



Bradford County Comprehensive Plan Update



Bradford County Department of
Community Planning &
Mapping Services

**Existing Conditions - Profile and Trends:
Demographic, Economic, Housing, Land Use,
Physical Features, Infrastructure
and Stakeholder Participation**

Adopted August 2018

**THE
EADS
GROUP**

Doug McLinko, Chairman
Daryl Miller, Vice Chairman
Ed Bustin, Commissioner



Michelle Shedden, Chief Clerk
Jonathan Foster Jr., Solicitor

Bradford County Commissioners Office
RESOLUTION No. 2018-08
Bradford County Board of Commissioners

A resolution adopting the Bradford County Comprehensive Plan Update dated June 2018, as prepared by the Bradford County Planning Commission, Bradford County Planning Advisory Committee and facilitated by The EADS Group, Inc.

WHEREAS, the Pennsylvania Municipalities Planning Code (MPC) requires that County comprehensive plans be updated every ten (10) years; and

WHEREAS, the MPC outlines content and procedural requirements associated with the preparation, review and approval of County comprehensive plans that have been followed in this County Plan Update process; and

WHEREAS, the Bradford County Planning Commission coordinated the preparation of the Bradford County Comprehensive Plan Update that has been published in two (2) documents entitled *Existing Conditions and Goals, Recommendations and Actions*, both dated June 2018 and comprised of maps, charts, textual matter and narratives, and other matters that form the whole of the County Plan Update; and

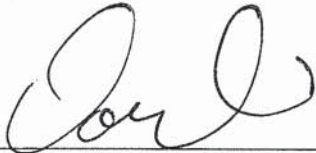
WHEREAS, the Bradford County Planning Commission and Planning Advisory Committee conducted a robust and inclusive public participation and engagement process; and

WHEREAS, the Proposed Bradford County Comprehensive Plan Update was submitted to the school districts within and contiguous to Bradford County, and contiguous counties and was otherwise made publically available for municipal and citizen review and comment; and

WHEREAS, the Bradford County Planning Commission adhered to the Public Meeting and Public Hearing requirements of the MPC in finalizing the County Plan Update; and

WHEREAS, the Bradford County Planning Commission duly noted and considered all public comments received in finalizing the County Plan Update; and

NOW THEREFORE BE IT RESOLVED, that the County Commissioners of Bradford County hereby adopt the Bradford County Comprehensive Plan Update that has been published in two (2) documents, entitled *Existing Conditions and Goals, Recommendations and Actions*, both Dated June, 2018 and comprised of maps, charts, textual matter and narratives that form the whole of the County Plan Update and fulfills County responsibilities under the MPC.



Doug McLinko, Chairman

Date: August 9, 2018




Daryl Miller, Vice Chairman

Attest:



Ed Bustin, Commissioner


Michelle Shedden, Chief Clerk

EXISTING CONDITIONS

Bradford County Comprehensive Plan Update

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Acknowledgments

The *Bradford County Comprehensive Plan update* consists of two documents, this *Existing Conditions* volume and the companion *Goals, Recommendations and Actions* volume. Funding for the preparation of these documents, including the narratives, tables and maps contained within, was provided by a Municipal Assistance Program (MAP) grant from the Pennsylvania Department of Community and Economic Development (DCED) and from Bradford County.

The *Bradford County Comprehensive Plan update* reflects an assets-based and issues-oriented approach for planning, which is encouraged by the Pennsylvania Department of Community and Economic Development (DCED). The Plan represents the culmination of planning efforts spearheaded by the *Bradford County Department of Community Planning & Mapping Services* in conjunction with the *Bradford County Commissioners*, the *Bradford County Planning Commission* and a *Planning Advisory Committee*.



Plan Kick-Off Meeting

Bradford County Board of Commissioners:

- Ed Bustin
- Daryl Miller
- Doug McLinko

Bradford County Planning Commission:

- | | |
|------------------|----------------|
| • Glenn Aikens | • Raul Azpiazu |
| • Andrew Bishop | • Warren Knapp |
| • Don Murray | • Mary Neiley |
| • Robert Storch | • Steve |
| • Scott Williams | Westbrook |



Plan Meeting at the Bradford County Airport

The *Bradford County Department of Community Planning & Mapping Services* was responsible for guiding the planning process and is credited with providing steady leadership and for bringing a local perspective to the planning process:

- | | |
|--|--|
| • Matthew Williams, County Planning Director | • Megan Johnson, Planning Administrative Assistant |
| • Scott Molnar, GIS Coordinator | • Josh Madigan, Planning Intern |
| • Emily Vollmer, County Planner | • Megan Wanck, Planning Intern |
| • Rich Lasko, GIS Planning Analyst | |

A *Planning Advisory Committee* convened for this Plan update was also instrumental in completing an action oriented planning process. The Committee assisted in identifying key trends and issues allowing for the creation of a Comprehensive Plan that focuses on issues, assets, opportunities and current needs of Bradford County, while also laying out a path towards a prosperous future. The Committee members well represented important areas of interest in the County including Land Use, Community Facilities, Housing, Economic Development, Transportation, Tourism and Historic Preservation.

Land Use -

Real Estate:

- Steve Westbrook
- Raul Azpiazu

Agricultural:

- Kathy Yeakal
- Mark Madden

Surveyor:

- Scott Williams

Community Facilities -

Sewer/Water Authority:

- Kyle Lane (TMA)
- Mary Neiley

Municipal Officials:

- Marvin Mateer
- Dan Close

Municipal Parks Rep.:

- Jeff Bower (Alparon Park)

Community Development:

- Ethan Sexton (NTRPDC)

Bradford County Emergency Management:

- Bob Barnes
- Jo Ann Daly
- Rob Repasky

Economic Development -

Progress Authority:

- Tony Ventello
- Chris Brown

NTRPDC:

- Rachel Hauser
- Lauren Egleston

Farmland Preservation Program:

- Amy Kneller

Housing -

Housing Authority:

- Dan Styborski

Rural Utility Service:

- Bobbi Kilmer (Claverak REC)

County CDBG:

- Robyn D'anna
- Amanda Boyer

Transportation -

PennDOT:

- Justin Batiuk (District Rep)
- Brian Lamphere (Bradford County)

Northern Tier RPO:

- Brian Baker (RPO Manager)

Bradford County Airport:

- Heather Bloxyl

Bike and Pedestrian Rep:

- Chris King

Historic Preservation -

Wyalusing Historic District:

- Mary Skillings

Endless Mountains Heritage Region:

- Annette Schultz (Director)
- Hillary Robinson

Riverside Cemetery Association:

- Marguerite Fox Picou

At Large Members -

- Cain Chamberlain (Rocket Courier)
- Matt Hicks (The Daily Review)
- Johnny Williams (The Morning Times)
- Jody Place (Penelec)
- Nicole Carman (Mt. Pisgah)
- Robyn Chamberlain (Bradford County Tourism Bureau)
- Cindi Newman (Ag. Coalition)
- Frank Pinkosky – Guthrie Medical Group

Existing Conditions – Profiles and Trends

This is a review of existing conditions and trends in Bradford County intended to be applicable to and focused on building the baseline for recommendations provided in the *Goals, Recommendations and Actions* volume of this Plan. This section provides information on key demographic, economic and housing trends along with transportation, land use, physical feature and infrastructure conditions in Bradford County. Data from US Census Bureau Decennial Census' along with the Census Bureau's published American Community Survey 5-year Estimates for the 2012-16 period was used in preparing the Population Trends, Economic Base Profile and Housing Profile sections. The American Community Survey provides estimates of the characteristics of the population over a specific time period. The 5-year estimates are the most reliable and precise as well as the most comprehensive estimates published by the Census Bureau for the given time period. Information from the 2004 Bradford County Comprehensive Plan and other secondary sources including the 2014 Bradford County Housing Market report and data from the 2017 Northern Tier Comprehensive Economic Development Strategy (CEDS) were also used as appropriate. Graphics and maps are provided to aid in the interpretation and understanding of the information.

The County Overview

Bradford County is located in the Northern Tier of Pennsylvania on the border with New York State. The County is the heart of the Endless Mountains Region in northeastern Pennsylvania. Bradford County is also located within the Endless Mountains Heritage Region and US Route 6 Heritage Corridor. Surrounding counties include Tioga, Lycoming, Sullivan, Wyoming and Susquehanna in Pennsylvania and Chemung and Tioga counties in New York State. The County is a crossroad for US Rts. 6 and 220 which cross near Towanda.

Bradford County is accessible to key metropolitan areas including New York City, Philadelphia, Pittsburgh, Washington DC, Boston and Buffalo. It is also strongly linked to regional markets including Wellsboro, Williamsport, Tunkhannock, Wilkes-Barre and Scranton as well as to Rochester, Binghamton and Elmira/Corning in New York.

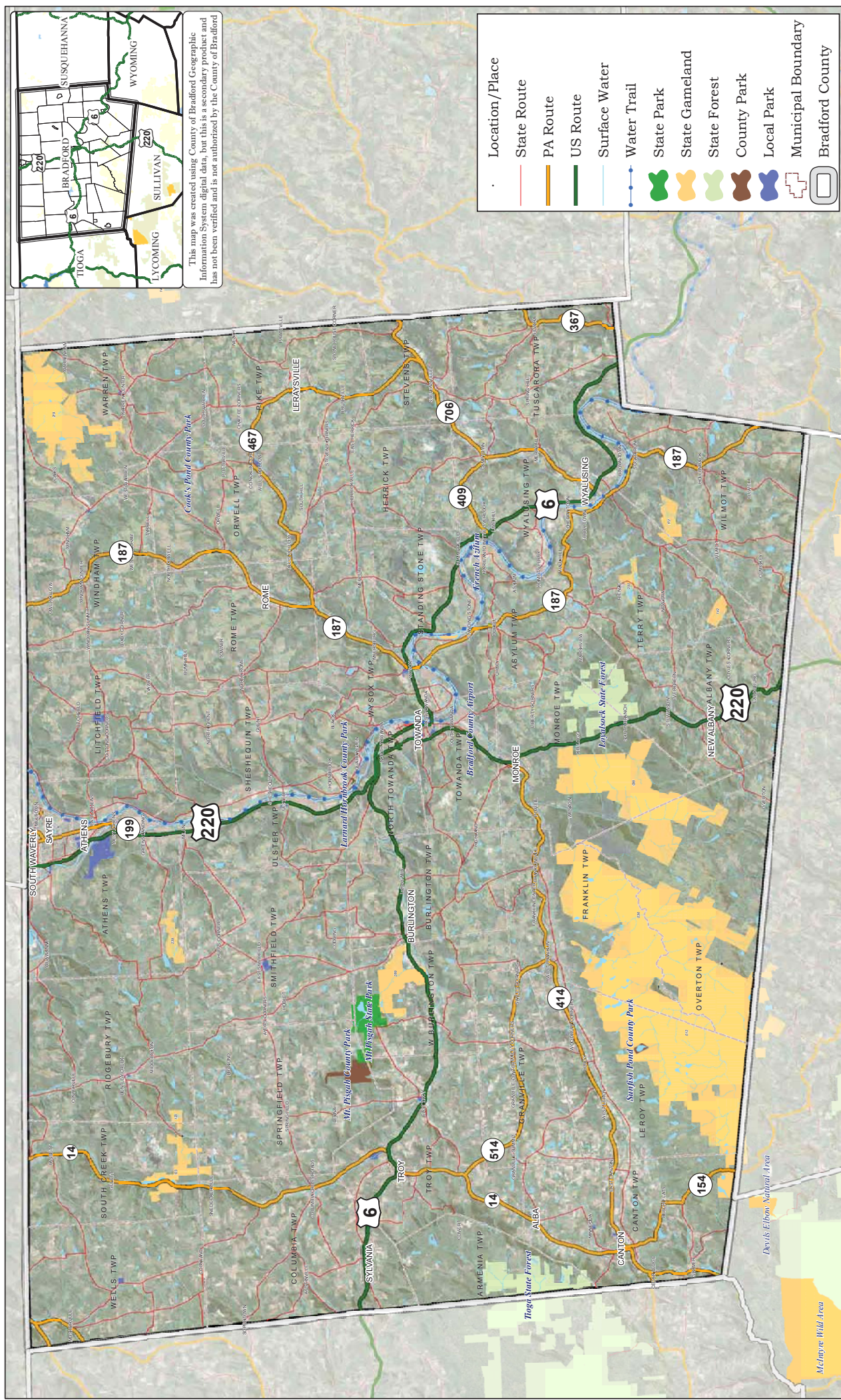
Bradford County is home to nearly 62,000 residents and is the second largest County by size in the Commonwealth. The North Branch of the Susquehanna River flows through the County and creates an important natural resource feature in the County. Residents enjoy the outdoor recreation, rural landscapes, forested hills, agricultural valleys, small towns and villages and the number of breath-taking vistas available in the County.



