,125	9
2001	\$83,993,500	3,024	\$27,776	\$38,721,025	9
2002	\$84,520,400	3,024	\$27,950	\$38,372,275	9
2003	\$88,099,100	3,024	\$29,133	\$38,146,925	10
Towanda Township					
1998	\$32,160,000	1,133	\$28,385	\$13,571,550	5
1999	\$31,508,000	1,133	\$27,810	\$14,808,900	10
2000	\$31,609,900	1,133	\$27,899	\$14,540,550	4
2001	\$31,591,100	1,131	\$27,932	\$14,563,500	4
2002	\$32,777,000	1,131	\$28,981	\$14,880,750	4
2003	\$34,795,400	1,131	\$30,765	\$15,066,400	4



Section 6: Transportation Analysis



Section 6

Transportation Analysis – Central Bradford Region

Background

The transportation network in an area is another important component of a comprehensive plan. Often we think of roadways as the primary transportation asset, and indeed they are a core local government responsibility. In addition to roadways, other transportation forms include rail, water, public transportation, bikeways, pedestrian, and aviation modes.

A transportation network connects the community to the outside world and is responsible for moving people, goods and services in and out of the area. The transportation system is the backbone of the area and results in safe and reliable access to work, schools, residential areas, shopping, services, cultural and recreational activities. Transportation facilities are important to an area in the movement of manufactured goods, natural resources and agricultural products to the market place.

The development of the Central Bradford region has been greatly influenced by the evolution of its transportation systems. While the Indians and the early settlers were oriented to the Susquehanna River, the advent of the Pennsylvania Canal, followed by the railroads greatly spurred on the development of Towanda. The second half of the 19th century was the greatest period of growth for the Borough, a time during which coal, lumber and manufactured goods were transported throughout the area.

Highway Network - Roadway Classification by Function

As the motor vehicle is a dominate form of transportation for the region, roads must be built and maintained to serve existing traffic and potential future traffic growth. The road design is closely aligned with the volume, speed and types of traffic served. To aid in evaluating the road system a function classification system is used. It is a guide for both planning and highway funding purposes.

Interstate: Interstates are limited access roadways that provide for the movement of large volumes of through traffic between regions and urban areas and extend across state boundaries. The Central Bradford region is off the Interstate network, although Interstate 86 (Southern Tier Expressway) is within close proximity. Route 15 (future I-99) is slated to be upgraded to the interstate category in Pennsylvania once all segments are improved to interstate standards.

Principal Arterial Highways: Principal arterials are roads that provide land access while retaining a high degree of through traffic. Similar to the interstate classification they connect regions and urban centers. Route 6 in Bradford County, including the Merrill

Parkway, and Route 220 north of the junction of 6 & 220 are presently considered major arterial highways.

Minor Arterial: Minor arterials are roads providing land access with a lower level of through traffic and connect rural communities to urban areas. The minor arterials of the Central Bradford region include US Rt. 220 (south of 6 & 220 junction) and S. Main St (SR 2027) in Towanda Borough and Towanda Township from the Route 6 bridge south to the intersection at Route 220.

Major and Minor Collectors: The collectors provide both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas and rural residential areas. Collectors connect local roads and arterial roads and provide less mobility than arterials at lower speeds and for a shorter distance. The only designated major collector in the region is James Street in North Towanda.

Local Roads/Streets: The local roads and streets provide a high level of access to abutting land but limited mobility. Movement of traffic on such roads is usually slower and the volume of traffic is considerably lower than on higher level roadways. Low volume state highways and most township or borough roads or streets are considered to be part of the local network.

Tables 6-1 through 6-4 and the *Road Network Map* and the *Towanda Borough Street Map* (p. 6-2 inventory the state and local roads and the roadway classification for the three municipalities. This information will be illustrated in the Transportation Plan component of the Comprehensive Plan.



North View Towanda Route 220 Bypass

Traffic Volume Data

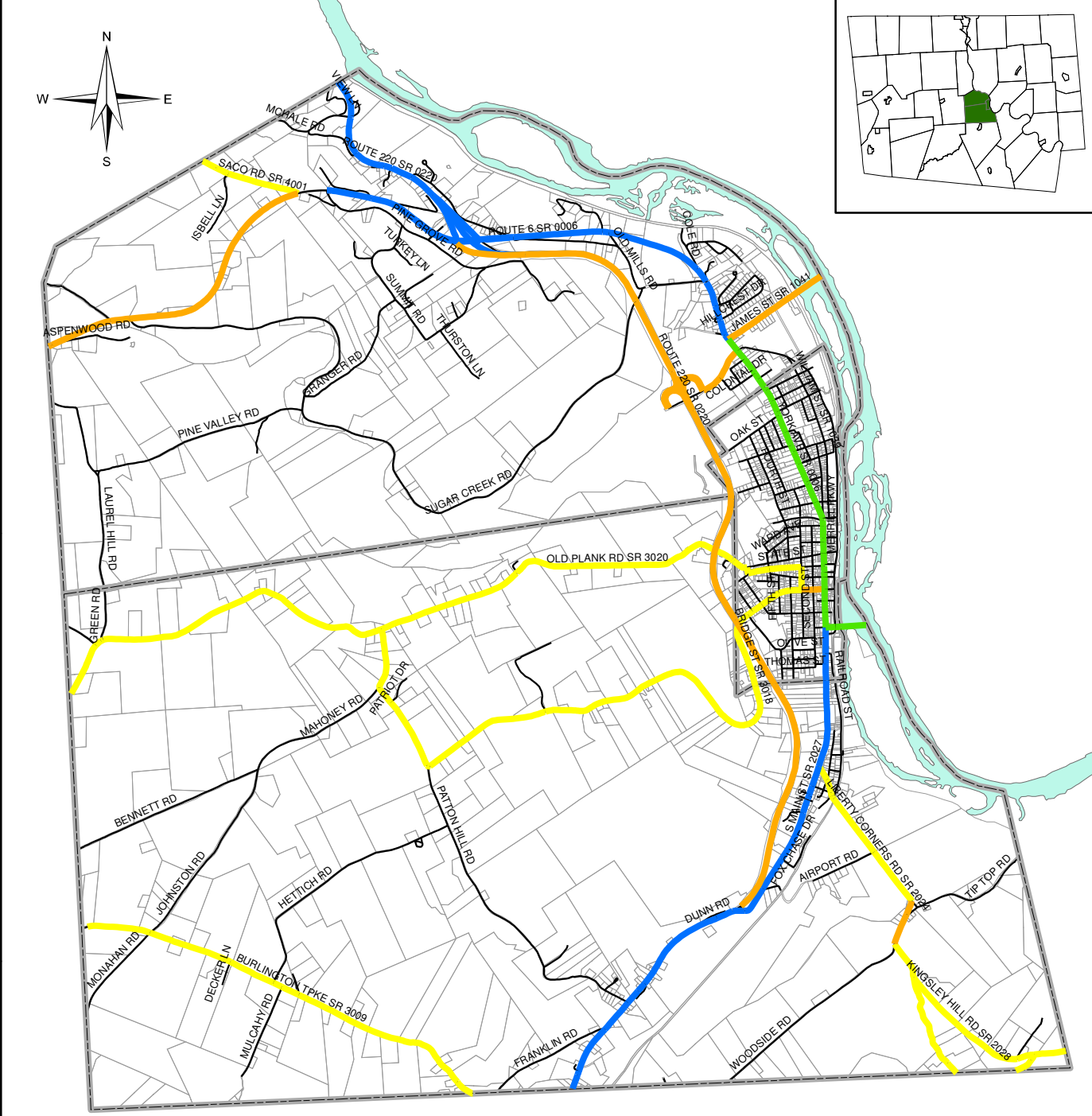
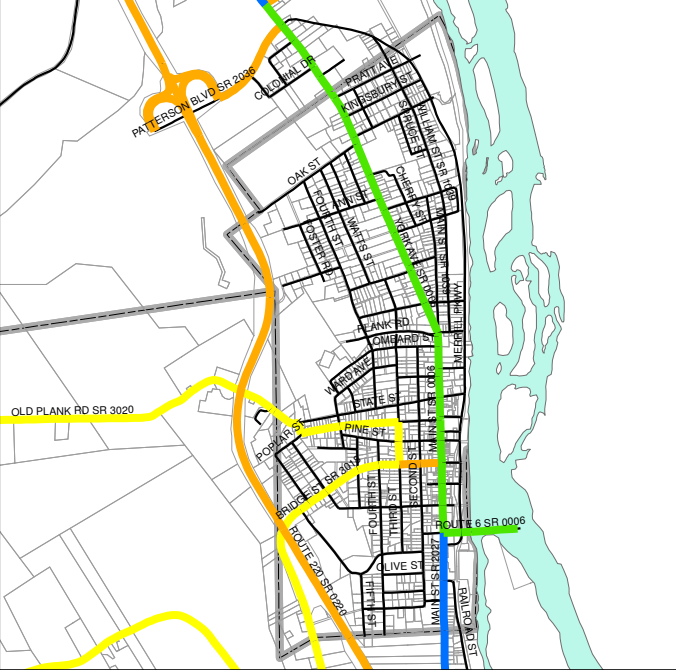
PennDOT performs periodic traffic counts for its highway network. This data is a factor to consider in determining the roadway classification for a given highway. The data is expressed as the Average Annual Daily Traffic (AADT) rate for a given highway segment. This information is illustrated on the *Average Annual Daily Traffic Volume (AADT) Map*.

Table 6-1

Road Mileage Statistics – Central Bradford Region Municipalities

Source: Pennsylvania Department of Transportation

	Road Mileage		
	North Towanda Twp.	Towanda Borough	Towanda Twp.
Municipal	18.21	13.29	13.91
State	9.80	4.95	18.34
Total	28.01	18.24	32.25
Turnback Mileage	5.10	0.00	0.00
Municipal Miles Per Capita	0.020	0.004	0.012



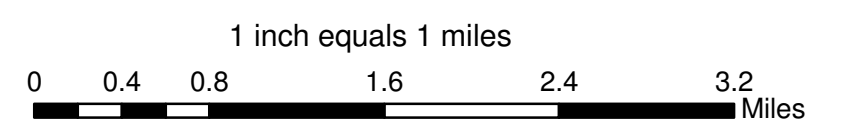
Average Annual Daily Traffic Volume (AADT)

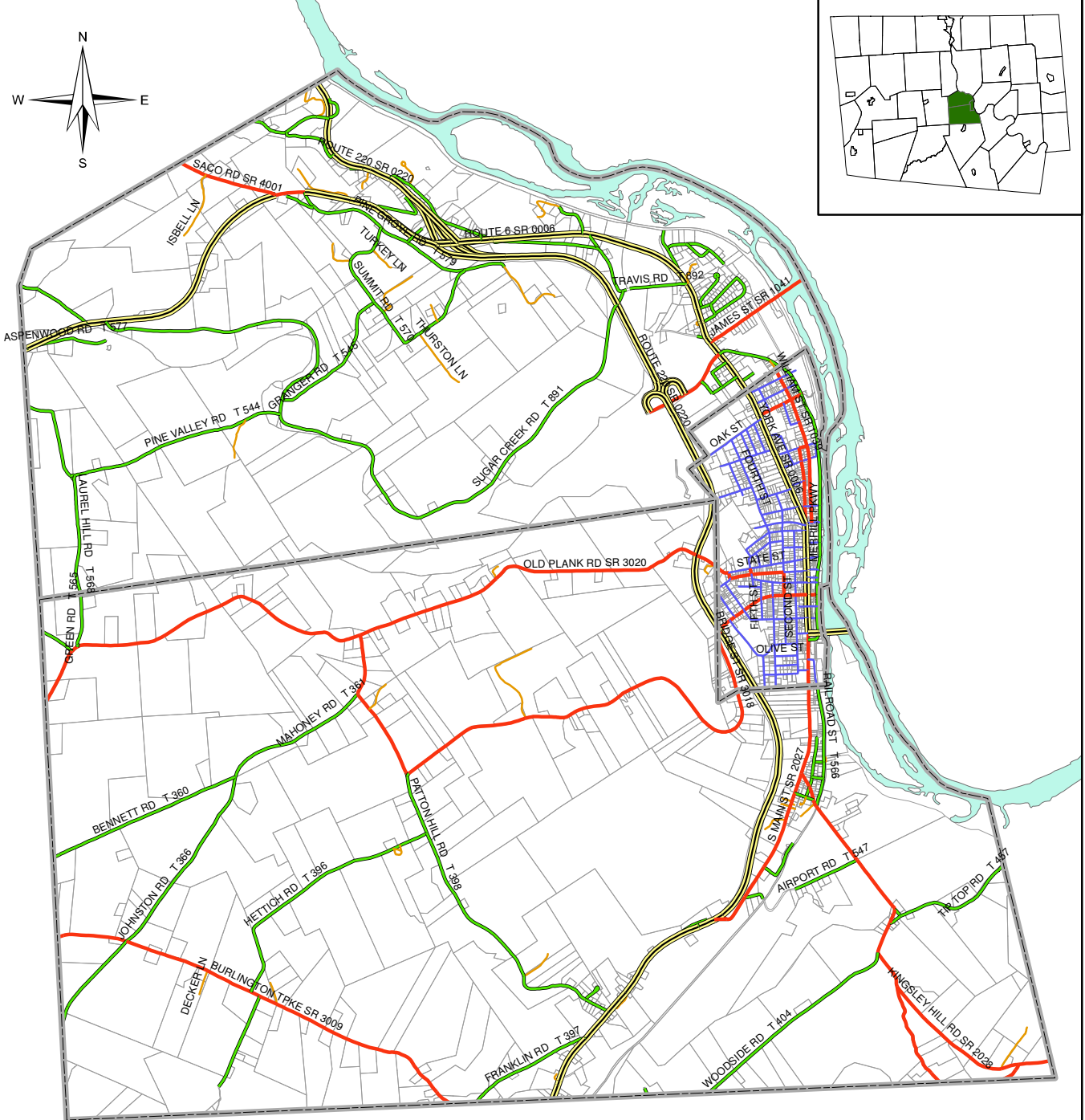
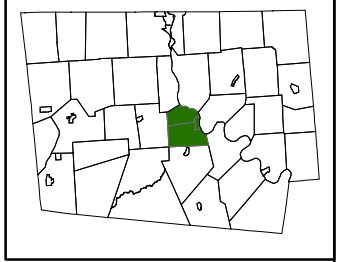
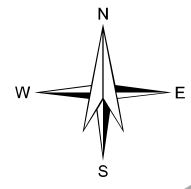
Towanda Township, Towanda Borough
and North Towanda Township

Bradford County
 Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Date: May 2006

Legend

- 50-850 AADT
- 1500-3700 AADT
- 4500-9000 AADT
- 11000-18000 AADT
- No Traffic Count
- Municipal Boundary
- Rivers
- Land Parcels





Road Network

Towanda Township, Towanda Borough
and North Towanda Township

Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Date: May 2006



Legend

- US TRAFFIC ROUTE
- BOROUGH STREET
- PA STATE ROUTE
- PRIVATE DRIVE
- TOWNSHIP ROAD
- LAND PARCELS

1 inch equals 1 mile

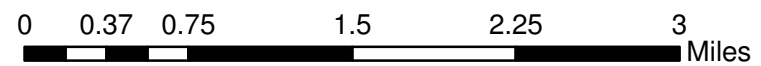


Table 6-2

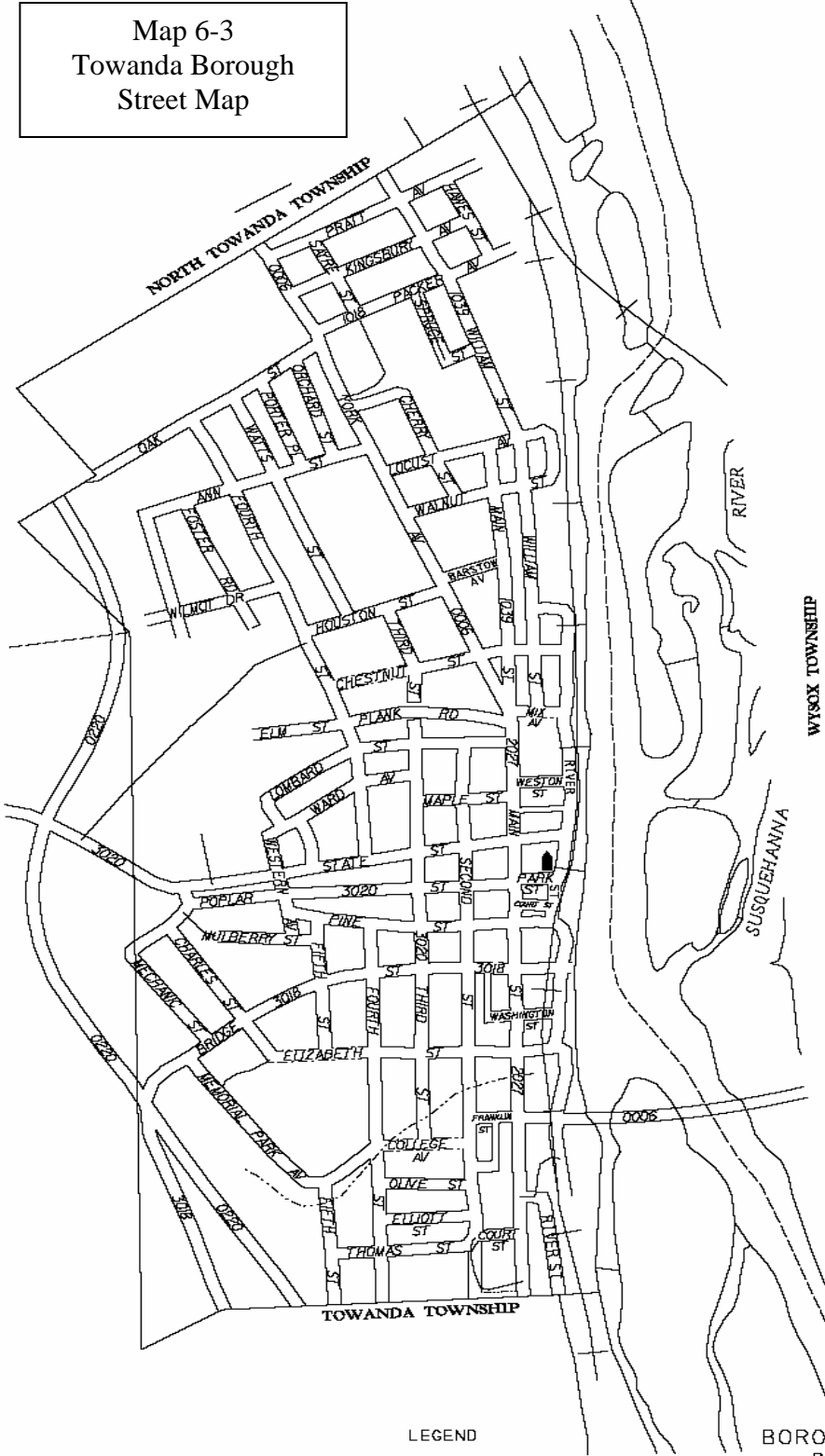
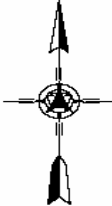
Roadway Functional Classification System