Progress Plaza in Towanda



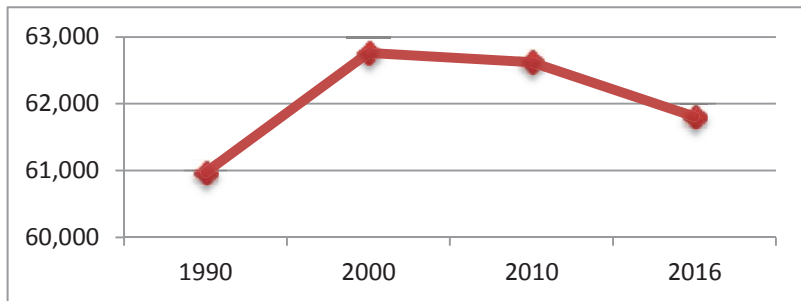
Susquehanna River near Towanda



Population Trends

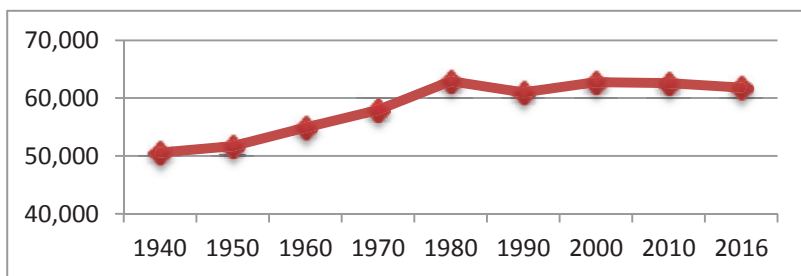
Bradford County had a population of 60,967 in 1990. This total increased 2.9% (+1,794 persons) to 62,761 in 2000. Between 2000 and 2010, the population decreased by 0.2% (139 persons) to 62,622. The population figures published by the US Census in the

2012-2016 American Community Survey 5-Year Estimates shows that the County population had again decreased since 2010 by approximately 1.3% (814 persons) to 61,808. Overall, the County's population has decreased by 1.52 % (953 persons) since 2000. Although the county's population has declined since 2000, it is still 1.4% (841 persons) higher than 1990. The graphic above illustrates this population trend.



Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

Bradford County has generally experienced population increases over the longer term. As reflected in Table D-1 below and on the graphic to the right, Bradford County's population has increased by just over 11,000 persons since 1940.



Sources: U.S. Historical Census; Bradford County Comprehensive Plan 2004; American Community Survey 5yr Estimates 2012-2016

TABLE D-1
Bradford County Population: 1940-2016

Year	Population	# Change (from previous decade)	% Change (from previous decade)
2016	61,808	-814	-1.30%
2010	62,622	-139	-0.22%
2000	62,761	1,794	2.94%
1990	60,967	-1,952	-3.10%
1980	62,919	4,957	8.55%
1970	57,962	3,037	5.53%
1960	54,925	3,203	6.19%
1950	51,722	1,107	2.19%
1940	50,615	-	-

Sources: U.S. Historical Census; Bradford County Comprehensive Plan 2004; American Community Survey 5yr Estimates 2012-2016

Municipal Population Trends

A review of municipal population data was conducted to better understand municipal population trends and the distribution of population within the County. Table D-2 on the following page shows actual municipal population figures published by the US Census for 2000 and 2010 and the 2012-2016 American Community Survey 5-Year Estimates. As shown, twenty-one (21) municipalities, including sixteen (16) Townships and five (5) Boroughs experienced population growth since 2000. Overall, Overton Township (51.87%), Monroe Borough (28.99%), South Waverly Borough (25.53%) and Sylvania Borough (23.50%) lead the way with population increases over 20%. Conversely, Wells Township (-40.38%) and Alba Borough (-35.48%) experienced population declines over 20%. The *Population Trend map* on page 6 visually highlights municipal population trends since 2000.

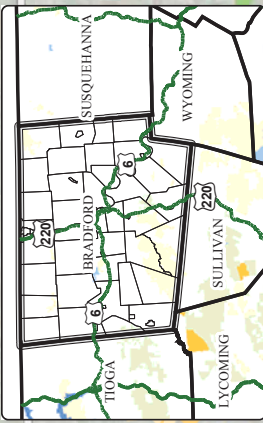
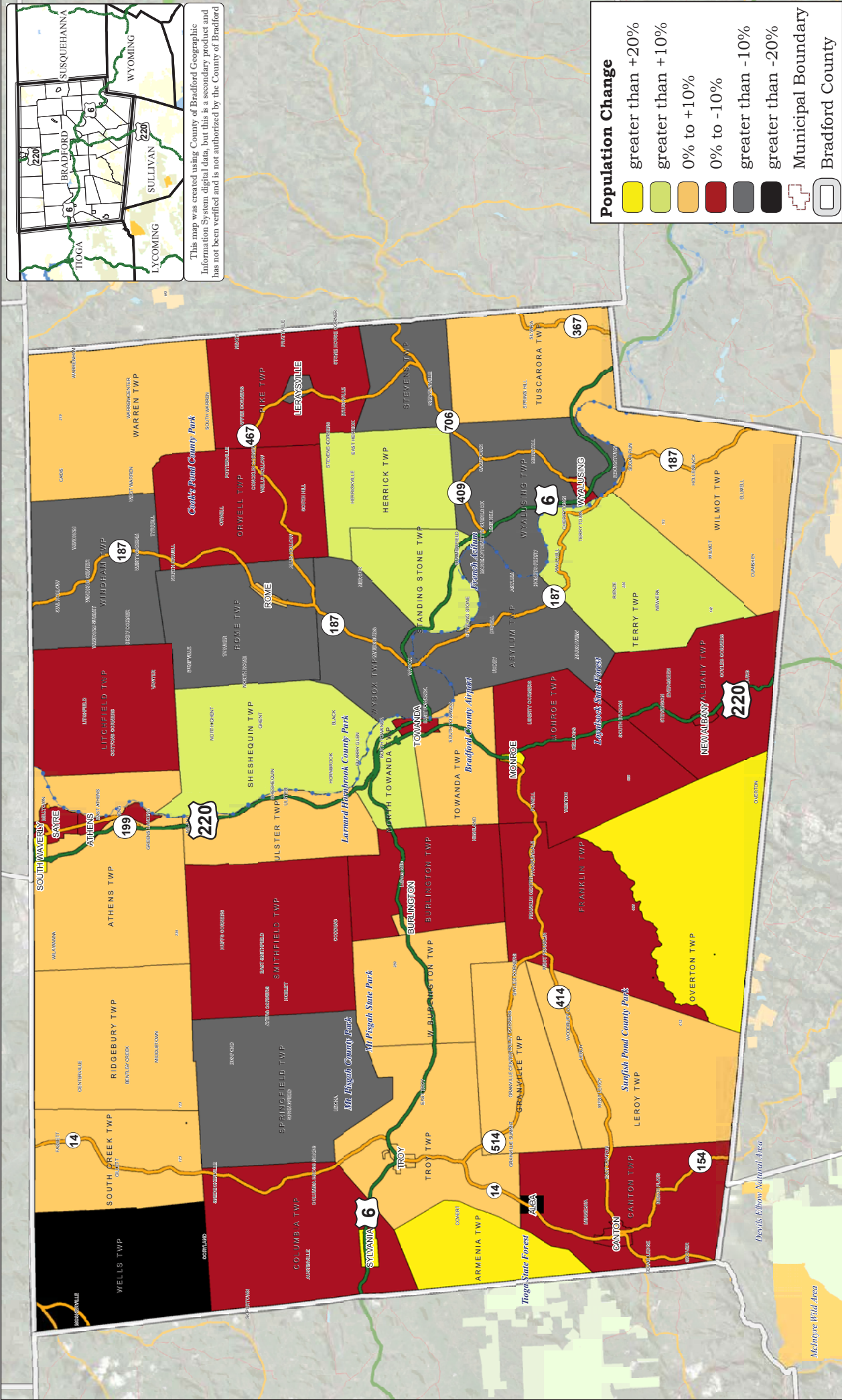
Population Centers

According to population figures published by the US Census in the 2012-2016 American Community Survey 5-Year Estimates; there are five (5) municipalities in Bradford County with over 2,000 residents. As shown on Table D-2, these include Sayre Borough (5,467), Athens Township (5,145), Athens Borough (3,287), Towanda Borough (2,848) and Ridgebury Township (2,097). Most of these municipalities are found in the Northern section of the County with the exception of Towanda which is the county seat and is centrally located in the County. There are twenty-four municipalities in the County with less than 1,000 residents, and nine (9) with less than 500 residents (Alba, Burlington, Le Raysville, New Albany, Rome, and Sylvania Boroughs and Overton, Stevens and Armenia Townships). The *Population Center map* on page 7 highlights the existing population centers in Bradford County.

TABLE D-2
Municipal Population Trends: 2000-2016

Municipality	2000	2010	2016 (est.)	2000-2010		2000-2016	
				#	%	#	%
Alba Boro.	186	157	120	-29	-15.59%	-66.0	-35.48%
Albany Twp.	927	911	910	-16	-1.73%	-17.0	-1.83%
Armenia Twp.	166	180	201	14	8.43%	35.0	21.08%
Asylum Twp.	1,097	1,058	954	-39	-3.56%	-143.0	-13.04%
Athens Boro.	3,415	3,367	3,287	-48	-1.41%	-128.0	-3.75%
Athens Twp.	5,058	5,251	5,145	193	3.82%	87.0	1.72%
Burlington Boro.	182	156	200	-26	-14.29%	18.0	9.89%
Burlington Twp.	799	791	782	-8	-1.00%	-17.0	-2.13%
Canton Boro.	1,807	1,976	1,790	169	9.35%	-17.0	-0.94%
Canton Twp.	2,084	2,143	1,962	59	2.83%	-122.0	-5.85%
Columbia Twp.	1,162	1,196	1,138	34	2.93%	-24.0	-2.07%
Franklin Twp.	698	723	695	25	3.58%	-3.0	-0.43%
Granville Twp.	873	950	952	77	8.82%	79.0	9.05%
Herrick Twp.	676	754	753	78	11.54%	77.0	11.39%
Le Raysville Boro.	318	290	278	-28	-8.81%	-40.0	-12.58%
Leroy Twp.	627	718	651	91	14.51%	24.0	3.83%
Litchfield Twp.	1,307	1,320	1,278	13	0.99%	-29.0	-2.22%
Monroe Boro.	514	554	663	40	7.78%	149.0	28.99%
Monroe Twp.	1,271	1,250	1,233	-21	-1.65%	-38.0	-2.99%
New Albany Boro.	306	356	291	50	16.34%	-15.0	-4.90%
North Towanda Twp.	927	1,132	1,101	205	22.11%	174.0	18.77%
Orwell Twp.	1,097	1,159	1,001	62	5.65%	-96.0	-8.75%
Overton Twp.	187	247	284	60	32.09%	97.0	51.87%
Pike Twp.	657	671	647	14	2.13%	-10.0	-1.52%
Ridgebury Twp.	1,982	1,978	2,097	-4	-0.20%	115.0	5.80%
Rome Boro.	382	441	438	59	15.45%	56.0	14.66%
Rome Twp.	1,221	1,191	1,063	-30	-2.46%	-158.0	-12.94%
Sayre Boro.	5813	5,587	5,467	-226	-3.89%	-346.0	-5.95%
Sheshequin Twp.	1,300	1,348	1,466	48	3.69%	166.0	12.77%
Smithfield Twp.	1,538	1,498	1,450	-40	-2.60%	-88.0	-5.72%
South Creek Twp.	1261	1,128	1,291	-133	-10.55%	30.0	2.38%
South Waverly Boro.	987	1,027	1,239	40	4.05%	252.0	25.53%
Springfield Twp.	1167	1,124	963	-43	-3.68%	-204.0	-17.48%
Standing Stone Twp.	596	642	672	46	7.72%	76.0	12.75%
Stevens Twp.	414	437	367	23	5.56%	-47.0	-11.35%
Sylvania Boro.	200	219	247	19	9.50%	47.0	23.50%
Terry Twp.	942	992	1,062	50	5.31%	120.0	12.74%
Towanda Boro.	3024	2,919	2,848	-105	-3.47%	-176.0	-5.82%
Towanda Twp.	1,131	1,149	1,163	18	1.59%	32.0	2.83%
Troy Boro.	1508	1,354	1,534	-154	-10.21%	26.0	1.72%
Troy Twp.	1,645	1,645	1,656	0	0.00%	11.0	0.67%
Tuscarora Twp.	1,072	1,131	1,096	59	5.50%	24.0	2.24%
Ulster Twp.	1,340	1,337	1,441	-3	-0.22%	101.0	7.54%
Warren Twp.	1,025	959	1,092	-66	-6.44%	67.0	6.54%
Wells Twp.	1,278	814	762	-464	-36.31%	-516.0	-40.38%
West Burlington Twp.	782	696	803	-86	-11.00%	21.0	2.69%
Wilmot Twp.	1,177	1,204	1,319	27	2.29%	142.0	12.06%
Windham Twp.	967	933	825	-34	-3.52%	-142.0	-14.68%
Wyalusing Boro.	564	596	512	32	5.67%	-52.0	-9.22%
Wyalusing Twp.	1,341	1,242	1,132	-99	-7.38%	-209.0	-15.59%
Wysox Twp.	1,763	1,721	1,487	-42	-2.38%	-276.0	-15.66%

Source: U.S. Census 2000, 2010, American Community Survey 5yr Estimates 2012-2016



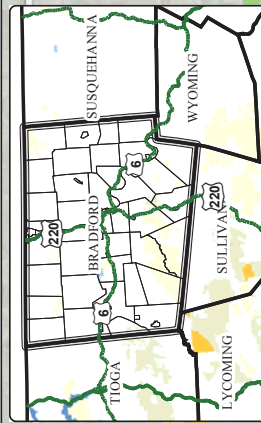
This map was created using County of Bradford Geographic Information System digital data, but this is a secondary product and has not been verified and is not authorized by the County of Bradford

Population Change

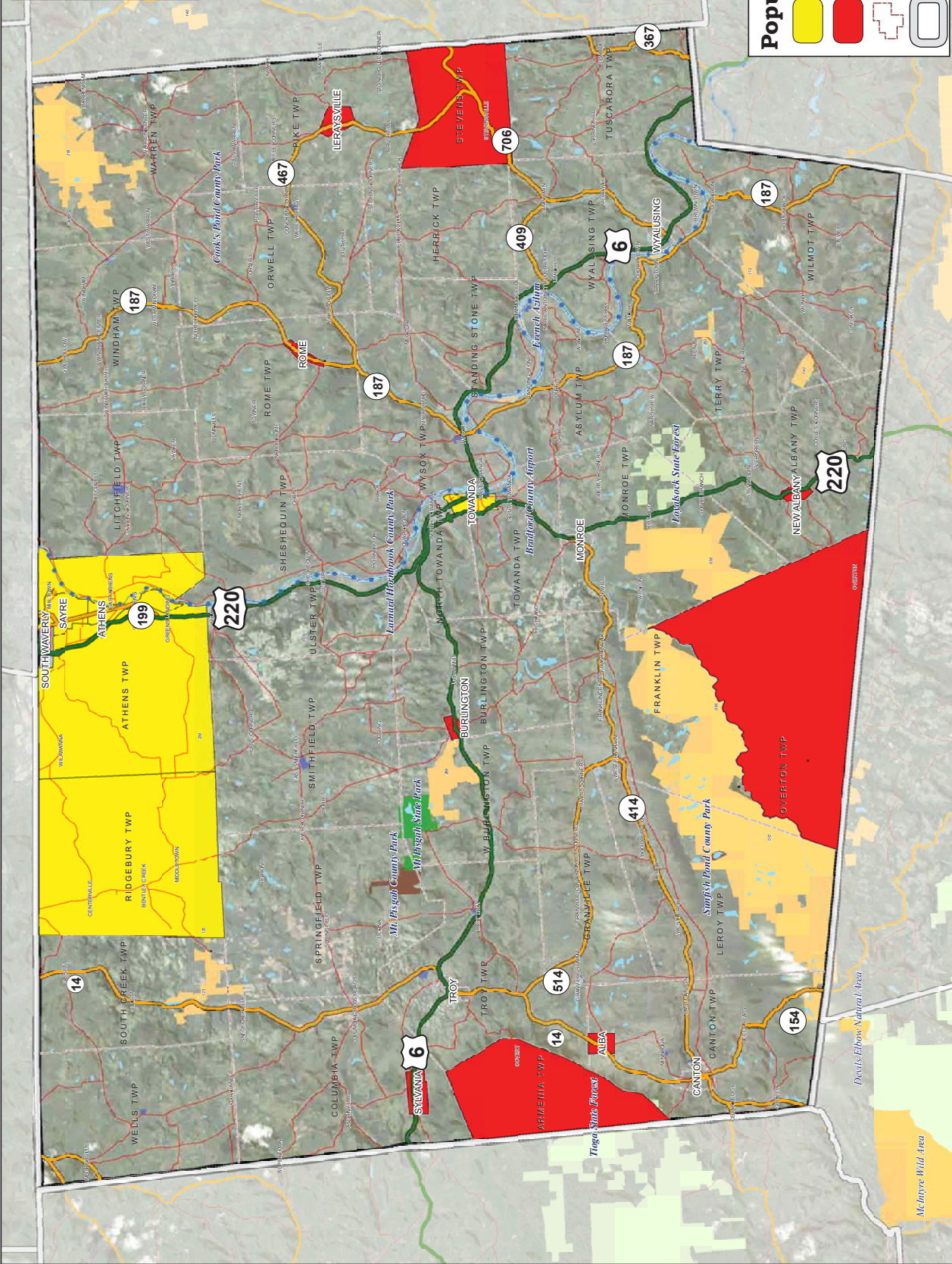
- greater than +20%
- greater than +10%
- 0% to +10%
- 0% to -10%
- greater than -10%
- greater than -20%

Municipal Boundary

Bradford County



This map was created using County of Bradford Geographic Information System digital data, but this is a secondary product and has not been verified and is not authorized by the County of Bradford



Population Centers

- over 2,000 population
- less than 500 population
- Municipal Boundary
- Bradford County



BRADFORD COUNTY
DEPARTMENT OF COMMUNITY
PLANNING & MAPPING SERVICES



BRADFORD COUNTY
COMPREHENSIVE PLAN UPDATE
2017-2018

POPULATION
CENTERS

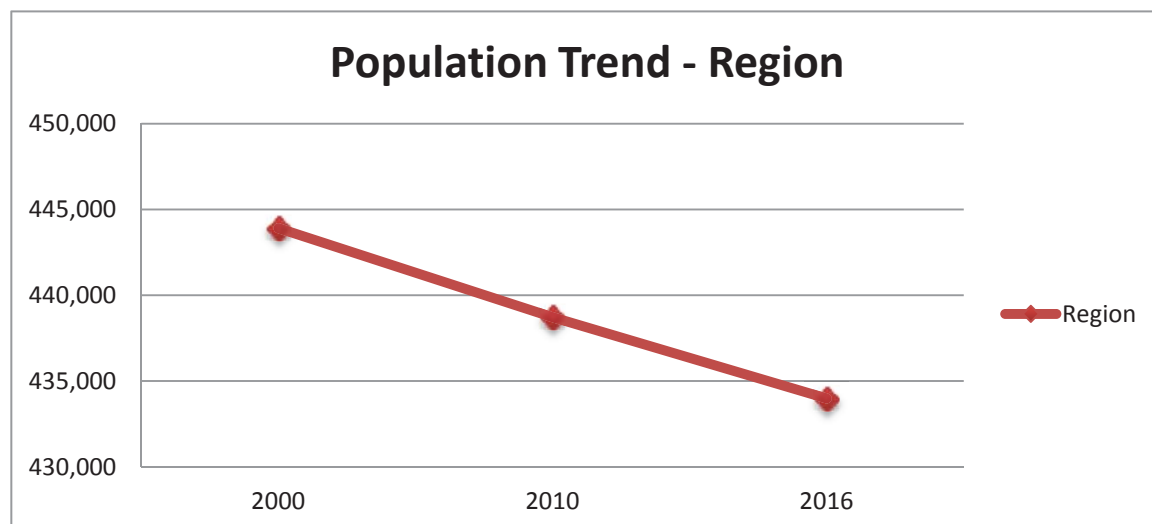
Regional Population Trends

Table D-3 and the graphic below summarize population trends for Pennsylvania, Bradford County and surrounding counties during the 2000-2016 time period. As noted previously, Bradford County has experienced population decreases since 2000. The regional population has also decreased by approximately 2.23% (9,911 persons) since 2000. In comparison, Pennsylvania's population increased by 4.10% since 2000.