State Highways in Central Bradford Region

Source: Pennsylvania Department of Transportation

Roadway Number & Name	Municipality	Classification
S.R. 0006, Main St., York Ave.	N. Towanda Twp., Towanda B.	1- Principal Arterial Highway
S.R. 0220, north of junction 6/220	N. Towanda Twp.	1- Principal Arterial Highway
S.R. 0220, south of junction 6/220	N. Towanda Twp., Towanda B., & Towanda Twp.	2- Minor Arterial
S.R. 1018, Packer Ave.	Towanda Borough	5- Local Road
S.R. 1041, James St.	N. Towanda Twp.	3- Major Collector
S.R. 1039, Main St., William St.	Towanda Borough	5- Local Road
S.R. 2024	Towanda Twp.	4- Minor Collector
S.R. 2027, Main St.	Towanda Borough, Towanda Twp.	2- Minor Arterial
S.R. 2028	Towanda Twp.	4- Minor Collector
S.R. 2036, Patterson Blvd.	N. Towanda Twp.	5- Local Road
S.R. 3009, Burlington Turnpike	Towanda Twp.	4- Minor Collector
S.R. 3018, Bridge St.	Towanda Borough, Towanda Twp.	5- Local Road
S.R. 3020, 3rd St., Popular St., Old Plank Rd.	Towanda Borough, Towanda Twp.	4- Minor Collector
S.R. 3022, State Owned Bridges on local roads	N. Towanda Twp.	5- Local Road
S.R. 4001, Saco Rd.	N. Towanda Twp.	4- Minor Collector
S.R. 6006, Merritt Parkway	Towanda B., N. Towanda Twp.	1- Principal Arterial Highway

**Map 6-3
Towanda Borough
Street Map**



LEGEND

- LIMITED ACCESS HIGHWAY
- STATE ROUTE AND NUMBER
- STATE MAINTAINED BRIDGE ON BOROUGH ROAD
- BOROUGH ROAD, NUMBER AND SEGMENT LENGTH IN MILES
- IMPASSABLE BOROUGH ROAD
- OTHER ROAD
- RAILROAD (IN SERVICE)
- RAILROAD ABANDONED (TRACK RETAINED)
- STATE BOUNDARY
- COUNTY BOUNDARY
- TOWNSHIP BOUNDARY
- CITY OR BOROUGH BOUNDARY
- MUNICIPAL BUILDING
- SPLIT MILEAGE BETWEEN MUNICIPALITIES

TOTAL MILES

Borough Road System	13.29
State Highway System	4.95
Total	18.24

**BOROUGH OF TOWANDA
BRADFORD COUNTY**

PREPARED BY THE
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
ENGINEERING DISTRICT 3-D
MUNICIPAL SERVICES UNIT
IN COOPERATION WITH THE
U. S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
REVISED PER FORM 930 DATED 07-22-96
RESURVEYED DATE 07-22-96
MUNICIPAL CODE 08 412

SCALE

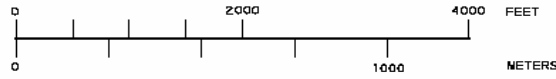


Table 6-3

Roadway Functional Classification System

North Towanda Township

Road Number & Name	Classification	Road Number & Name	Classification
T-544, Pine Valley Rd.	Local	T-585, McHale Rd.	Local
T-545, Granger Rd.	Local	T-586, Crest Rd.	Local
T-547, Buttermilk Falls Rd.	Local	T-587, Vista Drive	Local
T-557, Race St.	Local	T-588, Parsonage Rd.	Local
T-568, Laurel Hill Rd.	Local	T-589, Plaza Drive	Local
T-570, Summit Rd.	Local	T-590, Hospital Drive	Local
T-572, Cole Rd.	Local	T-591, Hawkins Rd.	Local
T-573, McEwen Rd.	Local	T-592, Dairylea Rd.	Local
T-574, Campbell Rd.	Local	T-593, Tomahawk Rd.	Local
T-576, Hemlock Run Rd.	Local	T-594, Shaffer Rd.	Local
T-577, Sugar Run Rd.	Local	T-595, Hill Top Rd.	Local
T-578, Old Mills Rd.	Local	T-596, Colonial Drive	Local
T-579, Pine Grove Rd.	Local	T-597, Edward Rd.	Local
T-580, Hillcrest Drive	Local	T-598, Edgewood Drive	Local
T-581, Church Hill Drive	Local	T-891, Sugar Creek Rd.	Local
T-584, Cross Rd.	Local	T-892, Travis Rd.	Local



Merrill Parkway from Veterans Memorial Bridge

Table 6-4

Roadway Functional Classification System

Towanda Township

Road Number & Name	Classification	Road Number & Name	Classification
T-360, Bennett Rd.	Local	T-541, Lynch Rd.	Local
T-361, Mahoney Rd.	Local	T-547, Airport Rd.	Local
T-365, Monahan Rd.	Local	T-549, Church St.	Local
T-366, Johnston Rd.	Local	T-551, Mason Rd.	Local
T-395, Mulcalty Rd.	Local	T-553, Hickory Drive	Local
T-396, Hettich Rd.	Local	T-564, Center Rd.	Local
T-397, Franklin Rd.	Local	T-565, Green St.	Local
T-398, Patton Hill Rd.	Local	T-566, Railroad Rd.	Local
T-399, McNamara Rd.	Local	T-568, Dunn Rd.	Local
T-404, Woodside Rd.	Local	T-569, no name	Local
T-456, Crandall Rd.	Local	T-570, Fox Chase Drive	Local
T-457, Tip Top Rd.	Local		



New Bridge Over Towanda Creek, Liberty Corners Road

Transportation Mode

As is common in non-urban areas the dominate mode of transportation to work is the private automobile. For the Central Bradford region 88% of the commuters use the private automobile. Nearly eleven percent of the total commuters are involved in carpooling (see Chart 6-1). The walk to work category is significant in the Borough at 10%. Table 6-5 shows the breakdowns for the individual municipalities and for Bradford County and Pennsylvania.

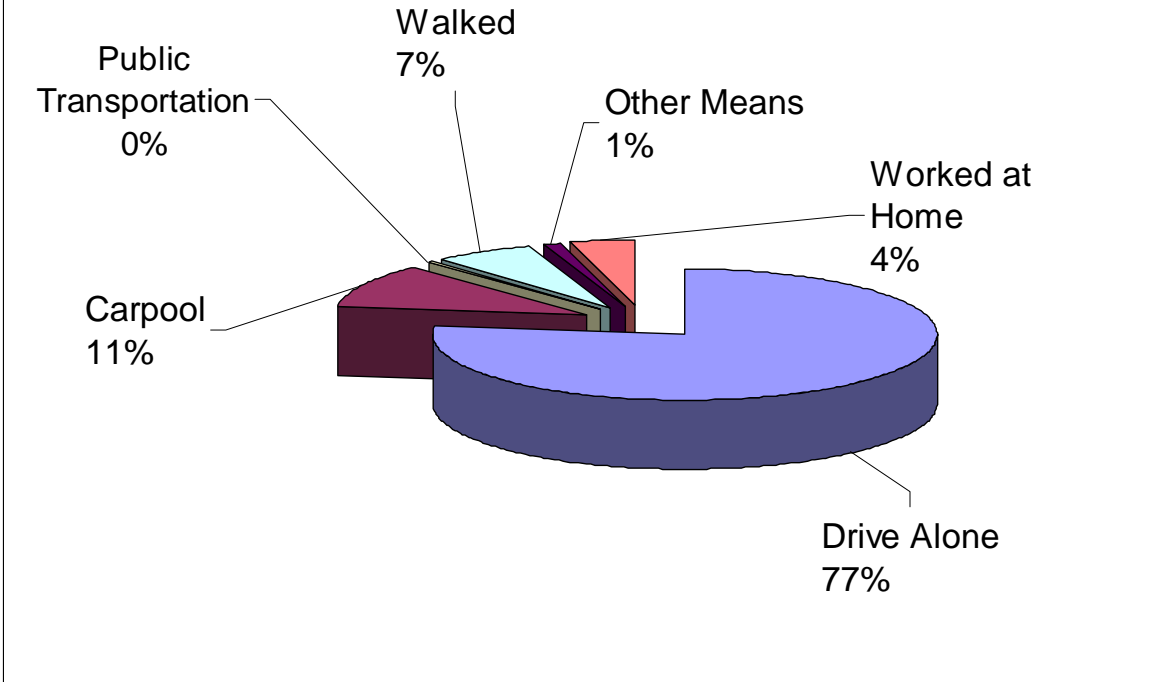
Table 6-5

Transportation Mode to Work – Workers 16 and Over

	North Towanda		Towanda Borough		Towanda Twp.	
	No.	%	No.	%	No.	%
Drive Alone	266	79.6%	1043	76.4%	403	78.4%
Carpool	46	13.8%	111	8.1%	80	15.6%
Public Transportation	0	0.0%	0	0.0%	4	0.8%
Walked	7	2.1%	136	10.0%	3	0.6%
Other Means	0	0.0%	17	1.2%	5	1.0%
Worked at Home	15	4.5%	58	4.2%	19	3.7%
Total	334	100.0%	1365	100.0%	514	100.0%
	Central Bradford		Bradford Co.		Pennsylvania	
	No.	%	No.	%	No.	%
Drive Alone	1712	77.4%	21,236	77.5%	4,247,836	76.5%
Carpool	237	10.7%	3,114	11.4%	577,364	10.4%
Public Transportation	4	0.2%	82	0.3%	289,699	5.2%
Walked	146	6.6%	1,348	4.9%	229,725	4.1%
Other Means	22	1.0%	263	1.0%	47,041	0.8%
Worked at Home	92	4.2%	1,361	5.0%	164,646	3.0%
Total	2213	100.0%	27,404	100.0%	5,556,311	100.0%

Source: 2000 U.S. Census

Chart 6-1: Means of Transport to Work - Central Bradford Region - 2000 Census



Travel Time to Work

Chart 6-2 and Table 6-6 present statistics concerning the travel time to work for the Central Bradford Region, Bradford County and Pennsylvania. The mean travel time to work is consistently shorter in the Central Bradford region municipalities than for Bradford County (22.6 minutes) and Pennsylvania (25.2 minutes). Both North Towanda Township and the Borough have scores in the 15 minute range for median travel time. This is a significant quality of life advantage for the region in comparison to many other Pennsylvania communities where mean travel time typically exceeds 30 minutes.

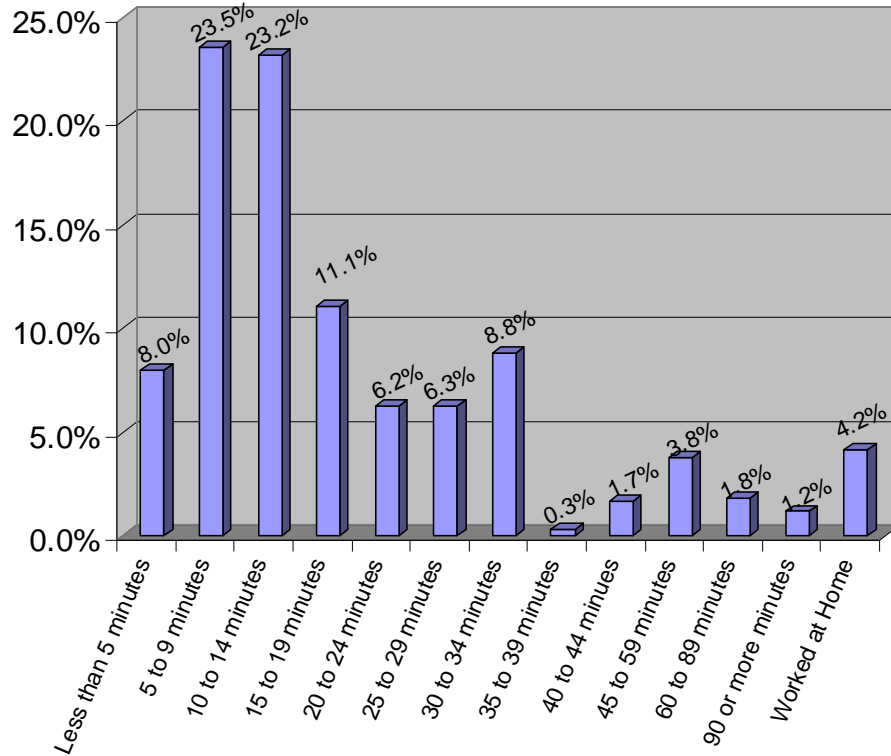
Table 6-6

Travel Time to Work – Workers 16 and Over

	North Towanda		Towanda Borough		Towanda Twp.	
	No.	%	No.	%	No.	%
Less than 5 minutes	29	8.7%	139	10.2%	8	1.6%
5 to 9 minutes	82	24.6%	320	23.4%	119	23.2%
10 to 14 minutes	76	22.8%	281	20.6%	156	30.4%
15 to 19 minutes	44	13.2%	146	10.7%	55	10.7%
20 to 24 minutes	16	4.8%	91	6.7%	31	6.0%
25 to 29 minutes	19	5.7%	103	7.5%	17	3.3%
30 to 34 minutes	34	10.2%	115	8.4%	46	8.9%
35 to 39 minutes	2	0.6%	0	0.0%	5	1.0%
40 to 44 minutes	7	2.1%	28	2.1%	2	0.4%
45 to 59 minutes	2	0.6%	60	4.4%	22	4.3%
60 to 89 minutes	5	1.5%	18	1.3%	17	3.3%
90 or more minutes	3	0.9%	6	0.4%	17	3.3%
Worked at Home	15	4.5%	58	4.2%	19	3.7%
Total	334	100.0%	1365	100.0%	514	100.0%
Mean Travel Time to Work - Minutes	15.2		16.2		21.6	
	Central Bradford		Bradford Co.		Pennsylvania	
	No.	%	No.	%	No.	%
Less than 5 minutes	176	8.0%	1,853	6.8%	196,492	3.5%
5 to 9 minutes	521	23.5%	4,205	15.3%	615,919	11.1%
10 to 14 minutes	513	23.2%	4,115	15.0%	825,199	14.9%
15 to 19 minutes	245	11.1%	3,225	11.8%	836,006	15.0%
20 to 24 minutes	138	6.2%	3,182	11.6%	782,790	14.1%
25 to 29 minutes	139	6.3%	1,780	6.5%	327,459	5.9%
30 to 34 minutes	195	8.8%	3,100	11.3%	655,811	11.8%
35 to 39 minutes	7	0.3%	724	2.6%	148,906	2.7%
40 to 44 minutes	37	1.7%	948	3.5%	187,483	3.4%
45 to 59 minutes	84	3.8%	1,532	5.6%	407,516	7.3%
60 to 89 minutes	40	1.8%	800	2.9%	265,759	4.8%
90 or more minutes	26	1.2%	579	2.1%	142,325	2.6%
Worked at Home	92	4.2%	1,361	5.0%	164,646	3.0%
Total	2213	100.0%	27,404	100.0%	5,556,311	100.0%
Mean Travel Time to Work - Minutes			22.6		25.2	

Source: U.S. Census 2000

Chart 6-2: Travel Time to Work - Central Bradford Region - 2000 Census



Commuting Patterns

Data is available from the 2000 Census indicating the travel to work destination of commuters that reside in the Central Bradford municipalities. Table 6-7 presents a summary of the top 10 job destinations of workers in each municipality. For North Towanda Township the jobs are primarily in the Borough and in Burlington Township with more than 56% of the commuters working in these two locations. Burlington Township and Towanda are also the leading destinations for the other two Central Bradford municipalities. Sayre and Wyalusing Boroughs and Wysox Township are also significant job locations.

Table 6-7

**Work Destinations for Workers Residing in
Central Bradford Region Municipalities – 2000**

North Towanda Township			Towanda Borough		
Place of Work	No.	%	Place of Work	No.	%
Towanda Borough	126	38.4%	Towanda Borough	675	49.1%
Burlington Township	59	18.0%	Other	251	18.3%
Other	40	12.2%	Burlington Twp.	108	7.9%
N. Towanda Township	32	9.8%	Sayre Borough	73	5.3%
Sayre Borough	30	9.1%	Wysox Township	71	5.2%
Wyalusing Borough	11	3.4%	Wyalusing Borough	47	3.4%
Ulster Township	10	3.0%	North Towanda Twp.	42	3.1%
Monroe Borough	9	2.7%	Chemung Co., NY	38	2.8%
Troy Borough	6	1.8%	West Burlington Twp.	36	2.6%
Wyoming Co., PA	5	1.5%	Monroe Borough	33	2.4%
Total	328	100.0%		1374	100.0%

Towanda Township		
Place of Work	No.	%
Towanda Township	139	27.3%
Other	98	19.3%
Towanda Borough	84	16.5%
Burlington Township	80	15.7%
Wysox Township	29	5.7%
Sayre Borough	25	4.9%
Wyalusing Township	17	3.3%
Troy Borough	14	2.8%
Monroe Borough	12	2.4%
W. Burlington Twp.	11	2.2%
	509	100.0%

Source: U.S. Census 2000

Table 6-8

**Residency of Workers Employed in
Central Bradford Region Municipalities – 2000**

North Towanda Township			Towanda Borough		
Place of Residence	No.	%	Place of Residence	No.	%
Towanda Township	42	13.6%	Towanda Borough	675	15.4%
Orwell Township	32	10.4%	Wysox Township	245	5.6%
Sullivan County, PA	24	7.8%	Athens Township	203	4.6%
Athens Borough	20	6.5%	Sayre Borough	199	4.6%
Smithfield Township	14	4.5%	Monroe Township	161	3.7%
Warren Township	11	3.6%	Asylum Township	136	3.1%
New Albany Borough	10	3.2%	North Towanda Twp.	126	2.9%
Troy Borough	10	3.2%	Tioga County, NY	125	2.9%
Monroe Township	9	2.9%	Sheshequin Township	121	2.8%
Other	137	44.3%	Sullivan County, PA	114	2.6%
Total N. Towanda Twp.	309	100.0%	Burlington Borough	111	2.5%
			Ulster Township	109	2.5%
			Athens Borough	95	2.2%
			Franklin Township	89	2.0%
			Rome Township	85	1.9%
			Towanda Township	84	1.9%
			Monroe Borough	80	1.8%
			Orwell Township	79	1.8%
			Chemung County, NY	78	1.8%
			Wyalusing Township	74	1.7%
			Other	1381	31.6%
			Total Towanda Borough	4370	100.0%
Towanda Township					
Place of Residence	No.	%			
Towanda Township	139	89.7%			
Other	16	10.3%			
Total Towanda Twp.	155	100.0%			

Source: U.S. Census 2000

Table 6-8 shows the place of residence for people employed in the Central Bradford region. Clearly the Towanda area is a major employment center in the Northern Tier as there are employees indicated from all parts of Bradford County and from many adjoining Counties. There are 4,834 jobs (Table 6-8) indicated in the three municipalities while there are 2,211 residents (Table 6-7) who hold jobs, a net of + 2,623 jobs. There are people from every single municipality in the County who work in Towanda. In addition there are citizens from the Pennsylvania County's of Sullivan, Tioga, Wyoming, Luzerne, Lycoming, and Susquehanna and the New York County's of Broome, Tioga and Chemung who commute to Towanda.

There appears to be some confusion with the 2000 Census regarding the locations of jobs within the Central Bradford region as only 309 jobs are credited to North Towanda Township and 4,370 to the Borough, although the Dupont and Osram - Sylvania facilities are clearly located in the Township.

Transportation Improvement Program Projects - 2005

The transportation planning agency for Bradford County is the Northern Tier Regional Planning & Development Commission at Towanda. It is responsible for developing state capita improvement highway projects for the region in conjunction with PennDOT. There are currently two projects slated for the Central Bradford region. The removal of the SR 3022 Sugar Creek Bridge in North Towanda Township is slated for the First Four Years of the PennDOT Twelve Year Transportation Program at a cost of \$ 500,000 (including engineering and final design costs). There is a \$1.526 million pavement restoration project currently underway for Route 6 in North Towanda Township.

Public Transportation

Based on Census statistics, the use of public transportation for job commuters is extremely limited in the Central Bradford region (see Table 6-5 and Chart 6-1). The incidence of public transportation in the Census is less than 1%. Currently there are no rail or bus carriers operating into or through the Region. However, Bradford County is fortunate to be served by the Endless Mountains Transportation Authority (EMTA) which provides fixed route and “door-to-door” or shared ride services in Bradford, Sullivan and Tioga Counties. The shared ride component includes reduced rates for senior citizens and the Access to Work Program. This program is available on a reservation only basis.