TABLE D-3
Regional Population Trends

Area	2000	2010	2016 (est.)	2000-2010		2000-2016	
				#	%	#	%
Pennsylvania	12,281,054	12,702,379	12,783,977	421,325	3.43%	502,923	4.10%
Bradford	62,761	62,622	61,808	-139	-0.22%	-953	-1.52%
Chemung (NY)	91,070	88,830	87,742	-2,240	-2.46%	-3,328	-3.65%
Lycoming	120,044	116,111	116,656	-3,933	-3.28%	-3,388	-2.82%
Sullivan	6,556	6,428	6,302	-128	-1.95%	-254	-3.87%
Susquehanna	42,238	43,356	41,832	1,118	2.65%	-406	-0.96%
Tioga (NY)	51,784	51,125	49,649	-659	-1.27%	-2,135	-4.12%
Tioga	41,373	41,981	42,031	608	1.47%	658	1.59%
Wyoming	28,080	28,276	27,975	196	0.70%	-105	-0.37%
Region	443,906	438,729	433,995	-5,177	-1.17%	-9,911	-2.23%

Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016



Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

County Population Projections

Table D-4 compares population projections made by the PA and New York State Data Centers for years 2020 and 2030. As shown, future population decreases are projected for Bradford and surrounding counties with the exception of Susquehanna. Results of the 2020 US Census will verify if these population trends are realized.

TABLE D-4
Bradford County Population Projections

Population 2000 and 2010 with Projections: 2020-2030							
Unit	2000 Actual	2010 Actual	2020 Projection	2030 Projection	2000-2010	2000-2020	2000-2030
Pennsylvania	12,281,054	12,702,379	12,871,823	13,190,400	3.43%	4.81%	7.40%
Bradford	62,761	62,622	59,359	58,680	-0.22%	-5.42%	-6.50%
Tioga	41,373	41,981	39,772	39,680	1.47%	-3.87%	-4.09%
Wyoming	28,080	28,276	24,010	20,565	0.70%	-14.49%	-26.76%
Lycoming	120,044	116,111	113,105	109,969	-3.28%	-5.78%	-8.39%
Sullivan	6,556	6,428	6,313	6,287	-1.95%	-3.71%	-4.10%
Susquehanna	42,238	43,356	61,630	77,530	2.65%	45.91%	83.56%
Tioga (NY)	51,784	51,125	48,337	44,570	-1.27%	-6.66%	-13.93%
Chemung (NY)	91,070	88,830	85,524	81,715	-2.46%	-6.09%	-10.27%

Source: PA State Data Center; New York Data Center; US Census

Age Profile

The Age Profile for Bradford County displayed on Table D-5 below reveals some important age trends. Overall, there is an aging population in the County. In general, since 2000, the percentage of the population under 44 years of age has decreased while the percentage of the population over 45 years of age has increased. In terms of actual persons, the County's population under age 44 experienced a net loss of approximately 5,858 residents while the population over 45 years of age increased by approximately 4,899 residents. In addition, the percentage of Bradford County's population over 65 years of age has itself increased by over 4% since 2000. Also of note is the nearly 5% decrease of the County's population generally considered to be within family forming ages (ages 20 – 44) since 2000. This will likely be a contributing factor if the County's population continues to decrease in future years.

TABLE D-5
Age Profile Trends – Bradford County

Factor	2000	2010	2016
Total Population	62,761	62,622	61,808
Under 5 years	6.06%	6.01%	5.90%
5-19 years	21.82%	19.01%	18.30%
20-44 years	31.68%	27.19%	26.80%
45-64 years	24.73%	29.98%	29.70%
65+ years	15.72%	17.81%	19.3%

Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

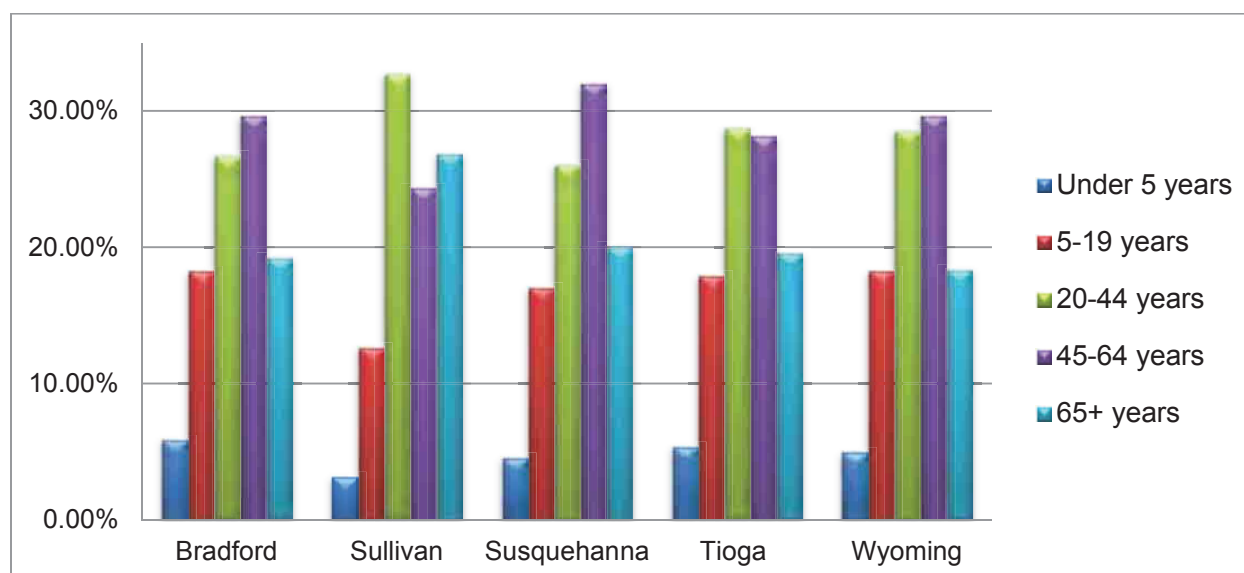
The following Table D-6 compares the percentage of the population 65 years of age or older in each of the Northern Tier Counties and for Pennsylvania. As shown, this segment of the population has been steadily increasing in all the Northern Tier Counties as well as for Pennsylvania. This reinforces an aging population trend in Bradford County as well as across the entire Northern Tier Region.

TABLE D-6
Population 65 years of age and Older - Region

Factor	2000	2010	2016
Bradford	15.7%	17.8%	19.3%
Sullivan	21.9%	24.2%	26.9%
Susquehanna	15.5%	18.1%	20.1%
Tioga	16.0%	18.0%	19.6%
Wyoming	13.2%	16.1%	18.4%
Pennsylvania	15.6%	15.4%	16.7%

Source: U.S. Census and American Community Survey
5yr Estimates 2012-2016

The graphic below compares select age categories in Bradford County with those in other Northern Tier Counties for 2016. The graphic most noticeably shows that the percentage of the population in the 20-44 years age group in Bradford County is less than what is found in most other Northern Tier Counties. It also highlights that the percentage of the population over 65 years of age in Bradford County is consistent with or slightly lower than the other Northern Tier Counties.



Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

Median Age is the age that divides a population into two numerically equal groups; that is, half the people are younger than this age and half are older. It is a single index that summarizes the age distribution of a population. The following Table D-7 provides a median age comparison over time for the Northern Tier Counties and Pennsylvania. As shown, the median age in Bradford County has increased by 5.4 years since 2000. In comparison to the other Northern Tier Counties, with the exception of Tioga County (4.8), all other Northern Tier Counties have experienced greater increases in the median age of their populations than Bradford. The increases in the Northern Tier Counties are all higher than what was experienced at the state level.

TABLE D-7
Median Age Comparison - Region

Factor	2000	2010	2016	Increase 2000-2016
Bradford	38.9	43.3	44.3	5.4
Sullivan	43.2	49.8	52.4	9.2
Susquehanna	39.2	45.1	46.9	7.7
Tioga	38.4	42.4	43.2	4.8
Wyoming	37.7	42.4	43.7	6.0
Pennsylvania	38.0	40.1	40.6	2.6

Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

Racial Profile

Bradford County is characterized as having a predominantly white population. Table D-8 below summarizes and compares race categories in Bradford County, other Northern Tier Counties and Pennsylvania. According to the 2012-16 American Community Survey 5-Year Estimates, 97.1% of the County's population is white. This is consistent with the other Northern Tier Counties although much higher than what is found state wide. Less than 1.0% of the populations in each of the Northern Tier Counties are within the Black or African American category, which is much lower than what is found state wide. Slight percentage differences do exist within the other categories presented among the Counties

TABLE D-8
2016 Race Profile –Northern Tier Region

Category	Bradford	Sullivan	Susquehanna	Tioga	Wyoming	Pennsylvania
Total Population	61,808	6,302	41,832	42,031	27,975	12,783,977
White	97.1%	94.4%	97.7%	97.1%	97.4%	81.4%
Black or African American	0.6%	2.5%	0.6%	0.5%	0.9%	11%
American Indian/Alaska Native	0.1%	0.4%	0.1%	0.1%	0.1%	0.2%
Asian	0.7%	0.3%	0.4%	0.5%	0.4%	3.1%
Native Hawaiian/Pacific Islander	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%
Some Other Race	0.4%	0.6%	0.4%	1.3%	1.0%	2.0%

Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

Educational Attainment Profile

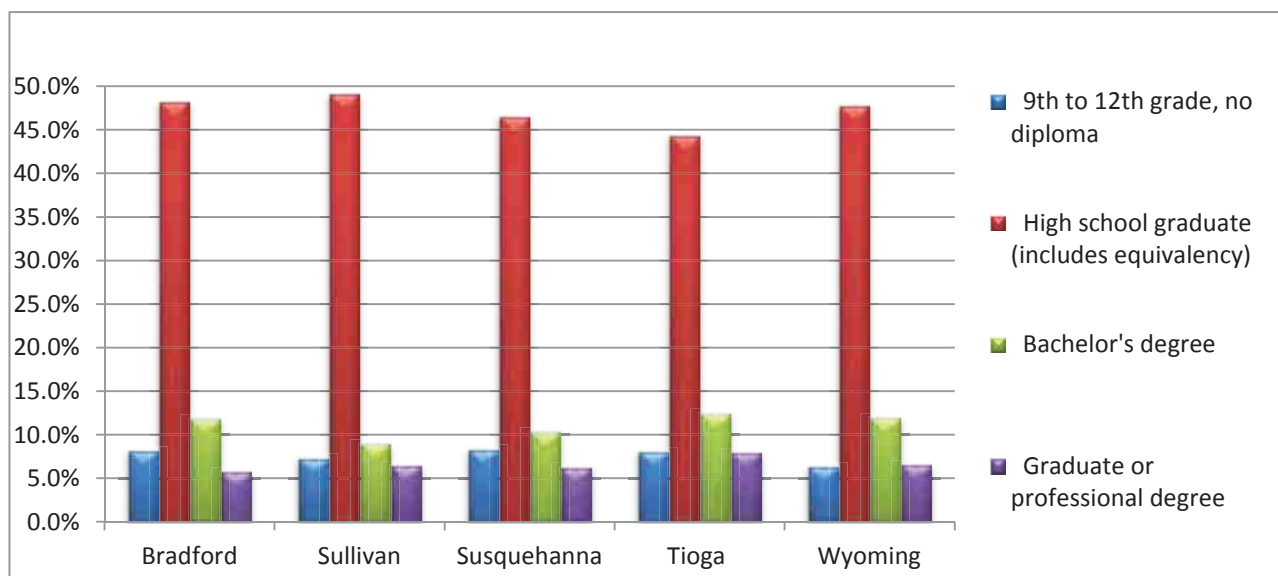
Table D-9 presents information on the highest level of education attained for the population 25 years of age and older. As shown, the percentage of County residents 25 years or older that are high school graduates (48.3%) is well above the state percentage (36.4%). However, the percentages of County residents with a Bachelor's Degree (11.9%) or Graduate/Professional Degree (5.8%) are each well below what is found statewide.

TABLE D-9
Educational Attainment Profile – 2016

Factor	PA	Bradford County
9th to 12th grade, no diploma	7.0%	8.2%
High school graduate (includes equivalency)	36.0%	48.3%
Some college, no degree	16.2%	14.2%
Associate's degree	8.0%	8.7%
Bachelor's degree	17.8%	11.9%
Graduate or professional degree	11.5%	5.8%
% High School graduate or higher	89.5%	88.9%
% Bachelor's Degree or higher	29.3%	17.7%

Source: American Community Survey 5yr Estimates 2012-2016

The graphic below compares select Educational Attainment categories in Bradford County with those of other Northern Tier Counties for 2016. The graphic shows that the level of Educational Attainment in Bradford County is generally consistent to the other Northern Tier Counties.



Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

Household and Family Profile

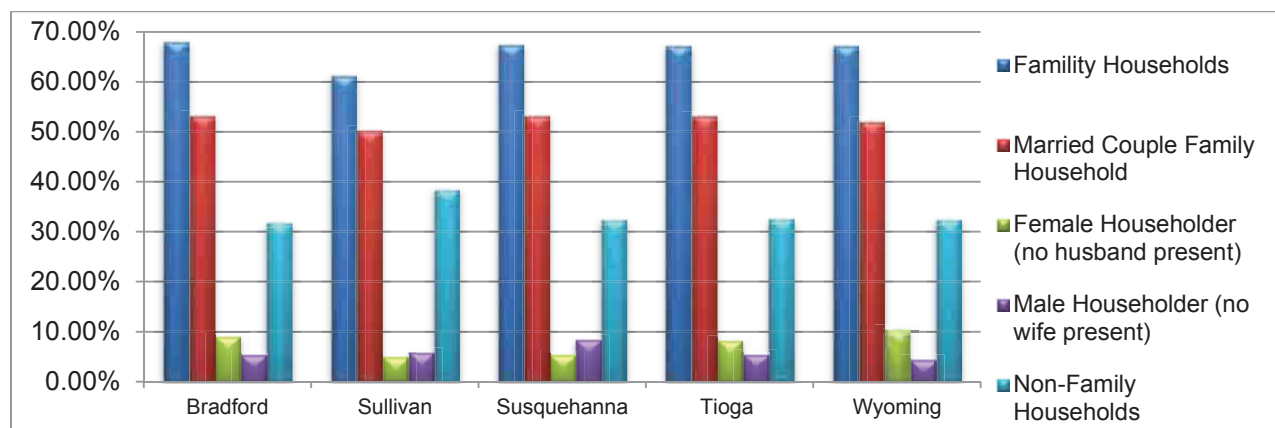
A household is one or more persons living together in a housing unit, a family is two or more *related* persons living together under the same roof. Table D-10 below compares households and family trends in Bradford County since 2000. A notable change in the household structure in the County is an overall increase in the number of non-family households. Non-family households are households with one or more people who are not related. This increase could still be reflecting an increase in natural gas industry workers who are living together in rental units. Other notable changes are found in the overall increase in the number of Single Person Households, a significant decrease in the number of households with individuals under 18 years of age and the significant decreased in the number of married couple families with children.

TABLE D-10
Households and Families – Bradford County

Factor	2000	2010	2016
Total Households	24,453	25,321	24,483
Female Householder	2,182	2,424	2,248
Non-family Households	7,145	8,018	7,816
Single Person Households	6,046	6,633	6,349
Households with Individuals under 18 years of age	7,787	7,569	5,992
Married-Couple Family Household with Children	5,797	4,622	4,012
Average Household Size	2.52	2.45	2.49
Total Families	17,308	17,303	16,667
Average Family Size	2.99	2.92	2.98

Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

The graphic below compares select Household and Family information for Bradford County with those of other Northern Tier Counties for 2016. Slight variations are found between the categories amongst the Counties.



Source: U.S. Census and American Community Survey 5yr Estimates 2012-2016

Economic Base Profile

The economy is a critical element in Bradford County, sustaining everyday life and helping to define the quality of life for residents as well. This economic profile is not meant to provide an exhaustive compilation of data or information regarding the economic conditions in Bradford County. Rather it provides an overview of opportunities and trends valuable to the comprehensive planning process. The data analyzed and displayed graphically in this profile are from secondary sources which include U.S. Census Bureau data, U.S. Department of Labor statistics and data from the 2017 Northern Tier



Susquehanna River and Landscape near Wysox

Comprehensive Economic Development Strategy (CEDS). This subsection reviews and compares data and trends for Bradford County, Pennsylvania and the surrounding Northern Tier counties when available. Information on relevant economic development agencies and their efforts is also provided. A more detailed review of economic data and information for Bradford County and the Northern Tier Region as a whole is provided in the 2017 Northern Tier CEDS.

Resource-based industries thrive in Bradford County due to a number of reasons including having an abundance of hardwood timber, bluestone and agricultural commodities. Bradford County continues to be amongst the top ten agricultural counties in Pennsylvania and typically one of the top two in dairy production. Also, manufacturing and technology industries have great success here largely because of the County's strong workforce. The County's agricultural heritage and strong manufacturing influence have resulted in a dedicated and talented employment base in the County. The following summarizes the major economic data and trends for Bradford County, which are detailed and illustrated in this subsection:

- Bradford County is fortunate to have several regional economic development agencies serving the County. The *Northern Tier Regional Planning and Development Commission (NTRPDC)*, the *Progress Authority* and the collaborative *Northern Tier PREP (Partnerships for Regional Economic Performance) Network* provide a range of economic development services to help start, attract and retain businesses, help prepare the labor force and to provide technical assistance to businesses and entrepreneurs.
- The County is also home to five (5) Chambers of Commerce which have the an opportunity to help spur community improvements and economic development on a more local level within the County.

- The County's occupational and industrial profile is more oriented towards the management, business, science, and arts occupations as well as the educational, health service and manufacturing fields. Bradford County also retains a significantly higher percentage of occupations in the production, transportation, and material moving segments.
- The Commutation profile for Bradford County shows that approximately 15% of the County work force commutes to jobs outside of Pennsylvania, likely to New York State.
- Commutation patterns for the County show that a high number of residents do live and work in the County and that overall, more residents are commuting out of the County than in for work.
- Bradford County Business profile shows that it has experienced growth in the Mining, Quarrying, and Gas Extraction markets, Transportation and Warehousing markets and also in the Real Estate Rental and Leasing Segments.
- While a gap remains between the median household incomes for Bradford County and the State as a whole, that gap is narrowing.
- The Poverty profile for Bradford County mirrors to an extent what is seen in the State. The percentage of families and persons in general are below statewide levels while the percentage of persons 65 years of age or older is slightly higher than statewide figures.
- The economic impacts of the tourism industry, in terms of dollars spent and employment factors, in the County are significant. In 2015, the total economic impact from tourism was well over \$300 million. The two (2) designated Heritage Regions in the County also contribute to this positive economic impact.



Citizens and Northern Bank in Troy

Economic Development Agencies

- *Progress Authority* - is an economic development organization serving Bradford and Susquehanna Counties. The Progress Authority focuses on projects involving Industrial Development, Small Business Development, Business Financing, Public Infrastructure Development, Site Preparation, Marketing, and Workforce Development and provides economic development technical assistance to address the needs of business. The Progress Authority manages the Enterprise Zone program in both Bradford and Susquehanna Counties and administers a local low-interest Revolving Loan Fund that helps to stimulate private investment in business development projects. The Progress Authority also compiles demographic information, labor statistics, estimated wage rates and provides available shovel-ready site information to businesses and industries interested in locating in Bradford and Susquehanna Counties. The Progress Authority also led the effort to produce a new Site Inventory (2016) of prospective industrial development sites in the County. The inventory includes a site description, aerial photography, land use description, infrastructure availability such as sewer, water, natural gas, electric and telecommunications, location and sizing, existing improvement descriptions, key contacts and additional available data that would be considered useful to prospective industrial occupants.
- *Northern Tier Regional Planning and Development Commission (NTRPDC)* – is the local development district serving the five-county Northern Tier region which includes Bradford, Sullivan, Susquehanna, Tioga and Wyoming Counties. The NTRPDC provides the following services and resources focused on helping businesses and entrepreneurs, local governments and non-profits, and job seekers meet challenges and succeed in Pennsylvania's Northern Tier.
 - site selection, business financing, international marketing and exporting, government contracting, technical assistance, transportation planning and local workforce development services
 - grant writing assistance, transportation planning and information technology services
 - employment search services, job training, and other workforce development services
 - preparation of workforce and labor market statistics, demographic information, industry data, in-house publications and links to other organizations and sources of information.
- *Northern Tier PREP (Partnerships for Regional Economic Performance) Network* – The Northern Tier PREP is a collaboration of core economic development service providers that work together to provide region-specific answers and assistance to businesses and entrepreneurs. The Northern Tier Regional Planning and Development Commission (NTRPDC) serves as the regional coordinator for the Northern Tier PREP. The Northern Tier PREP partners have experience and know-how to assist individuals who have an idea and need help with the basics of starting a new venture. The PREP also meets the demands of

existing companies that seek assistance in all aspects of successful business development and growth. The Northern Tier PREP Network partnering organizations also include:

- Northeastern Pennsylvania Industrial Resource Center
- The University of Scranton Small Business Development Center
- Wilkes University Small Business Development Center
- Penn State University's, Pennsylvania Technical Assistance Program (PennTAP)
- Ben Franklin Technology Partners
- The Progress Authority
- Tioga County Development Corporation
- The Sullivan County Planning and Development Office
- Wyoming County Chamber of Commerce

➤ *Chambers of Commerce* – Bradford County is served by five (5) Chambers of Commerce dedicated to improving their local communities and providing opportunities for business and economic development. These Chambers of Commerce can provide a vital link between businesses and community resources. They can also play a vital role in promoting tourism, heritage and recreation resources, community events and other information about their particular communities.

- Central Bradford County Chamber of Commerce - The mission of the Central Bradford County Chamber of Commerce is to advocate growth and development of business, industry and tourism on Main Street in Towanda, The Golden Mile of Wysox and the surrounding area.
- Canton Area Chamber of Commerce - is dedicated to providing a positive impact to the Canton Area community.
- Greater Wyalusing Chamber of Commerce – The Chamber represents businesses from across the southeastern portion of Bradford County. The Chamber promotes the Wyalusing Area as a special place of historic significance, natural beauty, and progressive thinking.
- Greater Valley Chamber of Commerce – The Chamber represents businesses from the Athens, Sayre, South Waverly, Waverly and the surrounding area by providing educational programs, scholarships and marketing opportunities.
- Troy Chamber of Commerce - The Troy Chamber of Commerce serves the Troy area including its community, its neighbors and its visitors by providing an avenue for local businesses to promote and enhance the Troy area.

Employment Profile

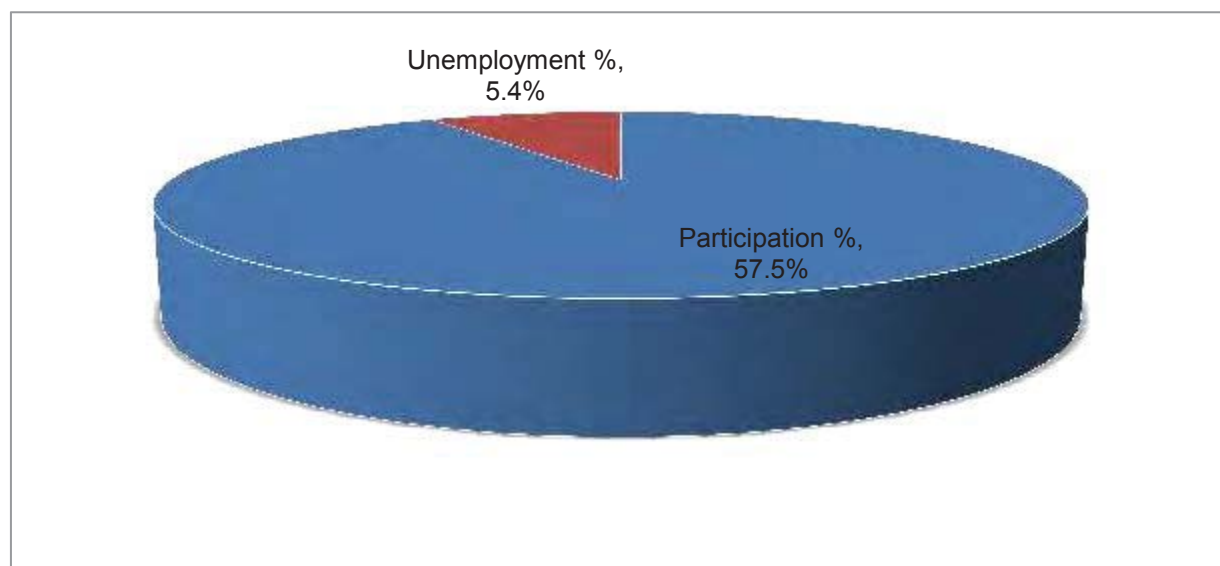
Employment is a relatively complex sub-topic within the economic profile of the County, viewed in general terms (i.e. broad overview), in occupational terms (i.e. what people do) and in industrial segment terms (i.e. business segment).

General Employment Profile: Table E-1 provides an overview of the employment status of County residents, in comparison with statewide characteristics for 2016. The labor force participation rate is simply the portion of the population over 16 years of age in the Civilian (non-institutional) Labor Force who either have or are actively seeking a job. The participation rate for County residents over 16 years of age is relatively low (57.5%) when compared with that for the State (62.10%). Interestingly, the unemployment rate for the County is reported to be below that for the State as a whole.

TABLE E-1
General Employment Profile

Factor	PA	Bradford County
Employment Status		
Population 16 years and over	10,427,404	48,414
In labor force	6,477,105	27,859
Civilian Labor Force (CLF)	6,471,221	27,840
Participation Rate	62.10%	57.50%
Employed	6,097,349	26,327
Unemployed	373,872	1,513
Percent unemployed (of CLF)	5.78%	5.43%

Source: American Community Survey 5yr Estimates 2012-2016



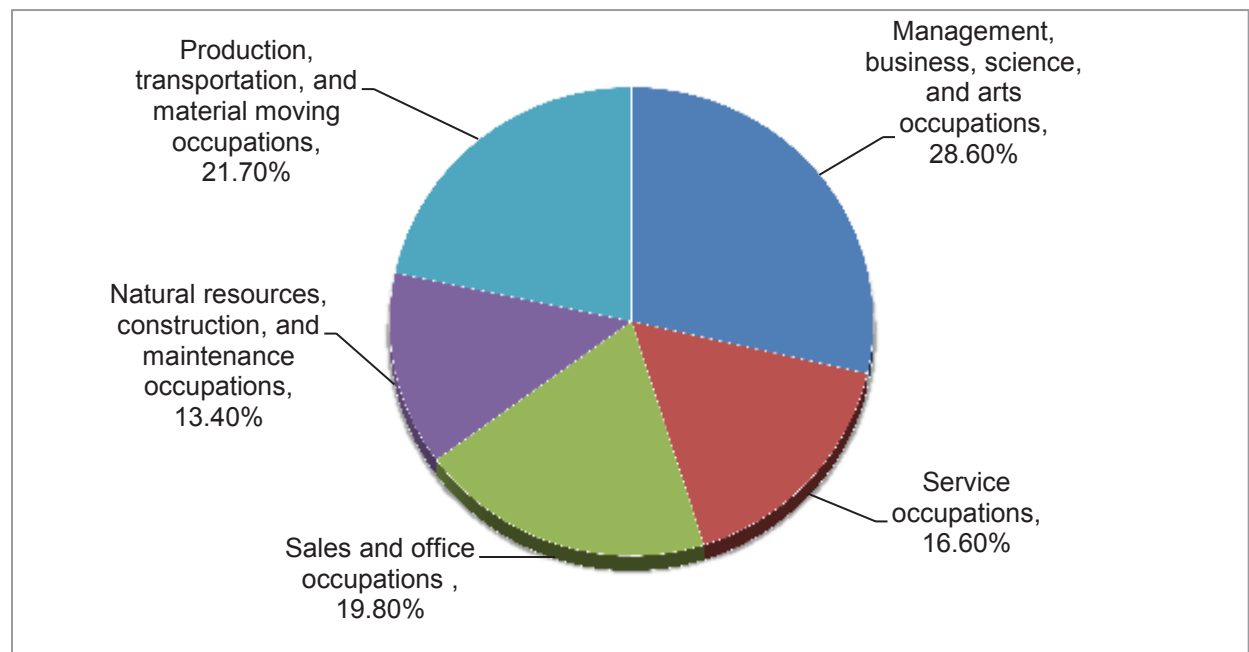
Source: American Community Survey 5yr Estimates 2012-2016

Occupational Profile: The Occupational profile essentially depicts *what* people are doing into recognized categories. Table E-2 depicts this profile in terms of the percent of the employed populations of the County and the Commonwealth in each of the categories. Overall, the County's workforce is predominately associated with the management, business, science and arts occupations as well as the production, transportation and material moving occupations. The percentage of the workforce in these occupational fields differs from statewide figures, with a higher portion of the County's workforce in the production, transportation and material moving occupations and a lower portion in management, sales and related occupations.

TABLE E-2
Occupational Profile

Factor	PA	Bradford County	
		Number	Percent
Occupational Profile			
Civilian employed population 16 years and over	6,043,693	26,684	-
Management, business, science, and arts occupations	37.2%	7,626	28.6%
Service occupations	17.6%	4,417	16.6%
Sales and office occupations	23.6%	5,274	19.8%
Natural resources, construction, and maintenance occupations	8.2%	3,570	13.4%
Production, transportation, and material moving occupations	13.4%	5,797	21.7%