There are presently seven fixed routes operated by the EMTA passing through the Towanda area.

- Route 10 -Monday through Friday service between Towanda/Wysox and Sayre/Waverly (there are seven runs each way on this route)
- Route 15 -Monday through Friday service between Dushore/New Albany/Wysox/Towanda/Sayre (there are three runs each way on this route)
- Route 20 -Monday through Friday service between Canton/Troy and Towanda/Monroeton (there is one AM and one PM run each way on this route)
- Route 25 -Monday through Friday service between Wyalusing/Camptown and Wysox/Towanda (there are two AM runs each way and a single eastbound only PM run on this route)
- Route 35 - Monday through Friday service between LeRaysville/Rome/Wysox/Towanda/Athens (there is one AM and one PM run each way on this route)

- Route 40 -Saturday only run between Towanda/Ulster/Sayre/Athens and Arnot Mall (there is one AM and one PM run on this route)
- Route 50 -Saturday only run Sayre to Lycoming Mall (there is one AM and one PM run on this route)

Local and Regional Airports

The Central Bradford area is 30 to 35 miles distant from three commercial aviation facilities including Elmira/Corning facility at Horseheads, NY, the Greater Binghamton Airport, and the Williamsport/Lycoming Airport in Montoursville. They provide commuter services to larger metropolitan facilities. It is approximately 60 miles to the Wilkes-Barre Scranton International Airport at Avoca.

The Bradford County Airport in Towanda Township is a General Aviation facility owned by the Bradford County Airport Authority, formed in 1986 and managed by Carl W. Lafy. This facility is classified by PennDOT as a business airport with 23,000 annual operations. Its 4,300 ft. runway was upgraded in 2001 and currently serves 38 based aircraft. The facility is an important economic and community asset with a strong future business plan including additional runway (+700 ft.), new 10 bay hanger, apron improvements, and property acquisition for future corporate business sites. The Bradford County Airport is 2 miles from downtown Towanda on the Towanda flats.



Bradford County Airport, Towanda Township

Rail Transport

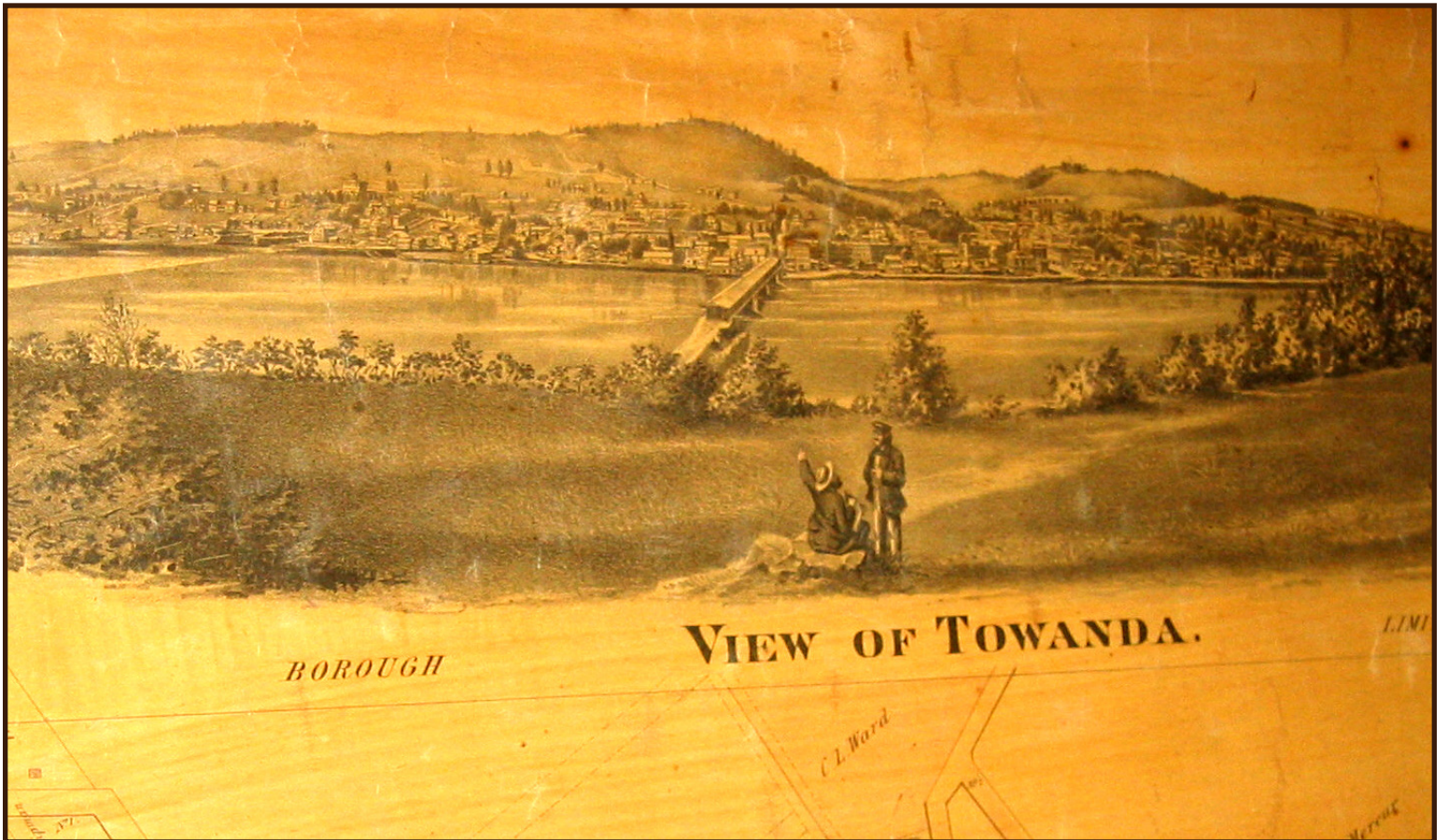
The Norfolk Southern Railway Co. line between Pittston Junction and Corning crosses the Susquehanna River at Towanda allowing connection to the northeast rail network. A local shortline operation provides service from the Norfolk Southern south to Monroeton. It is known as the Towanda – Monroeton Shippers Lifeline. The tracks are owned by Shaffer’s Feed Service, Inc.

Bicycle PA Routes

PennDOT has established a network of cross-state bicycle routes including two that tranverse Bradford County. The routes use existing public roads and rail-trails and are intended for long distance bicycle touring. The routes are designed for competent road bicyclists where road shoulders may be less than ideal and where some degree of truck traffic conflict may occur. Route Y is in coexistence with U.S. RT. 6 across northern Pennsylvania thus traversing North Towanda Township and Towanda Borough. Route J is a north south route generally paralleling valley routes including portions of Route 15, 14, 414 and 220. It passes through the Central Bradford Region along Route 220 and Main Street, crosses the James Street Bridge to the east side of the River and runs northward to Sheshequin, Athens and Sayre.



Route 6, North Towanda Township



Goals and Objectives



Goals and Objectives Statements for the Central Bradford Region Comprehensive Plan

North Towanda Township,

Towanda Borough and

Towanda Township

Based on an analysis of the past and present condition and projected future trends for the region the following goals are established. Objectives are included under each goal as a means to achieve progress toward the goal. The Goals and Objectives Statements serve as a bridge between the previous sections of this document (background information on the Central Bradford Region) and the Comprehensive Plan Components following this section.

Goal #1 – Enhance and maintain the Towanda region’s role as an economic and community center in the Pennsylvania Northern Tier.

The greater Towanda community includes the Borough of Towanda, the Villages of North Towanda, South Towanda, East Towanda, Wysox and the surrounding countryside. It is situated on the banks of the Susquehanna River around the junction of U.S. Routes 6 and 220. The Borough is the county seat of Bradford County and the location of the Towanda Area School District campus and has an historic central business district. The community has outgrown the 1.1 sq. mile land area of the Borough and has extended into the nearby areas of the adjoining townships. Towanda is a major employment center for the region including Dupont, Osram-Sylvania and, the School District, Memorial Hospital and associated medical services, County government and abundant commercial and service uses.

The historical land use pattern of the outlying areas of the Townships includes farms, woodland, and low density residential uses resulting in a highly scenic landscape. Commercial and industrial activity is concentrated around the Borough and open land is abundant. Agriculture and lumbering have historically been the principal economic activities.

Maintaining a healthy local economy is a high community priority. Towanda is indeed very fortunate with its strong industrial base in comparison to many other Pennsylvania communities. There are many public policy objectives to consider in order to maintain the community character while meeting the expectations of residents with regard to the future.

Objectives:

1. Encourage the ongoing cooperation between industry and the government sectors as well as between the individual local government units.
2. Provide utility systems and services in a manner that is responsive to business and community needs.
3. Continue to provide utility services on a regional basis, maintain a compact development pattern centered on the utility network.
4. Encourage the use of the preferential tax assessment for rural landowners, Act 319 – Clean and Green Program.
5. Do not develop excessive land use controls for agriculture and forestry; regulations should be clearly tied to community health, welfare and safety benefits.
6. Carefully consider the location impact of sewer and water utility systems on quality farmland and on other unique lands.
7. Employ nuisance regulations to control problems with noise, uncontrolled burning, lack of maintenance, junk accumulations, and substandard building practices that would degrade the natural environment.
8. Orient land use regulatory techniques toward preservation and conservation of agricultural and open space lands.
9. Consider the use of joint municipal zoning as a means of directing higher density development to areas best suited for such development.
10. Consider the use of cluster development regulations to maximize preservation of farmlands and open space and maximize cost effective use of utility systems.

Goal #2 - Develop and sustain an appropriate level of community facilities and services for the greater Towanda community including roads, sanitary, storm sewer and water systems, medical and health services, education, cultural, recreation, and public safety concerns.

The Townships operate under an elected Board of Supervisors that appoint a Roadmaster who is responsible for maintenance of the roads. Additional personnel are typically required on a seasonal or as needed basis. Towanda Borough employs a manager who supervises a streets department for its road maintenance. Road improvement projects, depending on the magnitude, are accomplished either by the Roadmaster and crew or by the streets department or on a contract basis. The Towanda Municipal Authority operates the only utility systems, providing sewerage collection and treatment and water supply on a regional basis. These systems are also managed by the Borough Manager. Many other community services are provided by other levels of government or by civic or volunteer organizations.

Rural municipalities typically do not have the resources to provide the level of services typical of their urban counterparts. For example the Borough is highly involved in providing recreation facilities and programs. However, there is not much involvement by the Townships in the recreation arena. A municipal police department is another significant example of the level of services provided in the Borough versus the Townships. Every community will have its own unique mix of public, civic and community-supported services. Civic and community organizations, operated by citizen volunteers, are a tremendous asset to a community, providing an essential service with little or no general tax support. Volunteer manpower is the essential ingredient for a successful community organization. The municipality should periodically evaluate its service delivery system, including both the public and volunteer components, to insure that the needs of the municipality are adequately met.

Objectives:

1. Analyze the existing mix of community and municipal services including the need to improve or construct facilities; use capital programming to schedule and prioritize major expenditures.
2. Provide appropriate levels of support and cooperation to volunteer fire, ambulance and other community organizations.
3. Maintain existing municipal facilities to maximize their useful life, thus avoiding premature capital outlays.
4. Maintain a strong on-lot sewage facilities permitting program to avoid future environmental problems.
5. Expand sewer and water services to identified priority areas.

6. Operate existing facilities and services effectively and with cost efficiency in mind.
7. Insure that all new development is provided with up-to-date road and utility facilities provided by the developer to avoid additional financial burdens on the municipality.
8. Investigate and participate in intergovernmental cooperative efforts for joint purchasing and for the delivery of community facilities and services, provided that an economy of scale is realized.
9. Develop and maintain up-to-date standards and environmental controls to minimize future problems and costs for water and sewer, storm water management and erosion control.
10. Insure that water supply sources are adequately protected in insure water quality and that adequate future supply is available.
11. Identify potential sources for additional supply, bring the preferred solution on line.

Goal #3 – Develop programs or solutions to land use issues that the community is facing, including expanded housing types for all income levels, need to upgrade older residential structures, rehabilitation and reuse of commercial districts and floodplain mitigation concerns.

There is a need for greater housing choice in the moderate income price range, especially for senior citizens or others who are interested in less maintenance responsibility in connection with home ownership.

For the Borough 68% of the housing stock was constructed prior to 1940 and only 13% has been constructed since 1960. There are many solid, quality older structures with significant rehabilitation needs. In some cases homes are too large to be viable single family residences. Other opportunities for such structure include commercial or office use or conversion to multi-family units.

Perhaps the greatest challenge for the Borough is to re-establish or maintain the economic viability of commercial buildings in the Main Street commercial district. There are vacant store fronts due to the relocation of commercial uses to other commercial districts. Many are lacking uses on upper floor that may have

formerly been apartment units or even multi floor industrial uses. There are significant code issues involved in the reuse of these buildings.

Objectives:

1. An education campaign will be needed to overcome community resistance to townhouses or other housing options needed to diversify the local housing market.
2. Encourage the private sector to perform a market analysis for non subsidized townhouses.
3. Recognize the importance of a positive community image in motivating the private sector to invest in the rehabilitation of older residential structures.
4. Identify suitable locations for housing options, make sure that utilities are available at these sites.
5. Building conversions should be made in strict conformance with building codes and based on sensitivity to the building design.
6. Develop housing rehabilitation programs, make improvement grants available, encourage private rehabilitation.
7. Develop incentive programs, e.g. grants and loans for first time home buyers.
8. Maintain strong code enforcement efforts to insure property maintenance.
9. There is a great need for commercial building rehabilitation, however viable building uses will be required to achieve this.
10. The Borough should consider re-establishing the Main St. program to address downtown issues.

Goal #4 – Investigate and pursue opportunities afforded by Sugar and Towanda Creeks and the Susquehanna River through a re-orientation of the community to these outstanding natural features

The communities that developed along our streams and rivers in the colonial period initially utilized these watercourses as the principal mode of transportation and as fisheries. Over time and with industrialization waterways gradually assumed the role of a place for waste disposal. Rivers lost their natural beauty as

water and wildlife resources due to their pollution. During the last half of the 20th century a great environmental movement has swept our country. After several decades of cleanup we have begun to rediscover the natural features and benefits to be afforded by our waterways. Perhaps this is an opportunity for the community to rethink its historic relationship to the stream, putting it more in the context of the community's front yard much like its historic role from earlier times.

Objectives:

1. Recognize that our streams are a great natural resource with scenic, recreation and environmental benefits that can be utilized and enjoyed provided that we respect the periodic threat from flooding.
2. Maintain a strong floodplain management program to prevent future damage.
3. Undertake flood mitigation projects for frequently flooded properties.
4. Increase beautification of stream or river banks.
5. Develop floodproof access points.
6. Promote greenways and trails along the Susquehanna River and stream corridors.
7. Improve boat launches, e.g. docks, more picnic areas, boat rentals.
8. Promote biking use of trails along the streams, bike rental.
9. Promote river and trail access with signage, including historical river theme.
10. Invest in community kiosks for publicizing events and/or selling space to advertisers.

Goal #5 – Gateways, Community Image and Heritage: Develop attractive community gateways in suitable locations, develop appropriate community heritage themes including opportunities to showcase them.

A community gateway is the front door to the community. It is an important opportunity to make a positive first impression and is an opportunity to show a sense of pride in the community.

Case studies have also shown that communities with strong heritage themes often have greater vitality, including greater economic health and attractiveness as desirable residential areas. The Borough has recognized that it has many

outstanding heritage examples in its building resources and has successfully completed a National Registry Historic District designation. However, there are quite likely additional heritage assets in the community than are represented in its building inventory. The role of the river, river bridges, canal, and railroad as transportation facilities played a key role in the mid 19th century boom era of the Borough. These transportation assets directly lead to a manufacturing tradition that today is manifested in the local Dupont and Osram-Sylvania operations.

Objectives:

1. Tell the story of the evolution of transportation systems and the associated industrial development of Towanda.
2. Identify and develop gateway sites.
3. Work with PennDOT concerning removal of negative image signage.
4. Encourage industries to document and present their heritage to the general public, e.g. on site museums
5. School tours, career night for school students to learn about their community and potential employers.
6. Continue to work on signage in Historic District.
7. Identify threatened structures, identify feasible adaptive reuse solutions.
8. Develop video histories.
9. Add/enhance industrial theme at Bradford County Historical Society Museum
10. Identify industrial sites in our historic district

Goal #6 - Maintain and improve all facets of region's transportation network including roads, rail, air, water, pedestrian and cycling to insure the mobility of people and goods within the municipality and to bring residents of outlying areas to the region for employment, commerce and services.

A community's transportation network is an essential public asset that affords us a high degree of mobility within our local area and provides us with the means to connect to regional highways, to travel outside of our area and for commuters and shoppers to reach our community. US Route 220, a two lane limited access bypass through much of our area and with two local interchanges, is the principal north/south highway. US Route 6, providing for travel in an east/west direction, is the Main Street of our community. An additional feature in the Route 6 corridor is the parallel Merritt Parkway providing greater through traffic capacity and congestion relief for Main Street. State Routes 414 and 187 interconnect with

these roads and provide access to surrounding regional communities. The road network for the three municipalities includes more than 45 miles of roadway maintained by the municipalities that provides direct access to abutting properties. In addition there are nearly 33 miles of roadways maintained by PennDOT.

The available fiscal resources of the municipality are critical to keeping up the roads. The road system is usually the second highest demand on funding after the school system. Land use controls can greatly influence future costs for the roadway system as the location and type of development bears a direct relationship to required maintenance and the need to upgrade roads. The location chosen for future development, especially higher density or commercial and industrial uses, is best served by the existing major highways unless the municipality is prepared to upgrade a road to meet a new demand.

An additional important community asset is the Bradford County Airport located in Towanda Township, principally a General Aviation or business airport facility.

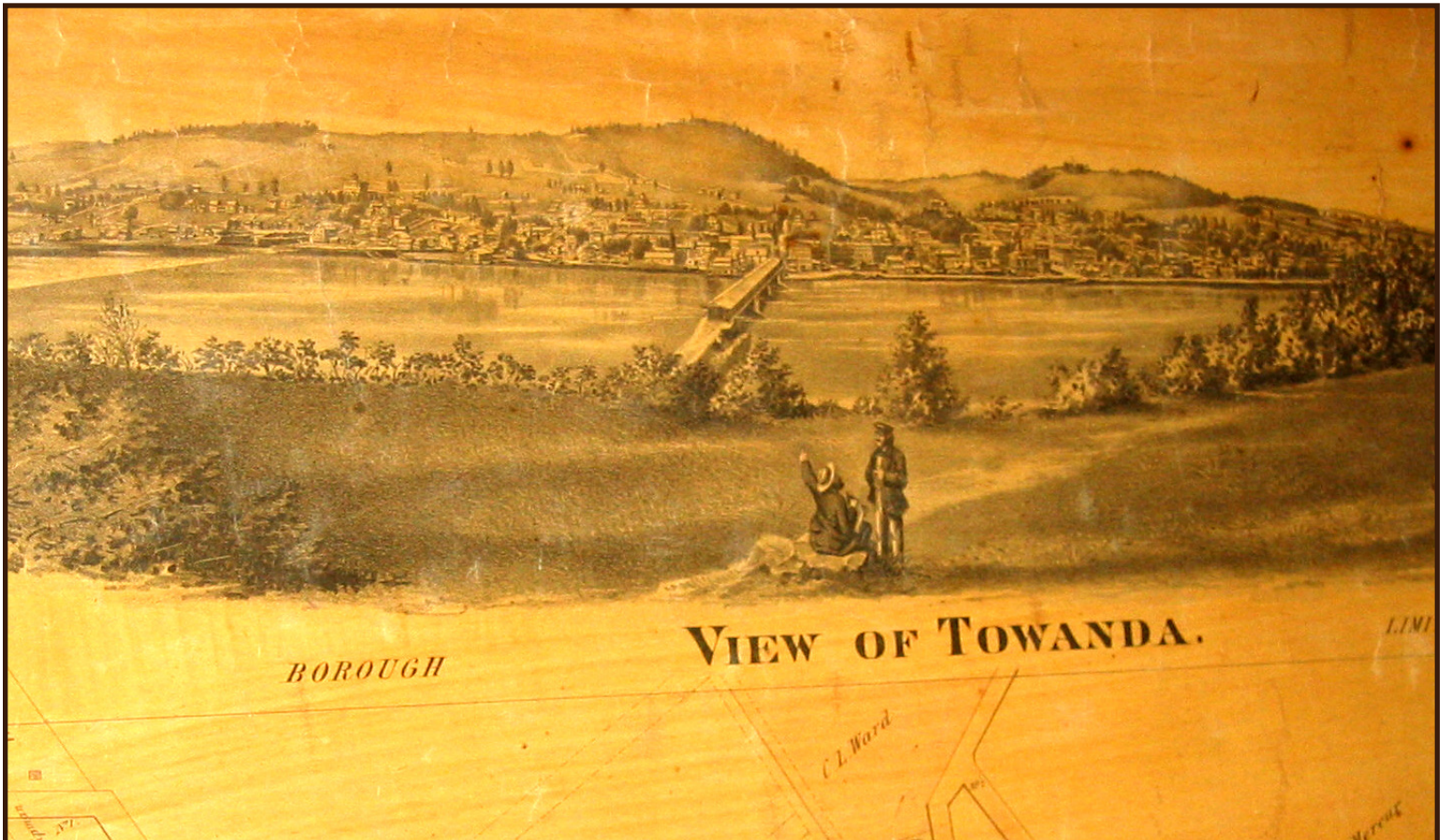
Objectives:

1. Develop a highway classification system for the municipality.
2. Inventory problem intersections, curves, bridges and roadway sections.
3. Use the highway classification system as key factor in the design of the future land use scheme.
4. In order to maintain the adequacy of the existing road network, require new developments to meet standards for off-street parking and loading and driveway design criteria.
5. Set standards for new roads to be dedicated to the municipality so that new fiscal burdens are avoided.
6. Participate in available PennDOT and joint municipal programs that are advantageous to the Townships/Borough.
7. Utilize a capital improvements program to prioritize future equipment purchases and highway improvement projects.
8. Support the implementation of the Airport master Plan to provide the highest possible level of service to the community.
9. Expand trails and bikeways for recreation and fitness benefits.
10. Monitor the programs and routes of the EMTA to insure the adequacy of public transit in the community.
11. Monitor rail services to insure their adequacy.

COMPREHENSIVE PLAN COMPONENTS

The components of the Comprehensive Plan have their legal basis in Act 247, The Municipalities Planning Code and include:

- Future Land Use Plan
- Future Transportation Plan
- Community Facilities and Services Plan
- Housing Plan
- Natural and Historic Resources Plan
- Plan for Economic Development
- Interrelationship of Plan Components
- Plan Effect on Adjacent Municipalities
- Plan Implementation



Land Use Plan



Future Land Use Plan

Future growth strategies or concepts related to land use in the Towanda Region are identified in this section of the Comprehensive Plan. The concepts are based on an analysis of existing land use; the potential and limitation of the land to sustain various uses, estimated future land use requirements based on land use trends, and the community goals and objectives. Specific land use objectives include:

- Protect the industrial base and promote the industrial and transportation heritage of the Central Bradford area.
- Protect areas with severe floodplain impacts from development uses.
- Promote agricultural production as a viable use in suitable areas including floodplains.
- Promote the viability of Towanda's Central Business District as the focal point of the region.
- Protect and promote the historic character of the Central Bradford region including Indian sites, historic structures and the Towanda Borough Historic District.
- Protect the air quality, streams and water resources of the region.
- Protect the forests, steep slopes and other environmentally sensitive areas.
- Develop appropriate land use controls in harmony with the above objectives. The land use controls should not be overly complex provided that they achieve the desired goals.

The Central Bradford region has many of the attributes that make for a desirable and viable community. These include a beautiful geographic setting, strong local economy, a stable industrial employment base, excellent transportation facilities, and a regional utility network. With these assets the Central Bradford region is poised for growth and continued prosperity. In order to accommodate this growth and not destroy the character that is attracting the growth a future land use scheme is proposed as outlined below.

Future Land Use Recommendations – Central Bradford Region

The following future land use categories are proposed for the region:

Agriculture
Rural Residential
Residential
Town Residential
Residential Multi-Family
Public Lands & Parks
Central Business District
Commercial & Services
Manufacturing

There will also be two “overlay” areas that provide for additional land use consideration beyond the underlying categories listed above. They include:

Floodplain District
Historic District

These categories result in a fairly simple plan for the Central Bradford region. The existing land use patterns do not require a sophisticated plan as would be typical in more urban areas. The geographic location for each land use is shown on the Future Land Use Map. This map, although typically drawn along roads, parcels and streams, is not intended to be parcel specific. As a concept level map it can serve as a starting point for developing a zoning map for the region.

A concept level description of the future land use categories follows.

Agriculture – This category is designated for areas of the region that are well suited for agricultural activities including animal husbandry, cropland and forestry production. Commercial and manufacturing activities (e.g. agricultural business uses) which support the agricultural sector or which serve to maintain the viability of the family farm shall be encouraged. The ability to exchange land between adjoining farms is an important consideration. Also an owner should be entitled to create a limited amount of residential development based on an agricultural preservation zoning concept, although the details for the concept have not yet been determined. Cluster development is to be encouraged for residential development in the agricultural preservation area as a technique to minimize the impacts on agriculture and open space.

Some specific recommendations for the Agricultural Production areas include:

- Support up-to-date Agricultural Security Areas programs in harmony with the Agriculture areas.
- Encourage designation of Century Farms in the region.
- Cooperate with county, state and federal agriculture and conservation agencies to facilitate viable farming and technological innovations in agriculture.

-Minimize or avoid the potential impacts of public projects such as highways, utility systems and any other public facilities on agricultural land.

-Pursue the utilization of the Purchase of Development Rights program for the region.

-Provide land use regulation flexibility to the Agricultural Production area to allow agricultural support businesses and the generation of support income to the farm.

-Preserve these areas for wildlife, open space and recreation uses for the benefit of the community at large.

-Promote the management of woodlands as a renewable resource for wood products, wildlife and recreation uses.

-The municipality will generally not furnish public facilities or services to lands in this category. The one exception is the care and maintenance of the Township road network serving these areas.

-Discourage the development of farmland with appropriate land use regulations.

Agricultural areas are found in the western portions of Towanda and North Towanda Townships and along the floodplains and steep slopes adjoining Towanda and Sugar Creeks.

Rural Residential – This category includes low density, large lot (one acre or more) single family residential uses with individual on-lot septic systems and wells. This category would also include agriculture and forestry activities, although commercial agricultural operations are unlikely to be located here. Home based businesses that do not require urban services are a part of this category.

Rural Residential areas are found along Old Plank Road, Bridge Street Hill Road, Kingsley Hill Road and surrounding (to the west and north of) the Route 6/220 Interchange in North Towanda.

Some specific recommendations for the Rural Residential areas include:

-Promote the management of unutilized or underutilized farmland for productive uses (e.g. reforestation, wildlife habitat and recreation).

-Maintain a strong on-lot sewer testing program to insure that on lot sewage disposal systems function properly.

-Provide standards for home occupations and home based businesses in order to avoid negative impacts from these uses on neighboring properties.

-Maintain a clear edge between town and countryside.

Residential – This category includes moderate density residential neighborhoods with public sewer and water facilities. This category will primarily be single family residential, typically with attached garages on wider lots than found in Town Residential. Other residential types may be feasible on a case by case basis depending on location and the availability of utilities. Limited commercial and community services uses may be appropriate, based on municipal prerogative, for locations that have higher visibility and traffic (e.g. Bed & Breakfast Inn, Day Care Center, Funeral Home, Professional Offices and Churches).

The two predominate Residential areas include the area north of James Street/east of Route 6 in North Towanda Township and the Scott's Hollow area of Towanda Township.

Some specific recommendations for the Residential areas include:

-Utilize utility systems and community infrastructure to encourage new development in these areas.

-Protect residential neighborhoods by adopting land use regulations to prevent development which would negatively impact the character of these neighborhoods.

-Utilize conservation development techniques including cluster subdivision and conservation design guidelines or regulations to achieve appropriate development densities while avoiding impacts to environmentally sensitive lands.

Town Residential – The Town Residential area encompasses all the developed residential portions of Towanda Borough surrounding the Central Business District. This category can also include schools, churches, recreation uses and community facilities. Much of the Town Residential category is comprised of lots with older or historic residential structures. The lot and building orientation is of a different character than in the Residential category found in the Townships, typically with narrower and deeper lots and with no garages or with detached garages and outbuildings.

Some specific recommendations for the Town Residential areas include:

-Perform maintenance and capital improvement projects to protect the existing streets and utility infrastructure serving these areas.

-Allow flexibility in land use regulations to provide for appropriate community uses, although standards are required to insure that such uses do not negatively impact a neighborhood.

-Maintain suitable recreation facilities and programs for residents.

-Respect local community character in new construction.

-Reduce the impact of the car and promote walk ability.

-A property maintenance program approach should be developed, including both financial and regulatory aspects.

Residential Multi-Family – This category is for areas utilized primarily for a higher density residential use character including apartments, town homes and housing for the elderly. Presently the only Residential Multi-Family area is found at the west end of Colonial Drive in North Towanda Township. Some specific recommendations for the Residential Multi-Family areas include:

- Utility systems and community infrastructure are necessary for these uses.
- Housing options should be encouraged for a full range of income levels.
- Landscape and building design amenities are highly desirable for this areas. Development regulations should include design standards for walkways, parking, lighting, landscaping and open spaces areas.
- Priority access for emergency vehicles shall be provided.
- Service by the Endless Mountains Transportation Authority shall be encouraged.

Public Lands and Parks – As a regional center the Borough has extensive existing land area in this category, including schools, parks, open space or recreation uses and other community facilities.

Some specific recommendations for the Public Lands and Parks category include:

-Recognize the community, recreational, cultural, and aesthetic value of these resources to the regional community.

-Recognize the fiscal impact of these facilities on the municipality in terms of the tax base and maintenance requirements.



Susquehanna River Bank at Towanda Along Merrill Parkway Trail

Central Business District – The historic central business district of Towanda is located along Main St. between Grant St. and York Ave. The principal uses for this category include retail commercial, restaurants, service, government, library, entertainment, offices, and banks. Upper stories of historic and architecturally significant commercial buildings are suitable for commercial and residential uses. The underutilization of these spaces is a significant challenge to the Borough involving parking, building code and cost issues. There are some notable success stories in downtown Towanda, however major challenges exist to strengthen the downtown.

The basic tools for reinvigorating the Central Business District of an older community (Better Models for Development in Pennsylvania, by Edward T. McMahon, Shelley S. Mastran, Pennsylvania DCNR, April 2005, p.67) include:

- Use the Main Street program approach.
- Encourage infill development of vacant lots and existing vacant buildings.
- Provide incentives for downtown housing.
- Keep government offices downtown.
- Develop fairs, festivals, farmers markets and community events.
- Create an attractive streetscape.



Downtown Towanda - Main Street

Commercial & Services – This is a mixed category of commercial enterprises, government and commercial service uses including automotive uses, bed & breakfast inns, funeral homes, motels, offices, restaurants, retail uses, convenience markets, medical facilities, rental storage facilities, shopping centers, and public offices and facilities. In addition, light manufacturing may be suitable based on individual municipal perspective on broadening this category to include manufacturing uses. The Bradford County Airport is a major facility found in the Towanda Township Commercial & Services area. Based on long range Authority business plans it has the potential to attract greater utilization of the land area surrounding its facility. Public or community sewer and water utilities are an important feature for most uses considered for this category.

The predominate areas for this category include along Route 220 south between the road and the rail line, south of Patterson Blvd. in North Towanda Township extending into the Borough and including the Towanda Memorial Hospital complex, and the Route 6/220 Interchange area of North Towanda Township.

Some specific recommendations for the Commercial & Services areas include:

- Utilize utility systems and community infrastructure to encourage new development in these areas.

- Investigate updating of floodplain management regulations to insure they are current with federal and state requirements and with the latest available elevation and mapping data.

- Develop suitable supplemental land use regulations to serve these areas including lighting, provisions for accessory structures, parking and driveways, landscaping, and signage.

- Establish a coordinated access management program with PennDOT and Township officials.

- Develop a pedestrian walkway or trail connection from these areas to downtown Towanda.

Manufacturing – The purpose of this category is to identify and protect the major manufacturing facilities of the region including any supporting facilities. The Dupont and OSRAM SYLVANIA complexes are the featured establishments. Their location is south of James Street, east of the Merrill Parkway and east and west of Route 6 in North Towanda Township.

Some specific recommendations for the Manufacturing areas include:

- Develop appropriate land use regulations to protect manufacturing areas from conflicting land uses.

- Allow for a full range of supporting uses in the manufacturing areas.

- Maintain roads and utility systems to serve these areas.

- Participate in economic development efforts to maintain and expand the areas manufacturing base with strong consideration of environmental impacts on air and water quality.

Overlay Floodplain District - In this category are the 100 year floodplain areas of the Susquehanna River, Sugar Creek and Towanda Creek where prime agriculture soils for crop production are frequently found and where flood hazards can be severe. Because the floodplain category is an overlay “on top” of one or more of the above basic categories the designated uses may be appropriate in a floodplain overlay provided that the use is not an intensive development use or that the necessary steps to elevate or flood proof the development are followed.

For example, the 100 Year Floodplain overlays major portions of the Agriculture category where cropland is an acceptable use. Although periodic crop damage will occur as a result of flooding, in most cases there will be no permanent structural damage sustained by the land owner. Another example is found in the Commercial & Services land area of Towanda Township between Route 220 and the rail line. Development uses may be acceptable in marginal floodplain areas provided that engineering analysis is performed to document the regulatory floodplain elevation and that the development is adequately elevated.

Overlay Historic District

Towanda Borough has established a National Register Historic District for portions of the community. This is primarily an honorary designation although tax benefits may accrue in the case of commercial properties under certain circumstances. Although the District is honorary it has great potential to motivate property owners to preserve and maintain properties to the economic benefit of the entire community. The Borough has recently established a task force to promote greater awareness of the Historic District. See the Natural Resource and Historic Features Plan component for details.

Some specific recommendations that deal with all Plan activities include:

- Update or put in place the two basic land use regulation tools authorized by the Municipalities Planning Code: 1) Subdivision and Land Development and 2) Zoning regulations. A Subdivision and Land Development Ordinance deals with how land is developed, for example surveying/engineering standards and plan requirements for lots, roads and utilities, etc. A Zoning Ordinance establishes land use controls or how the land is utilized. The future land use categories previously described are a framework of a zoning plan for the region.

- Enforce controls which result in stream buffers and avoid development in floodplain areas.

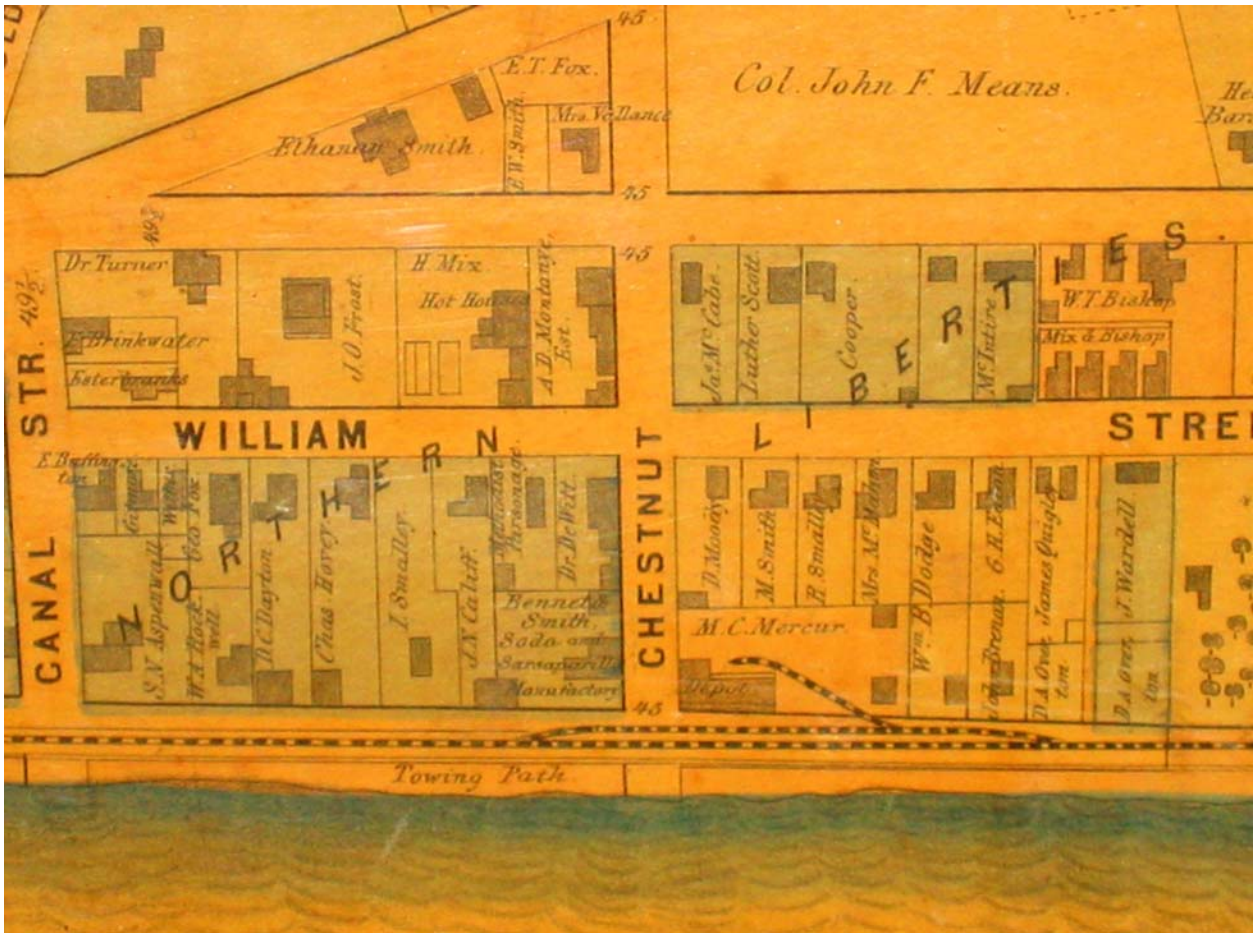
- Encourage the continuation of watershed groups to perform targeted enhancements to streams and watersheds.

- Develop a Subdivision and Land Development and Storm Water Management regulatory capacity with water quality provisions to protect the water resources of the region.

- Promote education programs to assist property owners in making informed decisions about activities that affect land and water resources.