Source: American Community Survey 5yr Estimates 2012-2016



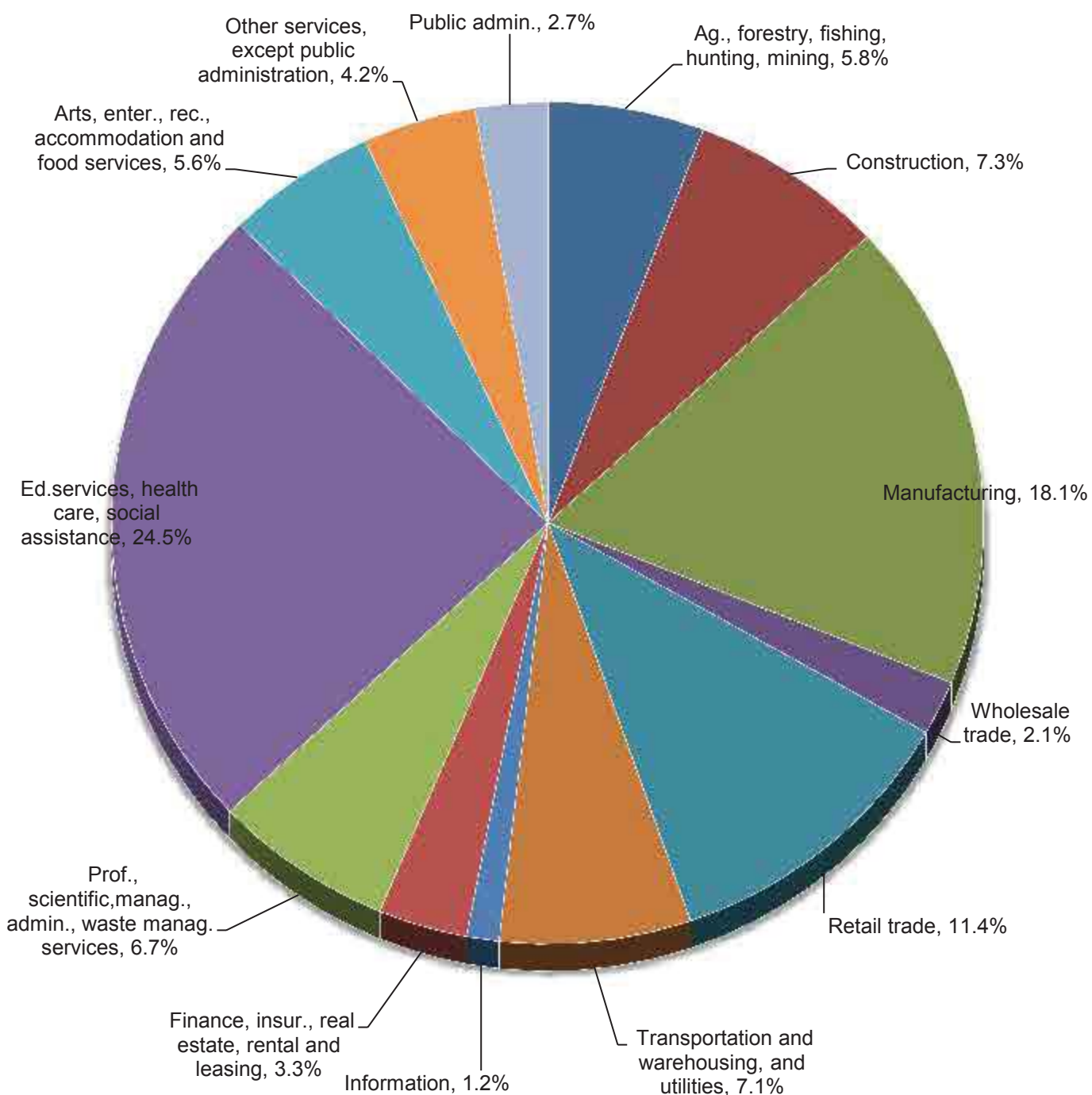
Source: American Community Survey 5yr Estimates 2012-2016

Industrial Profile: Table E-3 and the graphic on the following page present information on *where* people are working, or the type of business within which they are involved. The Industrial Profile shows areas of convergence and divergence between the County and the State as a whole. The percentage of Bradford County residents involved in agricultural and related businesses and in manufacturing is not surprisingly much higher than the figures found statewide. The graphic below summarizes and compares the industrial profile illustrating differences and similarities.

TABLE E-3
Industrial Profile

Factor	PA	Bradford County	
		Number	Percent
Industrial Profile			
Civilian employed population 16 years and over	6,043,693	26,684	-
Agriculture, forestry, fishing and hunting, and mining	1.5%	1,549	5.8%
Construction	5.7%	1,948	7.3%
Manufacturing	12.0%	4,838	18.1%
Wholesale trade	2.8%	549	2.1%
Retail trade	11.7%	3,047	11.4%
Transportation and warehousing, and utilities	5.2%	1,905	7.1%
Information	1.7%	323	1.2%
Finance and insurance, and real estate and rental and leasing	6.4%	885	3.3%
Professional, scientific, and management, and administrative and waste management services	10.0%	1,775	6.7%
Educational services, and health care and social assistance	25.9%	6,541	24.5%
Arts, entertainment, and recreation, and accommodation and food services	8.5%	1,488	5.6%
Other services, except public administration	4.6%	1,124	4.2%
Public administration	4.1%	712	2.7%

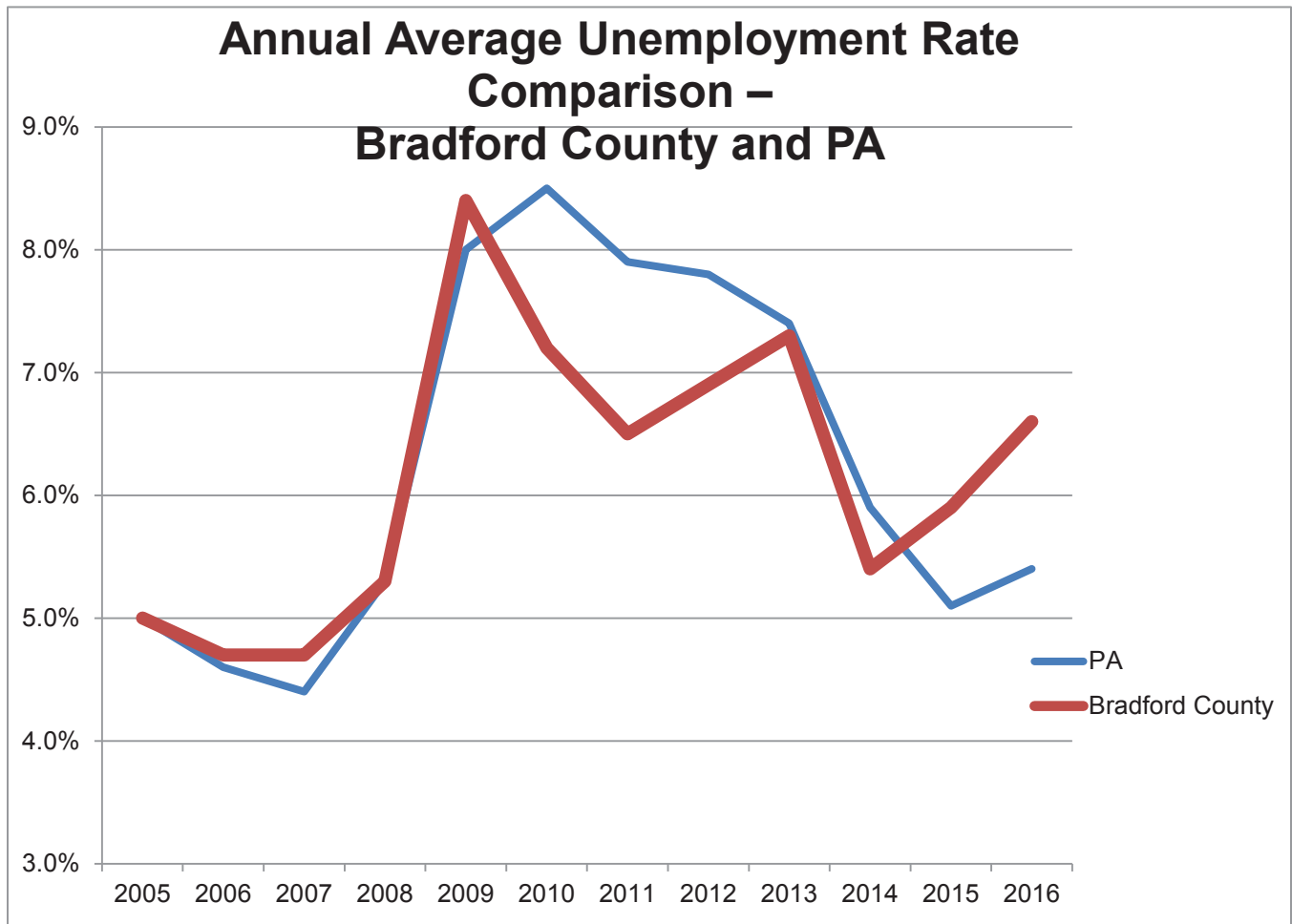
Source: American Community Survey 5yr Estimates 2012-2016



Source: American Community Survey 5yr Estimates 2012-2016

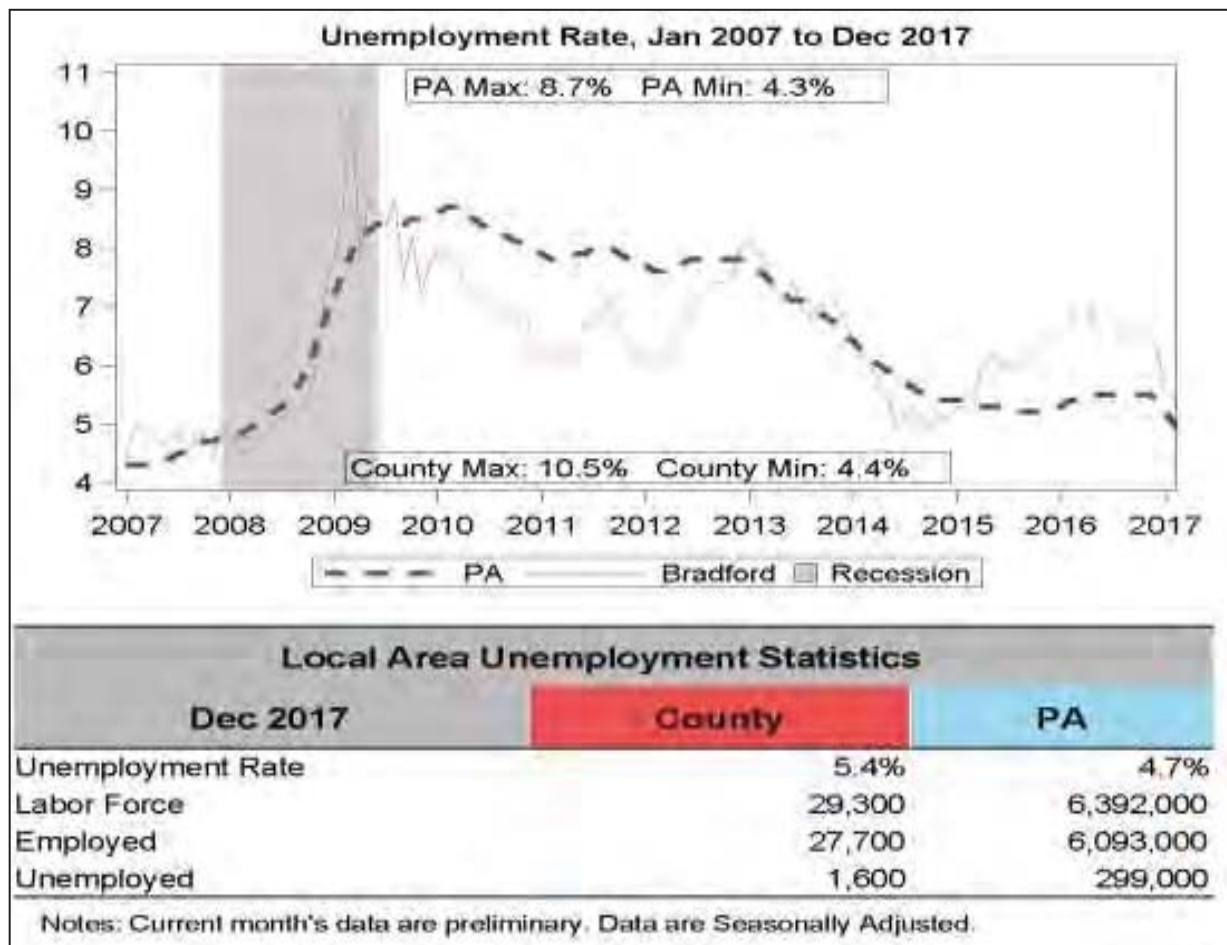
Unemployment Profile: Several secondary sources of data have been analyzed and documented to profile the unemployment profile of Bradford County in a comparative manner.