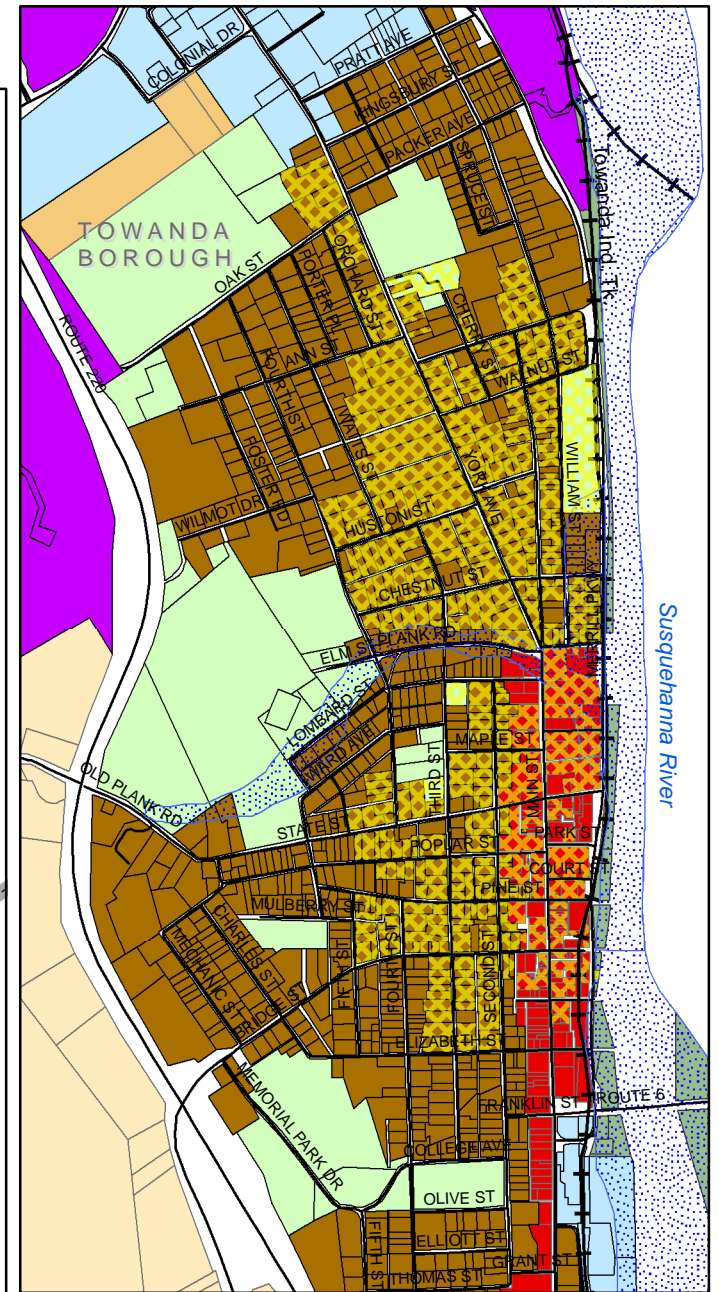
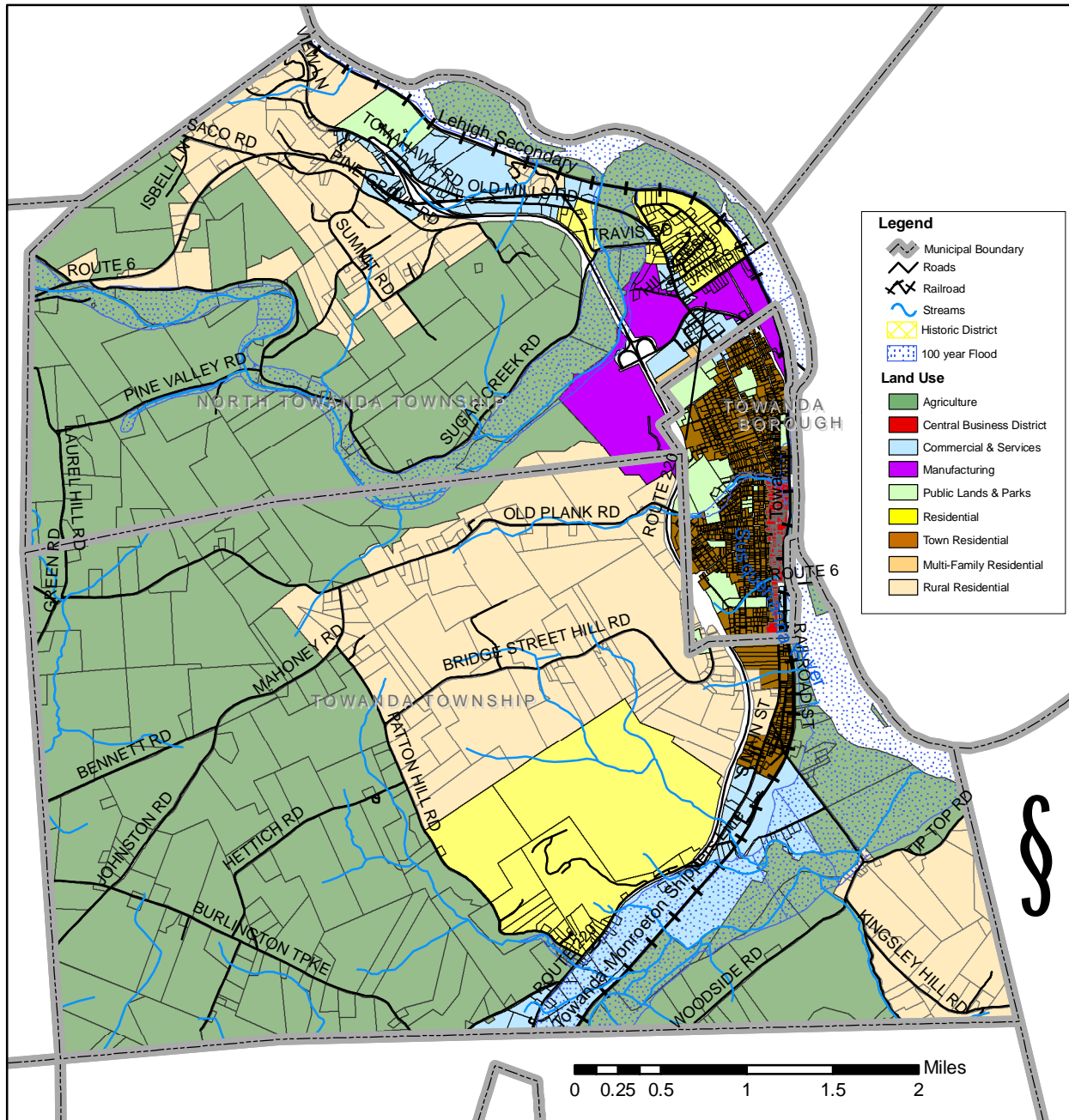
- Recognize the limiting factors of soil types in the region for development activities.

- Keep GIS maps up-to-date and available to the public to encourage sound land use decisions.



Excerpt of Historic Map On Display In Towanda Borough Council Room

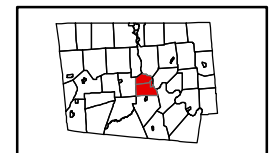
Central Bradford County Future Land Use



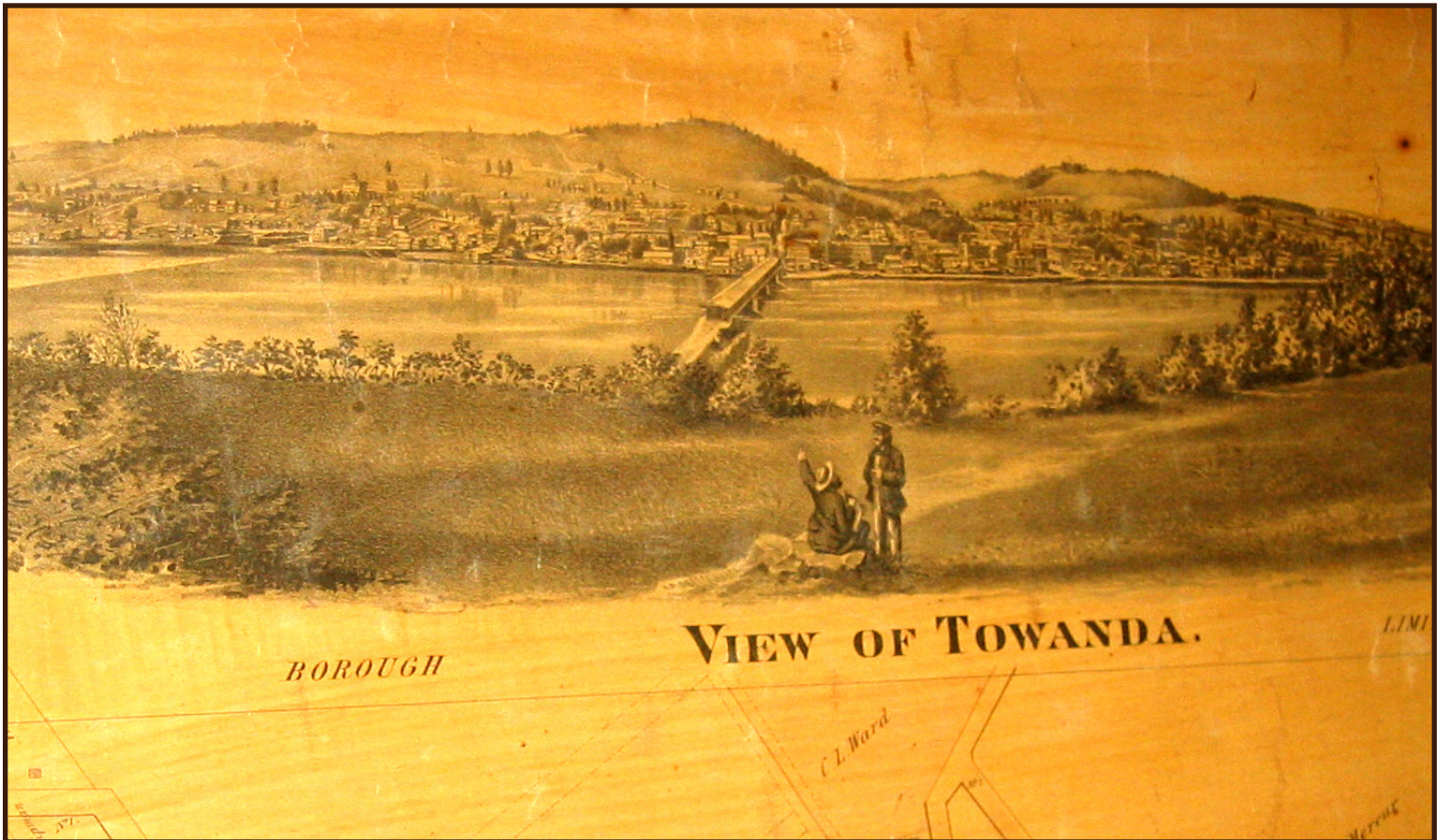
The data used for this application was developed from various scales and sources. The map information is not a survey. Bradford County makes no warranty, explicit or implied, regarding the accuracy or use of the information. Parcel data is a digital representation of 1981 Official Bradford County Tax Parcel Boundary Map information. Use at your own risk.



Created using Bradford County GIS Data
E.Crowley January 2008



Bradford County



Transportation Plan



Future Transportation Plan

The planning goal for the transportation system is to have an adequate, safe transportation network for the region. Fortunately, the area transportation network is one of the region's strongest assets. In the case of the Central Bradford region, the responsibility for the system rests primarily with two entities, PennDOT and the municipalities, and the system is comprised of highways, aviation, rail, public bus transit, bikeways and pedestrian facilities.

From a major highway perspective, significant modernization of the road network has occurred over the last 20 years including the new Bradford County Veterans Memorial Bridge, the Merrill Parkway and Route 220 bypass. The total result of these facilities is that the intersection of Route 6 & 220 has been removed from downtown Towanda to a limited access interchange location in North Towanda Township. However, in terms of traffic volumes the Route 6 corridor through the Borough remains as the most heavily utilized traffic route in the region. Fortunately, the Merrill Parkway which opened in 2005, has given additional capacity to this corridor as an "in town" bypass route. An important advantage to the current highway configuration is that it does not diminish the importance of downtown Towanda as a regional commercial center, a potentially negative effect resulting from a highway bypass. In addition, two new major intersections have been established in the region including the Route 6 & 220 interchange and the intersection of York Ave., Merrill Parkway and Patterson Blvd. Thus the Future Transportation Plan for Central Bradford will not involve any major new highway construction but will instead focus on protecting and maximizing the use of the existing highway infrastructure. The following transportation recommendations are made as a result of a review and analysis of the existing and anticipated conditions.

- Establish a coordination mechanism with PennDOT to insure that all new access points to the state arterial and collector highways are at the best possible location to avoid creating new unsafe or hazardous conditions. The need for coordination arises from the municipality's authority under the Municipalities Planning Code (Subdivision and Land Development regulation) and PennDOT's authority through its Highway Occupancy Permit system.
- Develop parking standards in municipal zoning regulations to insure adequate off-street parking and loading areas in new land development.
- Develop or maintain a municipal driveway permit ordinance for construction of new drives to municipal roads to insure that storm water and design safety issues are addressed.
- Insure that adequate emergency vehicle access is incorporated into new subdivision and land development projects.

- Monitor state, county and Northern Tier Regional Planning Commission policies as they relate to proposed improvement projects in or near the region to facilitate coordination between state and local planning efforts.
- Explore the development of park and ride lots to facilitate carpooling. Possible destinations include Athens, Mansfield and Elmira/Horseheads, NY.
- Pursue the restoration of commercial intercity bus service for the region including connections to Williamsport, Elmira, Scranton and Binghamton.
- Insure that developers design and construct new streets in accord with Township road standards and require them to address the impact of their proposals on the existing street system as part of subdivision and land development planning.
- Develop a multi-year improvement/maintenance program for municipal owned roads and bridges. Utilize capital improvements programming to plan for future road maintenance projects, budget for the acquisition of equipment and identify funding sources.
- Inventory problem intersections and utilize the improvement/maintenance program to correct such problems as site distance, angle of approach or grade.
- Propose candidate projects for inclusion on the PennDOT 12 year highway program. Projects should be submitted to the Northern Tier Regional Planning and Development Commission.
- Explore ways to increase utilization of the services of the Endless Mountains Transportation Authority in the region including their fixed route and shared ride programs.
- Provide ongoing support to the Airport Master Plan process for the Bradford County Airport Authority.
- Support increased utilization of rail facilities including Norfolk Southern and the Towanda – Monroeton Shippers Lifeline. Designate suitable land uses along the rail corridors.
- Investigate alternative solutions to the improvement of access to the Towanda Area School District campus including vehicle, bicycle and pedestrian modes.
- Investigate the application of the PennDOT mobility and safe routes to schools program to reduce pedestrian, bicycle and vehicular conflicts and to enhance the attractiveness and livability of the community, including enhancing accessibility to downtown Towanda and to school, medical and to the Osram-Sylvania and Dupont plants.

-Work with PennDOT to counter the negative image generated by their “aggressive drivers” and “high crash area” sign campaign.

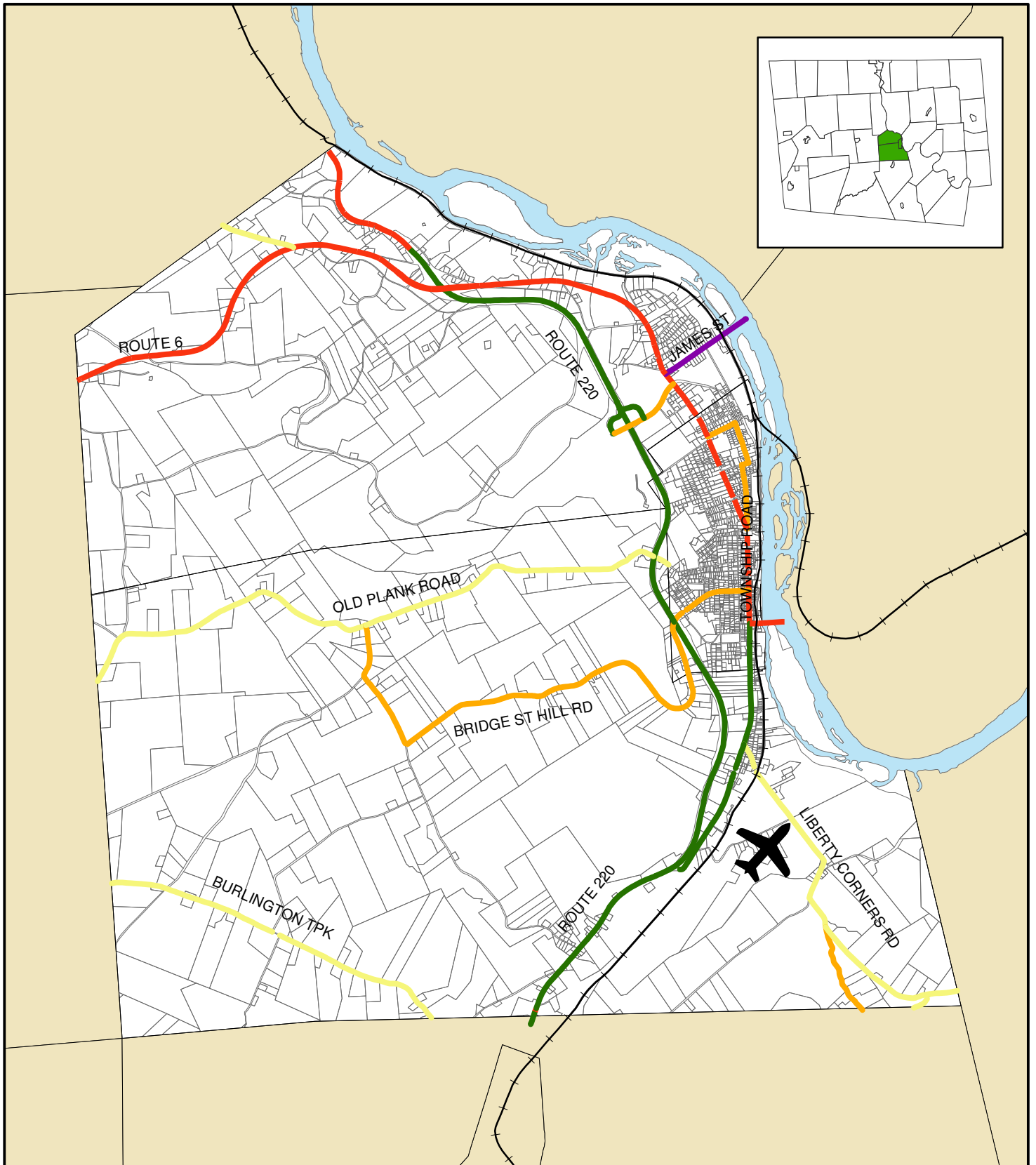
The Transportation Plan Map shows the Functional Road Classification for the region.



Main Street - Route 6 Towanda



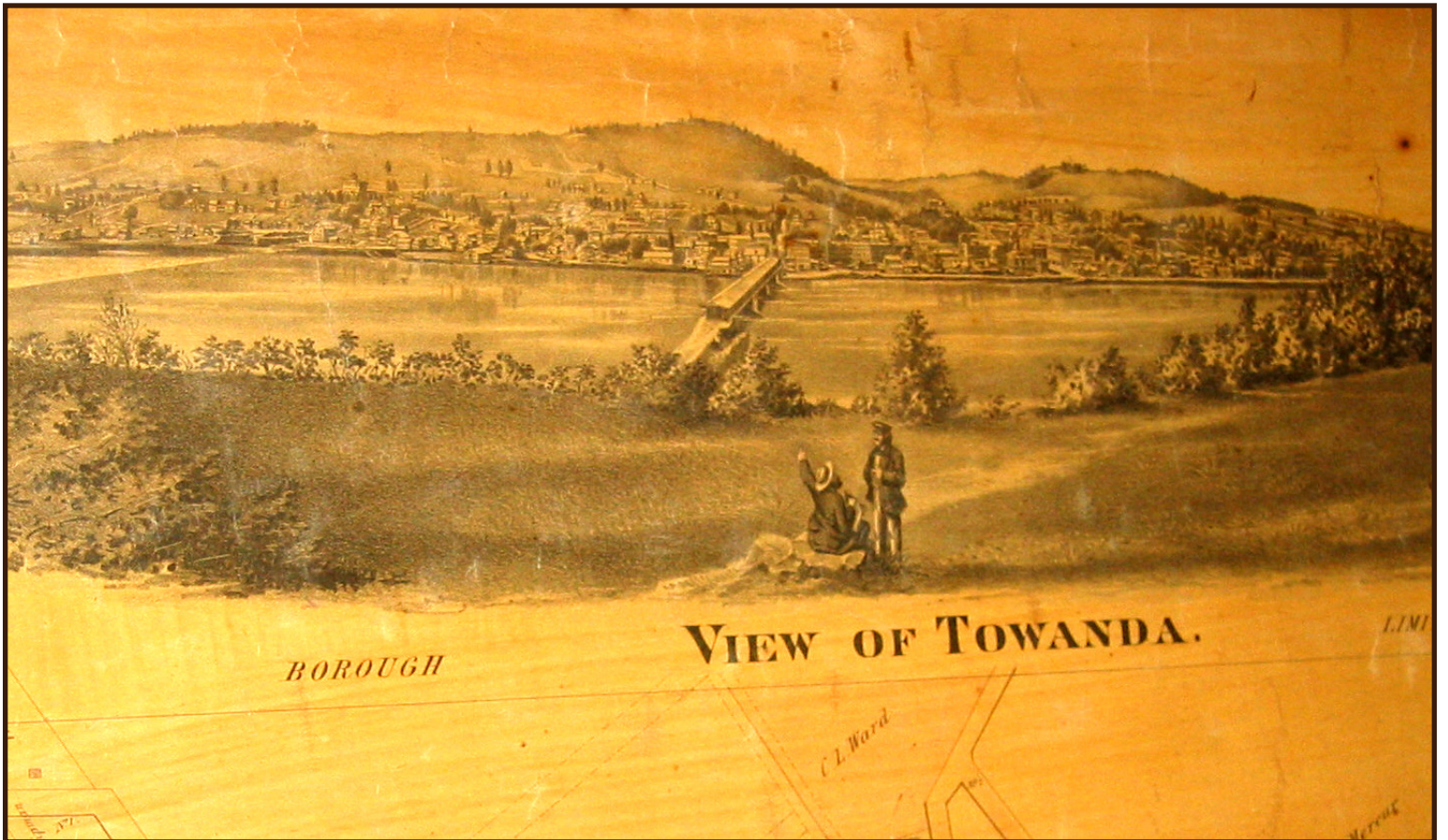
Veterans Memorial Bridge - Route 6 Towanda



CENTRAL BRADFORD COUNTY TRANSPORTATION PLAN

Legend	
Road Classification	
—	Principal Arterial Highway
—	Rural Major Collector
—	Local Road
—	Minor Arterials

PENNDOT Federal Functional Classification
 Map for Bradford County
 September 27, 2004



Community Facilities and Services Plan



Community Facilities and Services Plan

The fundamental planning goal for community facilities and services is to provide adequate and accessible facilities and services in order to meet the needs of all citizens.

An impressive feature of the Towanda region is the extensive array of community services and facilities that exist and the extent to which they are offered on a regional basis. Notably water and sewer service are operated by the Towanda Municipal Authority throughout the built up areas of all three municipalities. This arrangement affords the opportunity to greatly influence the amount and location of any future development activity in the region.

The remaining services or community facilities are operated under a mixture of arrangements based on a history that is unique to your community. For example ambulance service is regionally operated in conjunction with the Towanda Memorial Hospital, whereas the other fire and emergency services are not offered on a fully regional basis. On the other end of the scale, recreation and Borough police protection are two significant examples of services that are only offered in Towanda Borough. The background section on Community Facilities (Section 4) includes a map showing all existing and proposed community features. The following recommendations are made as a result of a review and analysis of existing and anticipated conditions.

- Encourage new development in areas that can be connected to the public water and sewer utilities.

- Carefully consider the extension of these utilities to outlying areas, keeping in mind that the extension of systems requires new capital expenditures and long range maintenance expense.

- Employ appropriate redevelopment and infill development to achieve a compact and consolidated regional community, thereby maximizing the overall efficiency of the community.

- Work with the DEP and the Bradford County Sanitation Committee to determine the feasibility of utilizing innovative or alternate on-lot systems - Such systems make it feasible to utilize poorer soil type locations for on-lot sewer systems in low density development, thereby reducing the dependency on higher quality farmland soils, including floodplain areas for development sites. In order to utilize this technology DEP will likely require the implementation of an on-lot sewer system management program. A typical program would involve septic tank pumping on a regular scheduled basis.

- Determine the future water supply needs of the region and identify, develop and protect that water supply source.

-Insist on environmental controls and proper sewage disposal facilities for all development types to protect the groundwater resources of the region.

-Instill in young people and new residents the benefits of volunteering for community organizations.

-Cooperate in the Bradford County 911 re-addressing project.

-Coordinate with and support the fire protection and ambulance services afforded to the region by the local companies and the Memorial Hospital EMS services.

-Participate in County Emergency Management planning and services through the fire companies or directly with the municipality.

-Increase publicity regarding emergency plans and facilities.

-Cooperate in the capital improvements projects of the fire and ambulance providers of the region through annual budget contributions or special appropriations.

-Establish or maintain community recycling based on need and the availability of program resources. Program options include curbside collection, drop-off centers and the periodic collection of junk and appliances. Currently Towanda Borough has biweekly curbside collection and North Towanda provides a location for a drop-off facility.

-Evaluate the current level of police protection provided to the region by the PA State Police. If justified, explore the feasibility of municipal or multi-municipal police services.

-Consider the consolidation of municipal services where economic conditions warrant.

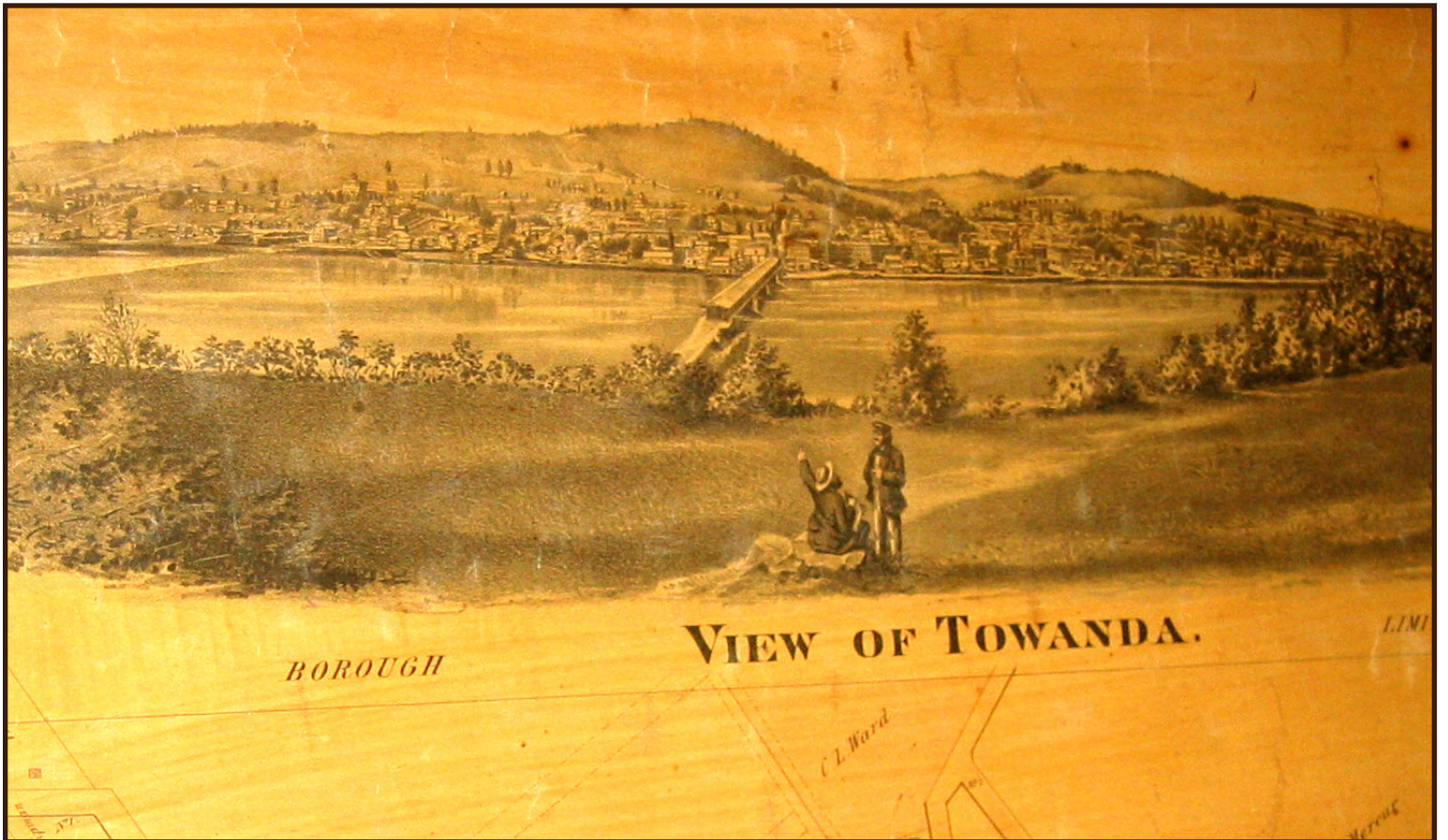
-Maintain a strong relationship with the Northern Tier Regional Planning and Development Commission for grant support to address capital improvement and community service needs.



View of Veterans Memorial Bridge from Bridge Street Hill Rd.



Mini Park at East End of the Veterans Memorial Bridge



Housing Plan



Housing Plan

The fundamental goal for housing is to take appropriate actions to promote and maintain adequate and safe housing for all citizens including a variety of housing types for all ages, family size and income levels. Some specific recommendations for housing include:

- Protect the character and integrity of existing residential neighborhoods by developing land use regulations that regulate density and prohibit conflicting land use.

- Investigate the DCED Elm Street program to identify neighborhoods assets and needs, to build community rapport and to update critical infrastructure.

- Insure quality construction in the region by facilitating enforcement of the Pennsylvania Uniform Construction Code.

- Encourage private sector housing alternatives for middle and upper income residents (e.g. townhouses or apartments).

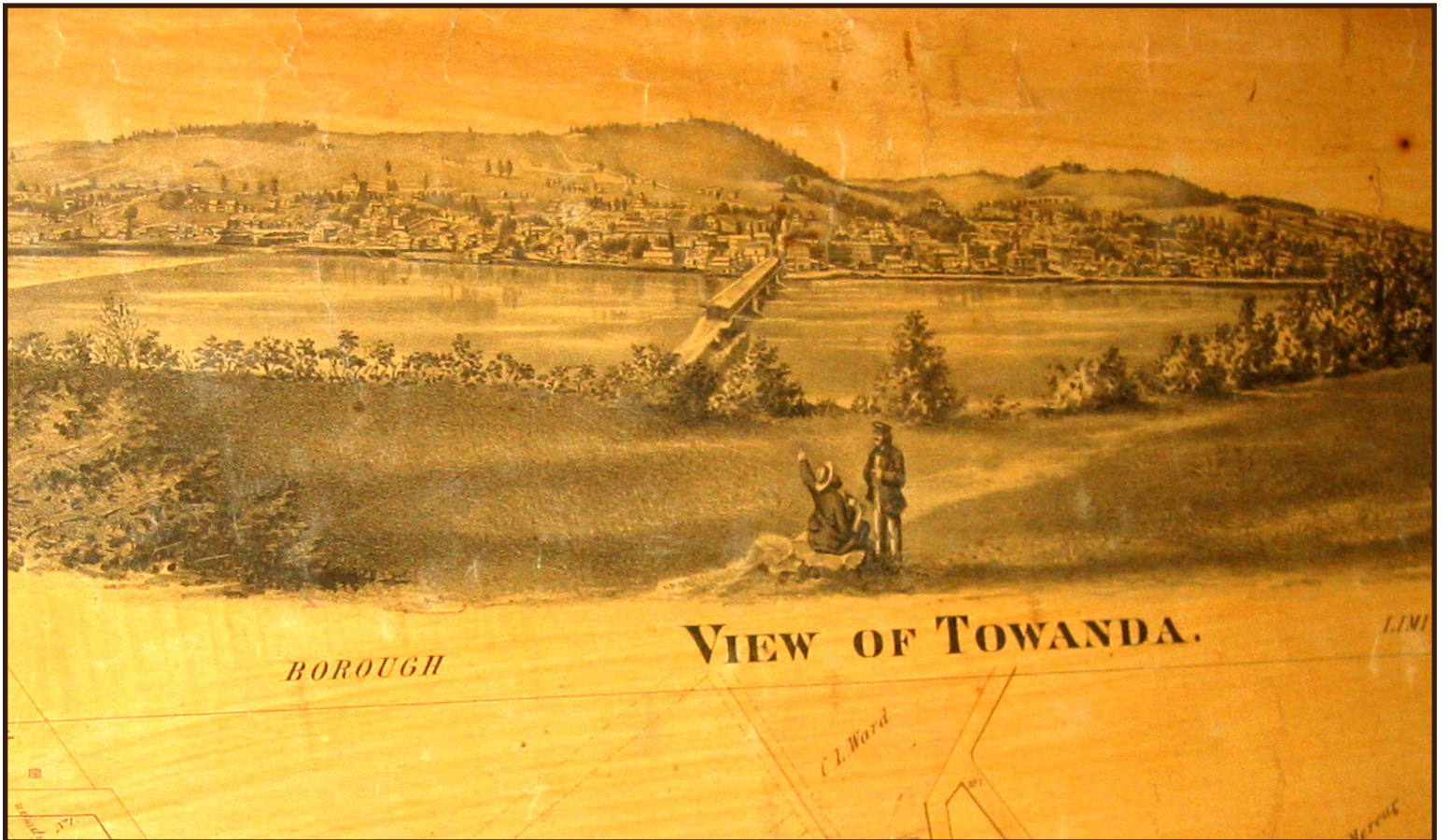
- Utilize local land use regulations to provide for the mixture of housing types desirable for the community, including one and two family, townhouses, mobile homes, mobile home parks and multi-family dwelling types. Typically higher density arrangements (i.e. mobile home parks, townhouses and multi-family dwellings) will require municipal or community sewer and water systems.

- Develop cluster subdivision provisions in land use regulations for the economic and community benefits to be gained from this development style.

- Investigate the availability of housing assistance funds and programs to maintain the existing housing stock that is determined to be in need of rehabilitation in the region. Such programs are typically available for low and moderate income homeowners and involve grant and loan programs with the public and private sectors.

- Investigate the availability of a first time home buyers program and programs which address the unique needs of senior citizens and handicapped persons.

- Stakeholders in any housing betterment efforts include the local banking institutions, housing developers, the Bradford County Housing Authority, the Bradford County Redevelopment Authority, the USDA (Rural Development Housing and Community Facility (Rural Housing) Programs, the Pennsylvania Housing Finance Agency and the municipalities of the Central Bradford region.



Natural and Historic Resources Plan



Natural and Historic Resources

The history of the Central Bradford region has revolved around natural resources, particularly mining, lumbering, farming and the early use of the Susquehanna River for transportation of products and natural resources. This tradition is reflected in modern times in the community's support for agriculture, forest production, and in a renewal of the community's orientation to the Susquehanna River.

The following comprehensive plan recommendations relate to the natural environment:

Water Resources

- Continue to renew the orientation of the community to the Susquehanna River for scenic and recreational benefits as demonstrated by the Merrill Parkway Trail.
- Support the efforts of the Towanda and Sugar Creek Watershed Associations and the Bradford County Conservation District to maintain and improve the quality of streams in the region.
- Encourage stream buffers for their erosion control and water quality benefits.
- Encourage the use of best management practices in erosion control and storm water management for cost savings and environmental benefits.
- Recognize the correlation between water quality, on-lot sewer management and sound manure management.
- Develop wellhead protection areas for any identified community water resources.

Forest Resources

- Encourage the maintenance of steep slope and poor soil areas in open space uses.
- Encourage timber harvesting in conjunction with sound forest stewardship and best management practices.
- Encourage the preservation of forests as a manageable resource for timbering, water quality, recreation and wildlife benefits.

Agriculture

- Identify and plan for the preservation of farms through agricultural preservation zoning and agricultural security areas.
- Encourage participation in local agricultural marketing through the “Buy Fresh, Buy Local in the Northern Tier” program.
- Recognize that viable agricultural production is vital to sustaining agriculture.
- Develop appropriate land use regulations to insure compatibility of new development with existing agriculture operations and visa versa.
- Require that documentation of compliance with the Pennsylvania Nutrient Management Act be provided where applicable. Encourage volunteer compliance with the standards of the act.
- Encourage the utilization of best management practices in agriculture.

Mineral Resources

- Establish standards for quarrying and surface mining through municipal zoning controls in order to minimize the visual and environmental impacts from mineral resource development while recognizing the importance of such resources to the overall community.

Wildlife Resources

- Discourage land use and development patterns which result in the fragmentation of forest and agricultural lands.
- Encourage bio-diversity of wildlife and habitat.

General Environmental Concerns

- Expand the Merrill Parkway Trail into a regional trail network.
- Develop supplement land use controls for air quality, odor, sound and light pollution in land use regulations.
- Utilize the Bradford County Natural Resource Inventory to identify unique or sensitive environments and to protect them from degradation.
- Utilize the Bradford County Open Space, Greenways and Outdoor Recreation Plan as a strategic plan for natural and cultural resource conservation and outdoor recreation for the region.

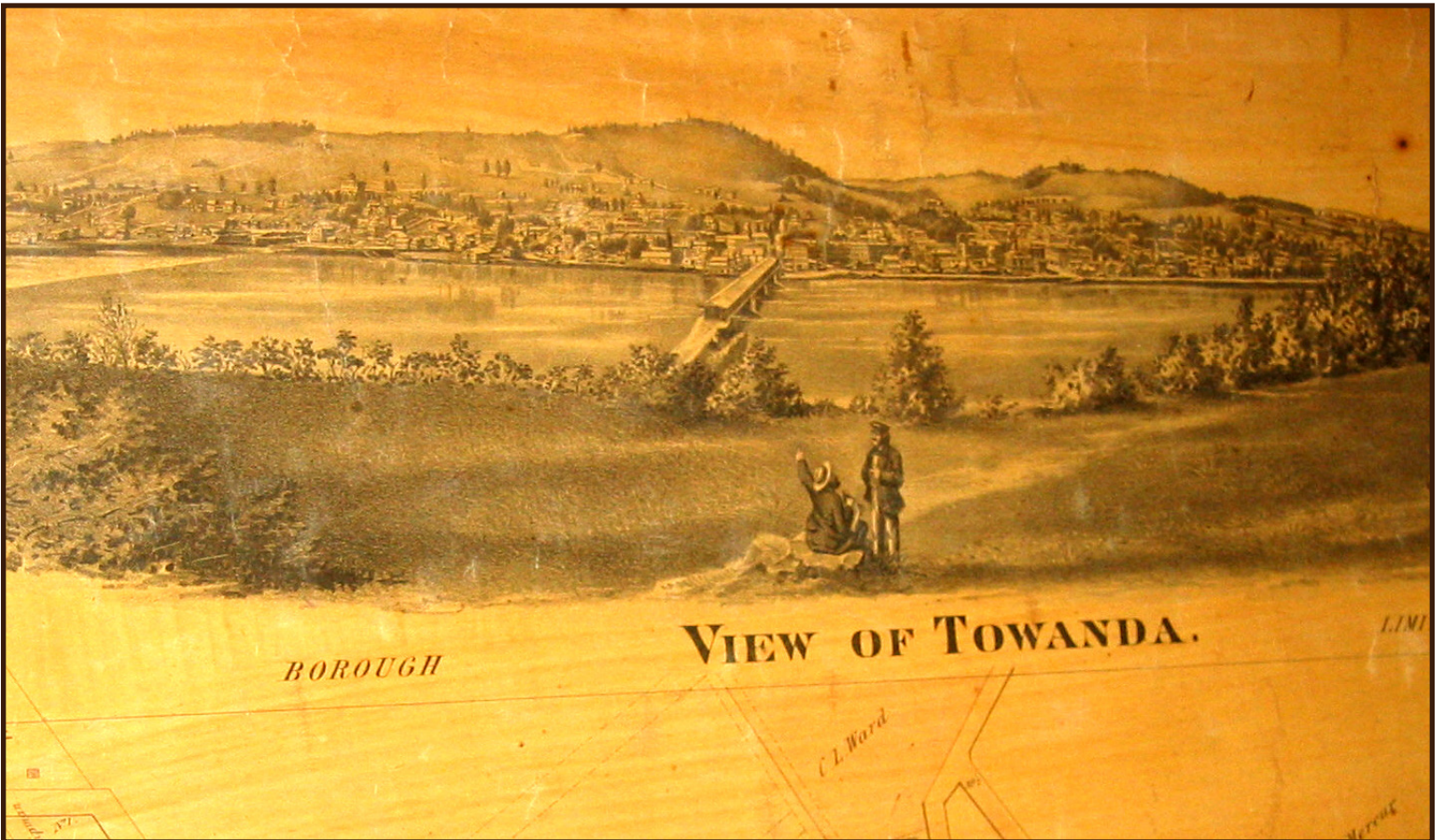
- Identify scenic areas or views for protection from adverse land use impacts.
- Develop and maintain close ties with natural resource agencies (Bureau of Forestry, Bradford County Conservation District, Fish Commission, and Game Commission) for their educational and program benefits.

The following comprehensive plan recommendations relate to community culture and history:

- Maintain community centers and parks for recreation and cultural activities.
- Employ municipal newsletters as a communications tool and to promote a sense of community.
- Support organizations that provide services to the community including but not limited to school organizations, recreation programs, senior citizens, daycare, libraries, hospitals, ambulance and fire companies.
- Encourage interest in history and local heritage.
- Promote participation in youth and adult leadership programs.
- Identify historic structures and encourage their preservation. Submit inventory information to the Pennsylvania Historic and Museum Commission.
- Develop historic district guidelines and explore the application of an Historic Architectural Review Board (HARB) District in the Borough (see Plan Implementation for greater detail).



Bridge Street Rod & Gun Club Pond – Towanda Township



Economic Development Plan



Economic Development

The Central Bradford region has a manufacturing heritage built on transportation, coal and lumber that has evolved into a strong industrial base for the community. Dupont, Osram-Sylvania and Craftmaster are three major installations that are now predominate in the regional economy. Towanda has a manufacturing sector that would be envied by many Pennsylvania communities. However, the community must continually monitor its economic well being to insure its continued success.

- Support the Northern Tier Regional Planning and Development Commission, the Central Bradford Progress Authority, and the Central Bradford Chamber of Commerce as the lead economic development entities in Bradford County.
- Recognize that new enterprises and the expansion of existing businesses as the principal way to achieve increased local employment opportunities.
- Recognizing that business development is a highly competitive undertaking, prepare in advance potential development sites with utility infrastructure, tax abatement and suitable land use controls.
- Support the tourism and recreation industry recognizing that it brings “outside dollars” to Bradford County without a large investment cost.
- Work on the unique problems of central business districts and other commercial areas. Parking, signage, joint promotion, façade design and flexible land use controls are some of the issues that can be addressed. Consider reactivation of the Main St. program in the Borough.
- Cooperate with existing businesses to facilitate their continuation and expansion.
- Promote the management of forest land for multiple benefits including timber resources, wildlife and land conservation.
- Promote the preservation of prime agricultural land for continued agricultural production.
- Encourage participation in Agricultural Security Areas, the Clean & Green Program and in USDA programs which provide economic incentives or benefits to landowners.
- Promote diversification in agriculture and wood products industries.

-Encourage the formation of on-the-farm businesses within land use regulations to supplement incomes from farming.

-Encourage new commercial and small scale manufacturing ventures in suitable locations.

-Facilitate home business enterprises with adequate site development controls to prevent nuisances to neighbors.

-Promote the Northern Tier Career Center as a valuable vocational education and the work force development program for citizens and local industry.



Northern Tier Career Center - North Towanda Township

Economic Programs and Designations in the Towanda Region

There are several regional economic initiatives in place that have an important interface with this plan, and in particular with the future land use, transportation and community facility elements. They include:

Bradford County Enterprise Zone

Significant portions of the Towanda region are included in the 2006 Bradford County Enterprise Zone. The *Municipal Enterprise Zone* Map is included showing the state approved designations. This is an important designation which recognizes both the need and potential for investment and job development in the region. The Pennsylvania Department of Community and Economic Development designated Enterprise Zone is not a municipal zoning district, but rather is an overlay concept in identifying areas in which preferential treatment for specific state grants and loans may be received. The Central Bradford Progress Authority is the local agency delivering the Enterprise Zone Program to the region. A wide variety of activities and benefits result from an Enterprise Zone including:

- Planning Grants for establishing local economic development capacity.
- Funding for a strategic plan to identify opportunities for and obstacles to business growth and retention.
- Priority consideration for other DCED grant and loan funds.
- Eligibility for low interest grants-to-loans for enterprise zone firms of up to \$500,000 per project for up to seven years.
- Lowest statewide prevailing interest rates on other DCED business development loan programs including Pennsylvania Industrial Development Authority (PIDA), Machinery and Equipment Loan Fund (MELF), and Small Business First for up to 10 years.
- Eligible to apply for 20% credits against the State Corporate Net Income Tax for the value of improvements made to business properties located within Enterprise Zones for up to 10 years.
- Designation of Enterprise Zone firms as Socially and Economically Restricted Businesses to confer advantage in bidding on state government contracts for up to 13 years.
- Availability of assistance for clean-up of contaminated sites under Act II for up to 13 years.
- Priority consideration for any resource administered by state government that would assist in leveraging imminent business investment and job creation in an enterprise zone.
- Availability of State Liquor License in an enterprise zone.

Keystone Opportunity Zones (KOZ)

Keystone Opportunity Zones are an incentive program for economic development whereby the designation authorizes the full exemption of real estate taxes on a parcel of real estate for a set number of years as an inducement to commercial or industrial development. The KOZ requires the prior approval of all local taxing

entities including the school district, county and local government unit. There are KOZ sites in North Towanda and Towanda Townships (see Economic Development Program Map) involving portions of the Airport and Dupont properties.

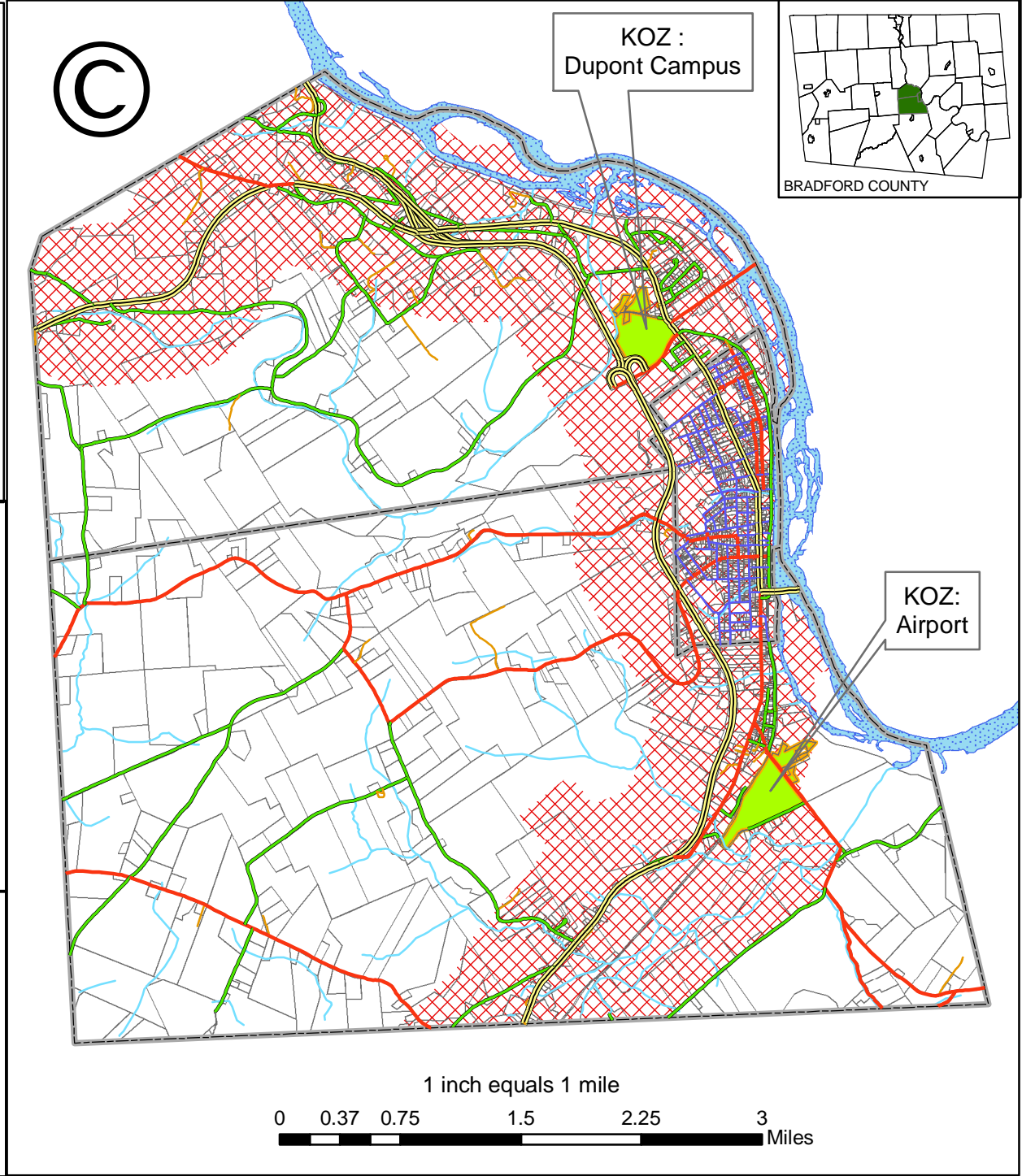
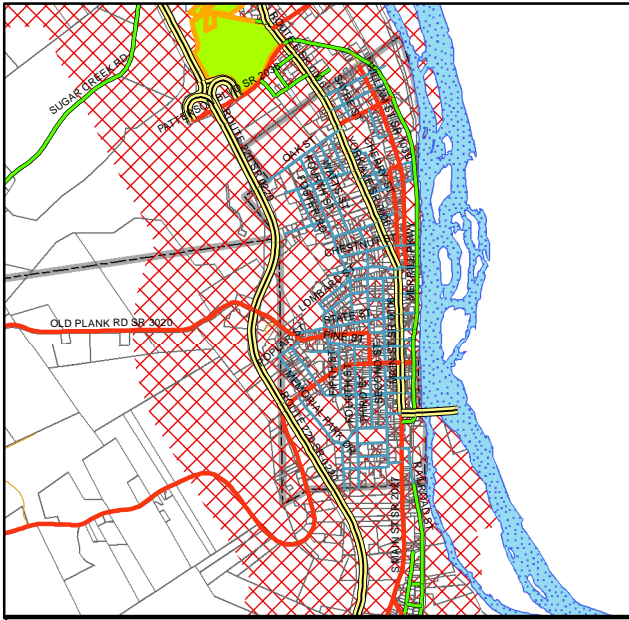
Central Bradford Progress Authority (CBPA)

The Progress Authority has been chartered in Bradford County to facilitate economic development in the region. The CBPA develops and executes an annual project work program and action plan to strategically target its efforts to meet and satisfy specific economic development objectives as identified by the community. It was originally chartered to serve Towanda Borough and North Towanda, Towanda and Wysox Townships. The Enterprise Zone Program has been a corner stone program for the Progress Authority allowing it to achieve significant success in the economic development realm, to expand to a countywide program and to offer services to neighboring Susquehanna County. In addition to the Enterprise Zone Program the CBPA has established itself as an Industrial Development Corporation, an Industrial Development Authority and as a General Purpose Authority. This adds economic development tools and capacity for land acquisition, bonding, and access to the PIDA program.

Northern Tier Regional Planning and Development Commission (NTRPDC)

The Northern Tier Regional Planning and Development Commission, headquartered in Towanda, provides business and community development services and programs to Bradford, Sullivan, Susquehanna, Tioga and Wyoming Counties. It typically functions as an intermediary for the region with the federal and state agencies who are attempting to network their programs or initiatives to the local level. Based on their 2006 annual report their mission and vision is to help businesses expand their markets, generate employment, improve the local economy, and plan for the future development of the Northern Tier Region, and to be a leader in developing people, businesses, and communities for a globally competitive region. Their current programs include business retention and expansion loans, small business training grants, information technology assistance to business and local governments, business retention and expansion referrals, website development assistance for local businesses and municipalities, federal and state contract procurements, community and infrastructure development, transportation programming, and workforce development.

The NTRPDC is the agency who procured PennDOT funding for this regional planning effort, an endeavor targeting comprehensive planning in the vicinity of important highway facilities (e.g. Veterans Memorial Bridge, the Merrill Parkway and the Route 220 Bypass).



Municipal Enterprise Zone Map

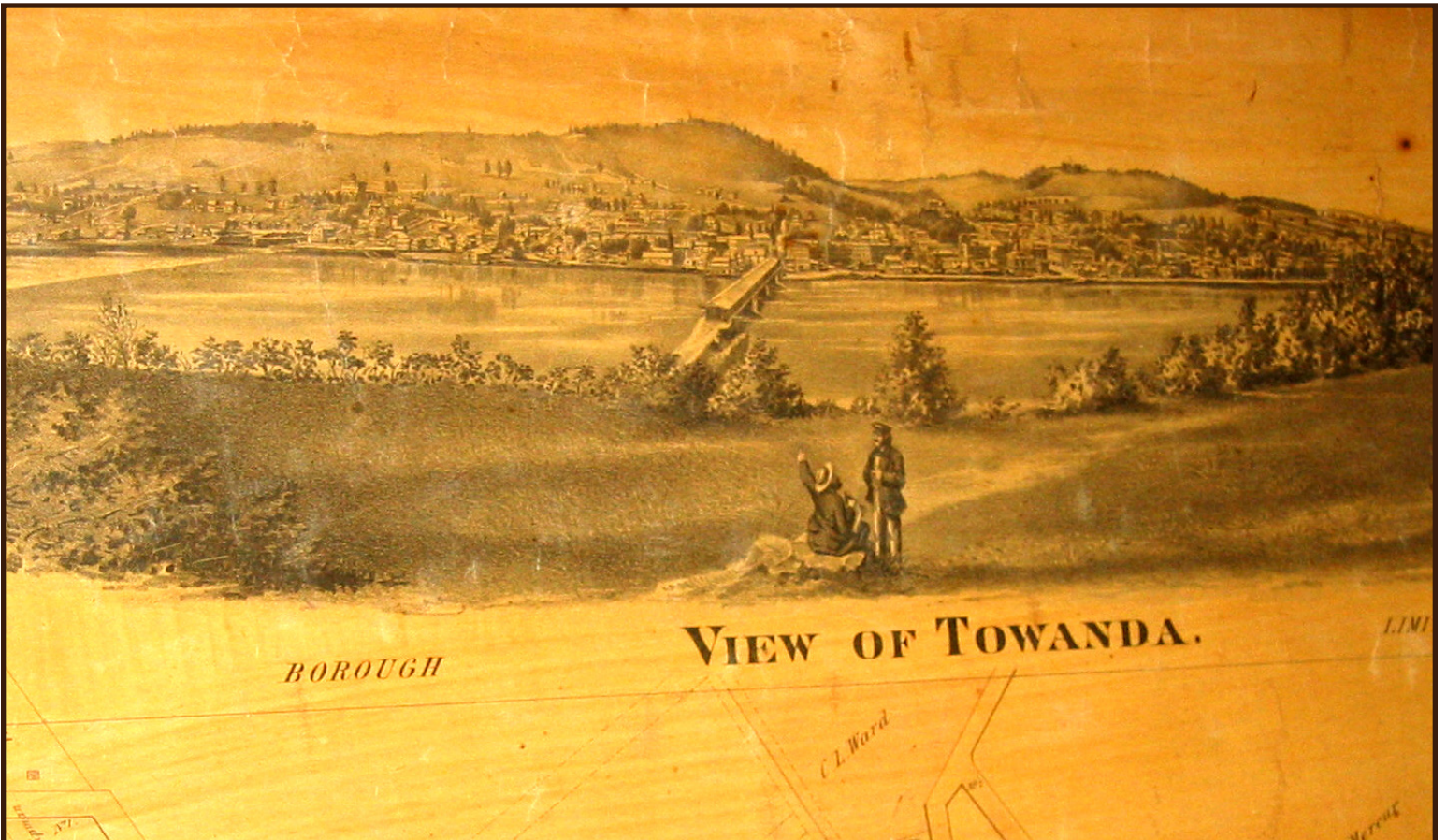
Towanda Township, Towanda Borough and North Towanda Township



Maps Created Using Bradford County GIS Data
 Author: Josh L. Brown Bradford County Comprehensive Planner
 Ellen S. Crowley Bradford County Community Planner
 Date: January 2008

Legend

- | | | | |
|--|------------------|--|----------------------------|
| | US Traffic Route | | Township Road |
| | Borough Street | | Land Parcels |
| | PA State Route | | Enterprise Zones |
| | Private Drive | | Keystone Opportunity Zones |



Interrelationship of Plan Components



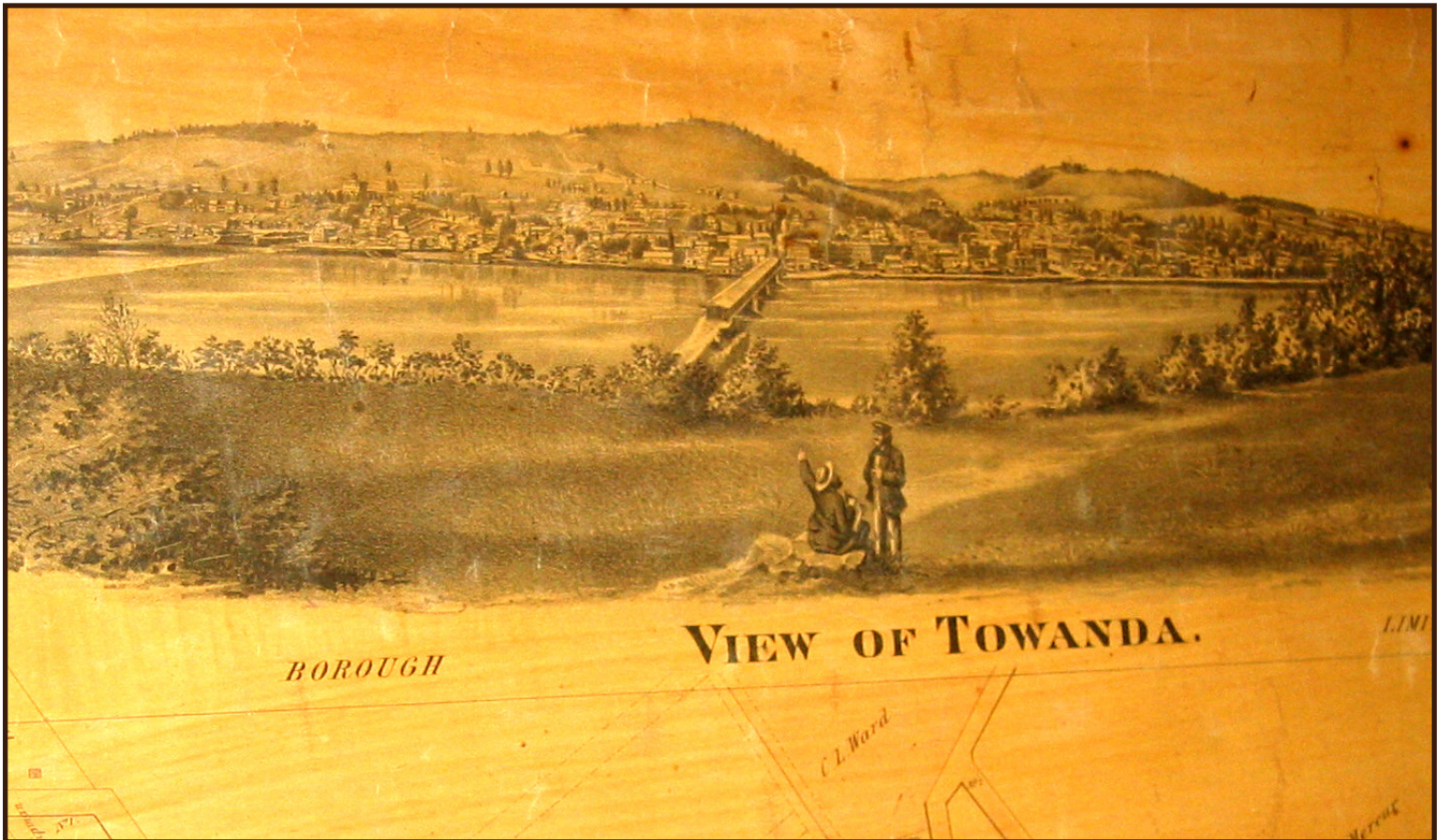
Interrelationship of Plan Components

Each of the plan components of the Comprehensive Plan - Future Land Use, Future Transportation, Community Facilities and Services Plan, Housing Plan, Natural and Historic Resources Plan, the Plan for Economic Development, Plan Effect on Adjacent Municipalities and Plan Implementation has been drafted with consideration of their interrelationship. Each plan component has been created from the Goals and Objectives statements and based upon history and identified community assets. Taken individually the plan components can be implemented to some extent. However, collectively they can create the maximum benefit for the region.

The details enumerated under the preceding plan components in many cases overlap, thus providing perspective from land use, transportation, community facilities, natural, cultural and historic and economic viewpoints. When considered in total they make up a comprehensive outlook on the future of the Central Bradford region.



Advisory Committee Work Session in Towanda Township Building



Plan Effect on Adjacent Municipalities



Plan Effect on Adjacent Municipalities

A review of the land use recommendations in place for adjoining municipalities was conducted as part of the Central Bradford Comprehensive Plan. Those municipalities included Asylum, Monroe, Franklin, Burlington, Ulster, Sheshequin and Wysox Townships. In addition a review of the future land use recommendation of the Bradford County Comprehensive Plan will be provided.

Asylum Township

Asylum Township developed a Comprehensive Plan during 2003. The portion of the western border of this Township adjoining Towanda Township is designated as either Forested or Agriculture in their plan. The adjoining portion of the Central Bradford region includes the designations of Agriculture or Rural Residential. This area, known as Tip Top or the Ellis Hill and Kingsley Hill Road area is suitable for either low density residential, agriculture or forest land use depending on local soil conditions and topography.

Monroe Township

Monroe Township has its northern border in common with Towanda Township's southern boundary. Although there is no township comprehensive plan, an indication of future land use can be obtained from the Bradford County Comprehensive Plan, adopted in 2004. The majority of the boundary area for Monroe Township is Rural Resource Production in the County Comprehensive Plan, a designation which is essentially the same as the Agriculture designation which predominates along the southern Towanda Township Boundary. However, an exception does apply for that portion of Towanda Township between Route 220 and the railroad. This area, designated as Manufacturing/Commercial /Services in Towanda Township meets the Rural Resource Production in Monroe Township. However, existing land use is typically commercial in nature in this portion of Monroe Township.

Burlington Township

Burlington Township, its eastern border adjoining the western boundary of both Towanda and North Towanda Townships, has the same Rural Resource Production category derived from the County Comprehensive Plan as does Monroe Township. This category is compatible for the entire common boundary with the Agriculture designation in the Central Bradford County Comprehensive Plan.

Ulster Township

Ulster Township lies to the north of North Towanda Township. The Township adopted a comprehensive plan in 2004 that includes the same Rural Resource Production concept in common with the County Comprehensive Plan. For North Towanda two designations are

found along its northwestern boundary, including Agriculture and Rural Residential. These categories closely align with the Rural Resource Production concept found in the Ulster Township Comprehensive Plan.

Sheshequin Township

Sheshequin Township lies to the northeast of North Towanda along their common boundary at the Susquehanna River. As the river forms a major natural barrier the issue of future land use compatibility is somewhat diminished. However, the designations in North Towanda (heading north to south) include Rural Residential, Commercial & Services and Agriculture. On the eastern bank of the river the designations Conservation/Natural Resource Preservation and Residential Growth are found. The topography greatly influences these designations on both sides of the river. The “development” categories for North Towanda are on high bluffs overlooking the river. Likewise, the Residential Growth area in Sheshequin is a river bluff area that is readily accessible via the James Street Bridge crossing of the Susquehanna River. The North Towanda side also includes the mouth of Sugar Creek and associated floodplain areas.

Wysox Township

Wysox Township shares frontage along the Susquehanna River with all three Towandas. Its land area opposite North Towanda and the northern 2/3's of the Borough is a cliff that runs abruptly to the river. This land feature is part of the picturesque natural setting of the Towanda area. The future land use designation from the County Comprehensive Plan in this area is Rural Resource Production. The cliff terminates in the vicinity of the old Towanda river bridge at which point the designation from the County plan changes to the Town category. Wysox Township has significant commercial, industrial and residential land uses along this portion of the Route 6 corridor leading to and from the Borough. The portion of Towanda Township that is opposite Wysox Township is a major floodplain area that includes the mouth of Towanda Creek. The future land use designation for this area is Agriculture.

Compatibility with the Bradford County Comprehensive Plan

The County Comprehensive Plan uses the designations Town, Rural Resource Production and Resource Preservation in the Central Bradford region. The future land uses designations for Central Bradford align to the county designations as follows:

Town - includes Central Bradford designations:

- Central Business District
- Manufacturing/Commercial/Services
- Industrial
- Residential

Rural Resource Production – includes Central Bradford designations:

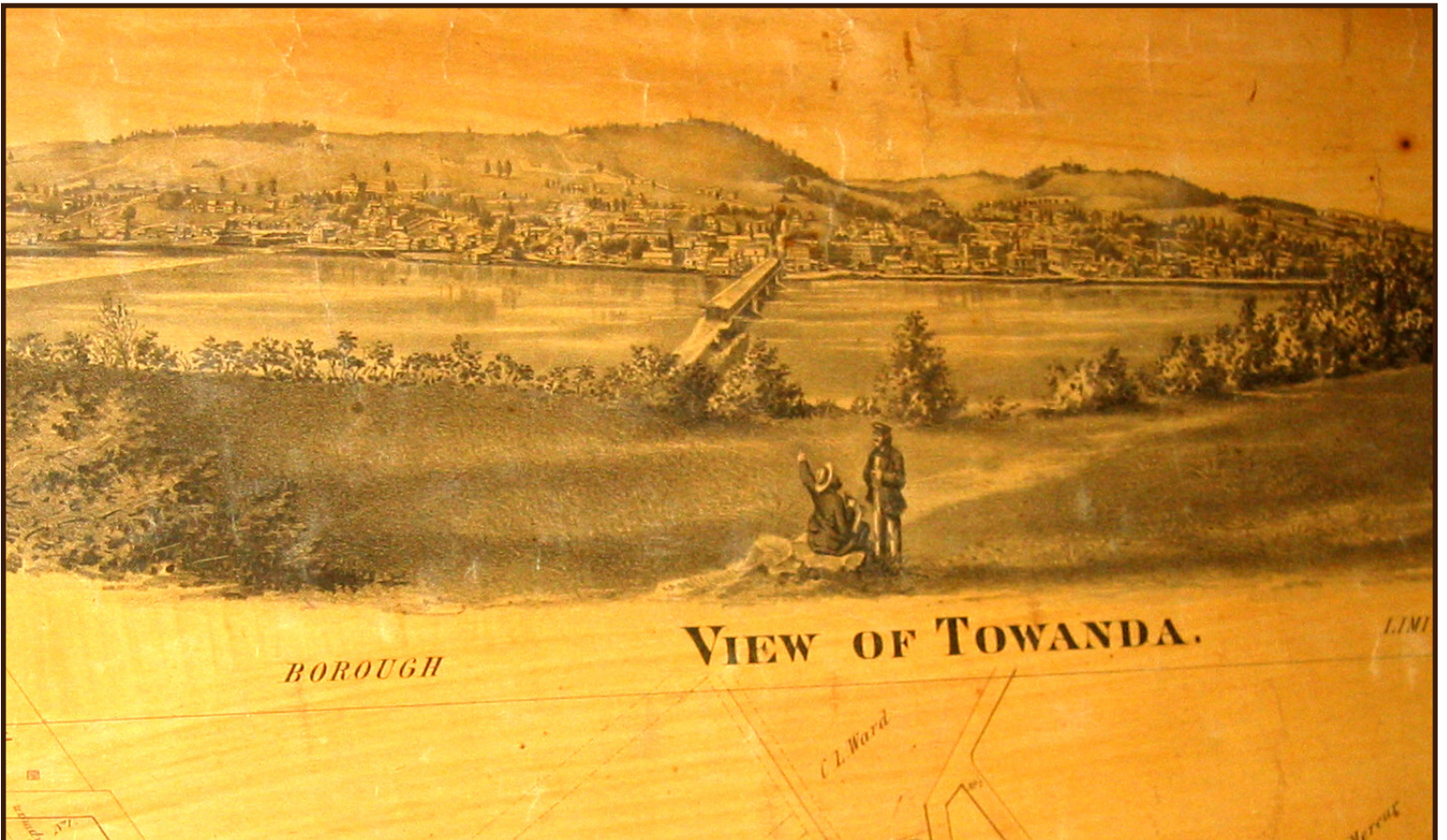
Rural Residential
Agriculture

Resource Preservation – includes Central Bradford designation:

Agriculture



Sugar Creek Floodplain, North Towanda Township



Plan Implementation



Plan Implementation

The preparation and adoption of a Comprehensive Plan is only the first step in the municipal planning process available to Pennsylvania municipalities under Act 247 (Municipalities Planning Code). The Comprehensive Plan is principally advisory in nature and does not have an enforcement mechanism in a legal sense. Additional steps in the planning process are involved in implementing the Comprehensive Plan.

The foregoing plan components have an extensive list of policies and actions that can be pursued by the region. However, this section on implementation will focus on several priority planning initiatives.

Adoption of the Comprehensive Plan

The municipalities of the Central Bradford region should proceed with adoption of the Comprehensive Plan which involves the following steps:

- Adoption of the Comprehensive Plan is by the governing bodies of the regions three municipalities. The legal authority for plan adoption is found in § 302 of the Municipalities Planning Code.
- Prior to plan adoption the planning agencies (Planning Commission or Planning Committee) shall hold at least one public meeting on the proposed plan.
- Prior to acting on the plan the governing body shall consider the comments of the county planning agency, contiguous municipalities, school districts within the region as well as the public meeting comments and recommendation from the planning agency. The county planning agency, contiguous municipalities and school districts waive their right to comment if they do not respond within 45 days of receipt of their copy of the plan.
- The governing body shall hold at least one public hearing pursuant to public notice.
- In the event there are substantial revisions to the plan as a result of the public hearing or based on input received from the county planning agency, contiguous municipalities or school districts another public hearing shall be required.
- Adoption of the comprehensive plan shall be by resolution carried by the affirmative votes of not less than the majority of the members of the governing body.

Subdivision and Land Development Regulations

The municipalities of the Central Bradford region are encouraged to prepare and adopt or update the land use regulation known as subdivision and land development. Article V of the Municipalities Planning Code authorizes a municipality to enact this type of regulation which governs the creation of new lots (subdivision) and site plans for commercial development (land development).

A Subdivision and Land Development (SLD) Ordinance affords the municipality the opportunity to insure that new development is achieved consistent with sound engineering design and proper survey and land records. The procedures involved in SLD regulations insure that developers satisfy their obligations to the municipality and to future lot owners concerning development related improvements. SLD Ordinances typically contain standards for lots, easement, streets, curbs, sidewalks, storm water facilities, landscaping, sewer and water utilities.

An important feature of SLD controls is for the developer or property owner to understand the municipality's expectations of him prior to initiating project construction. This allows the developer to plan a budget for the project in advance, thus avoiding development related pitfalls which may adversely impact both the developer and the municipality. Poorly planned development will frequently cause long term problems for the property owner and the municipality and are frequently expensive to correct.

The following are the Pennsylvania definitions for Subdivision and Land Development. They are unique to Pennsylvania based on the Municipalities Planning Code.

Subdivision: The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new streets or easements of access or any residential dwelling, shall be exempted.

Land Development: (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

(i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure: or

(ii) the division or allocation of land or space whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or, for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

(2) a subdivision of land.

In Bradford County there is an existing county Subdivision and Land Development Ordinance. When this type of regulation is adopted at the municipal level the county ordinance is superseded by the local municipal ordinance which is the case in North Towanda Township and Towanda Borough. There are pros and cons to handling this authority at the local versus county government level. Typically the local government planning commission is involved in ordinance administration resulting in a meaningful role for this body. A municipal planning commission is comprised of citizen members from the community who would be expected to have extensive knowledge of their area, a plus to enforcement of the regulations. However some municipalities may not welcome the responsibility of enforcing another set the regulations, they may prefer to leave this responsibility at the county level.

Zoning Regulations

The other fundamental type of land use regulations available to Pennsylvania municipalities is the authority to regulate how land is utilized. This authority is granted under Article VI of the Municipalities Planning Code. Typically a zoning ordinance will divide the municipality into zones based on land features and past development trends. Zoning regulations establish the variety of uses or development options available for the lots situated in a given zoning district. Zoning regulations are perhaps the best tool available to help guide the future growth and development of a municipality and are the chief method for implementing a Comprehensive Plan. The Future Land Use Plan recommendations outlined in the front of this chapter can serve as a framework for updating or developing zoning districts for the Central Bradford region. The future land use categories include:

- Agriculture
- Rural Residential
- Residential
- Town Residential
- Public Lands & Parks
- Central Business District
- Commercial & Services
- Manufacturing

Joint Municipal Zoning

A recent amendment to the Municipalities Planning Code authorizes the development of zoning regulations on a multi-municipal basis. Article VIII-A – Joint Municipal Zoning is the enabling legislation for this approach. The two principal advantages to the municipality under joint municipal zoning deal with manpower and the distribution of land use across the region. If the three municipalities of the Central Bradford Region were to establish such an approach the manpower (zoning hearing board, solicitor and

zoning officer) required to administer the program could be spread across the three municipalities. Section 815-A of the MPC authorizes either the use of a joint zoning hearing board or individual zoning hearing boards for each of the participating municipalities under the joint ordinance.

The second advantage under joint municipal zoning is the ability to distribute land uses across the entire region. Under conventional (single municipality zoning) a municipality is expected to accommodate each land use that would be reasonably expected to occur in the municipality including such unpopular uses as landfill or quarries. With joint municipal zoning the land use distribution could be across the entire region rather than in each municipality, potentially reducing exposure to the unpopular uses. This feature may especially be an advantage for a region with a great variety in terms of land use character as is the case in the Central Bradford region. For example a municipality with significant rural land area may be a more logical location for a Confined Animal Feeding Operation (CAFO). With joint municipal zoning the remaining municipalities of the region would not be required to plan for this use. A model cooperative agreement is included in the Appendix.

The joint municipal zoning approach offers significant advantages as well as one chief disadvantage. The joint municipal zoning concept can falter in the event that the land use policy goals of one municipality become inconsistent over time with the regional plan or should personality conflicts arise. Section 808-A of the MPC does allow a municipality to withdraw from or repeal a joint municipal zoning ordinance, but only after a minimum of 3 years has passed following enactment of joint municipal zoning.

Historic Districts

A specialized planning tool, Historic Districts are of particular interest to the Borough due to their exceptional resources in this regard. Under Pennsylvania and Federal law there are two authorized approaches to Historic Districts.

National Register Historic District

Towanda Borough has been granted this status by the U.S. Department of Interior. The land area of the district is shown as an overlay on the Future Land Use Map. The concept of a National Register district is largely honorary or advisory and does not involve regulations or restrictions on property owners of buildings within the district. A possible advantage of the National Register district may involve federal income tax credits or accelerated depreciation benefits for commercial property owners. At this time there are no similar benefits available for owners of residential structures.

Undoubtedly the chief value of a National Register Historic District is to instill pride in owners of the Borough's historic structures and to motivate building maintenance and alterations in appropriate historic character. In this regard an ideal role for the Borough is to develop educational resources for property owners who are dealing with maintenance and restoration issues. Examples of such resources could include design guidelines,

modern building material suggestion lists, sources of materials and contacts for renovation specialists and contractors.

Historic Architectural Review Board District (HARB)

A specialized application of the zoning authority under the Municipalities Planning Code (MPC), an Historic Architectural Review Board District utilizes a zoning ordinance map overlay to stipulate that all exterior building alterations within the overlay area be reviewed and approved by the municipality. The specific provisions of the MPC that authorize this approach include Sections 603(a)(2) and 605(2)(vi) of the Pennsylvania Municipalities Planning Code, Act of 1968, July 31, P.L. 805, No. 247, Art. VI, as amended [53 P.S. §§ 10603(a)(2) and 10605(2)(vi)].

A HARB district involves a regulatory approach as compared to the advisory nature of the National Register District. The regulatory mechanism is an Historic Architectural Review Board that considers the proposed building alteration as part of the zoning and building code process and issues a “Certificate of Appropriateness” for the proposal. The HARB board is usually comprised of an architect, a building contractor, a realtor and additional borough residents with historic preservation expertise. In some municipalities the Borough Council has maintained a final approval authority with the Certificate of Appropriateness. However, the HARB is the body primarily responsible for screening applications and hearing presentations from property owners. This advanced level of regulation also requires close coordination with the other municipal code departments.

Design Guidelines

A previous reference to Design Guidelines was mentioned in the paragraph concerning the National Register Historic District. Increasingly municipalities are undertaking an approach involving design guidelines that may have a broader application to the Central Bradford region beyond the Borough’s Historic District. Residential district or commercial district design guidelines could be prepared for inclusion in a municipal zoning ordinance. These guidelines would typically be less specific and have broader application than historic district design guidelines. The goal of any design guidelines is to promote compatibility and good building design to the benefit of the overall community. Guidelines that are unique to the community based on the existing building character are utilized in this approach.



Gateway Sign at East End of Veterans Memorial Bridge

Community Gateways

Providing attractive “gateways” to the community is not a new idea, although it is a concept that is increasing in popularity in communities all over Pennsylvania. The Borough has already employed the concept at the north east corner of the intersection of Main St. and Route 6. A community gateway plan could employ similar gateways

typically involving signage and landscaping on a regional basis at appropriate “front doors” to the community to promote a greater sense of community identity.

Intergovernmental Cooperation

Intergovernmental cooperation is a long established idea that is being enthusiastically supported by our state government as a solution to the high cost and fragmentation of government services. When set up properly this concept has great potential to yield benefits from the economies of scale while still maintaining adequate local management and influence. Cooperation can occur in many areas of governmental operations including joint purchasing, equipment sharing, utility systems, recreation and emergency services. In the context of this Comprehensive Plan, the idea of regional plan implementation is an intriguing idea that has advantages as touted under the Joint Municipal Zoning section above. As development patterns frequently extend across municipal boundaries, and the Towanda region is an excellent example of this, a regional approach can result in a better overall community development pattern. There can also be the advantage of shared administration of land use regulation administration.

The tool of intergovernmental cooperation has recently been sharpened up by state government with amendments to both the Municipalities Planning Code and the Intergovernmental Cooperation Law. The Central Bradford Comprehensive Plan Advisory Committee expended a substantial amount of time exploring this concept although no definitive conclusion was reached regarding its application. However, a model agreement, including guidelines and an authorizing ordinance are included in the Appendix.