Annual Averages – Historic Statewide Comparisons: Between 2005 and 2009, the Bradford County unemployment rate mirrored what was experienced statewide. Between 2010 and 2013 the County rate was much lower than that for the State as a whole. However, beyond 2015, the County rate tended to be higher than statewide levels.



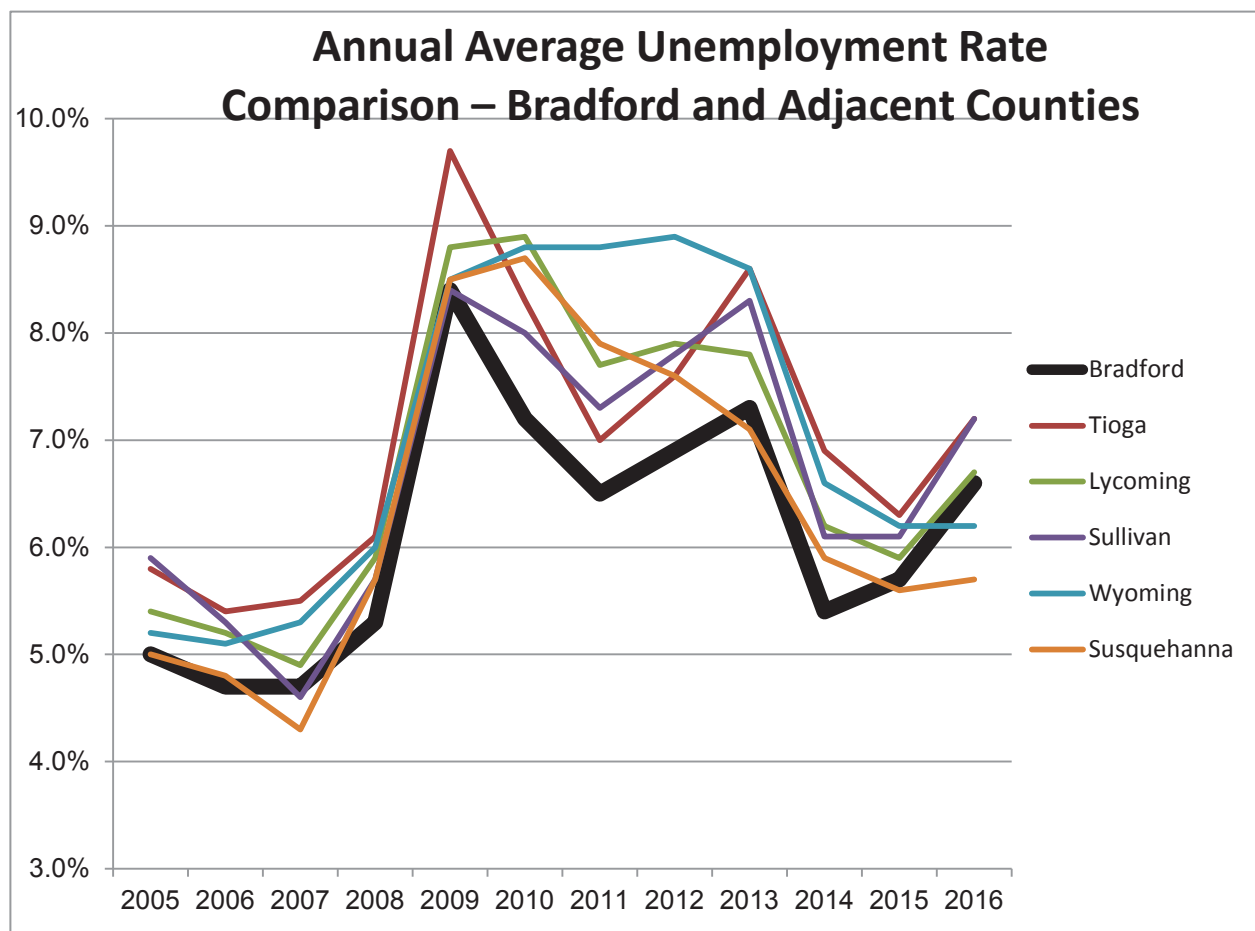
Source: Local Area Unemployment Statistics; U.S. Department of Labor, Bureau of Labor Statistics (Data by place of residence)

Historic and More Recent Statewide Comparisons: The graphic below uses information from a secondary source to track and compare unemployment rates between Bradford County and the Commonwealth. Reflecting the patterns noted earlier, the County rate was generally lower than the Statewide rate between 2010 and 2013, but higher beyond 2015. In addition, the County rate peaked in the Recession at 10.5%, while the state peak occurred in 2010 at just under 9%. As of December 2017, the County unemployment rate was 5.4%, while that for the Commonwealth as a whole was 4.7%.



Source: <http://www.workstats.dli.pa.gov/Documents/County%20Profiles/Bradford%20County.pdf>

Annual Averages – Historic Adjacent County Comparisons: The same data source places recent Bradford County unemployment annual rates in a comparative framework in relation to the surrounding Northern Tier counties, and the results are depicted on the graphic below. As is evident, the pattern of rates experienced in Bradford County is consistent with the surrounding counties. Since 2005, the Bradford County rate was generally at or lower than the surrounding counties with a few exceptions.



Source: Local Area Unemployment Statistics; U.S. Department of Labor, Bureau of Labor Statistics
(Data by place of residence)

Labor Surplus Area

The Northern Tier Region Comprehensive Economic Development Strategy plan notes that Labor Surplus Area (LSA) lists are used when deciding the recipients of federal government contracts and have preference for contracts awarded under the federal procurement process. To qualify as a LSA, an area must have an unemployment rate that is the lower of 1.2 times the national average during a reference period evaluated or a ceiling rate of 10% during periods of high national employment. For the January 2015 through December 2016 period evaluated, the Northern Tier counties of Bradford, Tioga, Sullivan and Wyoming all qualified as LSAs.

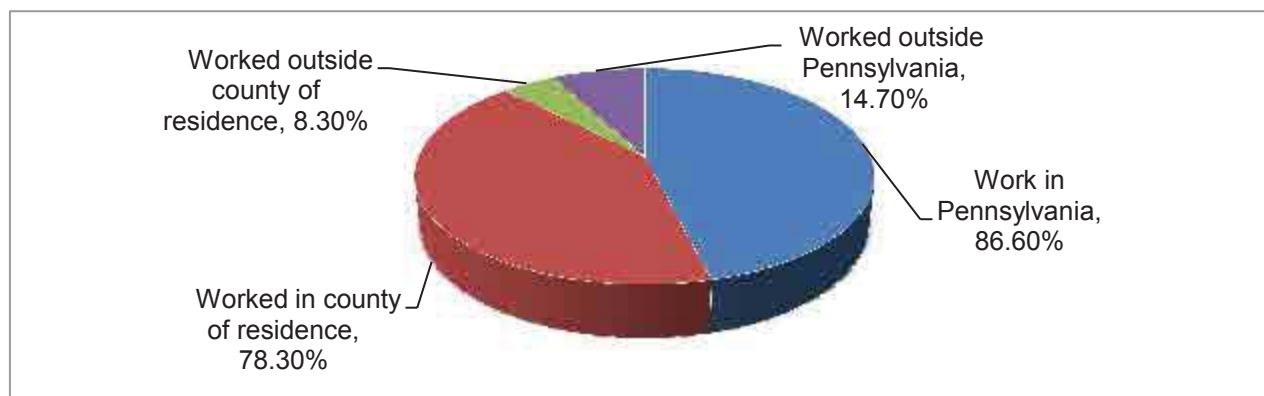
Commutation Profile

Table E-4 and the graphic below provide a commutation profile for Bradford County workers/residents. Single driver vehicular travel is the most common transportation type in the County and State. Predictably the percent using public transit is almost negligible in the County. There is a higher percentage of Bradford County workers that indicate they walk to work (5.2%) than might be expected. Given its close proximity to New York State, it is not surprising that nearly 15% of the work force commutes to a job outside of Pennsylvania.

TABLE E-4
Commutation Profile

Factor	Pennsylvania	Bradford County
Workers 16 years and over	5,922,289	27,093
<i>MEANS OF TRANSPORTATION TO WORK</i>		
Car, truck, or van	85%	89.3%
Drove alone	76.5%	80.3%
Carpooled	8.5%	9.0%
Public transportation (excluding taxicab)	5.6%	0.2%
Walked	3.8%	5.2%
Bicycle	0.5%	0.2%
Taxicab, motorcycle, or other means	0.9%	1.0%
Worked at home	4.2%	3.5%
<i>PLACE OF WORK</i>		
Worked in Pennsylvania	94.8%	86.6%
Worked in county of residence	70.5%	78.3%
Worked outside county of residence	24.2%	8.3%
Worked outside Pennsylvania	5.2%	14.7%

Source: American Community Survey 5yr Estimates 2012-2016



Source: American Community Survey 5yr Estimates 2012-2016

Commutation Patterns

Table E-5 below provides inflow-outflow information for Bradford County and surrounding Northern Tier counties. Commutation data provides a coarse indication of journey-to-work travel patterns. As show below, commutation patterns vary widely among the five Northern Tier counties. However, for all of the Northern Tier Counties, more of their workforce commutes out (of the county where they live) to their place of work than commutes in. Of particular note is that only Bradford County has a higher number of residents who live and work within the County than commute out.

TABLE E-5
Commutation Patterns

County	Commuting In	Living Working/In	Commuting Out
Bradford	9,257	14,483	11,938
Sullivan	944	697	1,641
Susquehanna	3,340	5,611	12,308
Tioga	4,653	7,650	8,612
Wyoming	5,795	4,037	7,977

Source: Northern Tier Comprehensive Economic Development Strategy

Business Profile

Table E-6 on the following page provides both a profile of Bradford County businesses by North American Industry Classification System (NAICS) category, as well as a profile of changes within these categories over a ten (10) year period, in terms of employment levels, annual payroll and number of firms. The following summarizes the information:

- *Employment:* During the 2005–2015 period, the total number of employees increased by 5.2%. The Mining, Quarrying, and Oil and Gas Extraction; Transportation and Warehousing; Information; Educational Services; Real Estate and Rental and Leasing; Accommodation and Food Services sectors experienced relatively large percentage increases while Manufacturing employment sustained relatively large percentage decreases.
- *Annual Payroll:* In 2015, Bradford County firms generated nearly \$809 million in annual payroll, a 51% increase since 2005. In NAICS categories where comparisons are possible (i.e. excluding categories with withheld or otherwise unavailable data), payroll percentage increases among the Mining, Quarrying, and Oil and Gas Extraction; Real Estate and Rental and Leasing; Transportation and Warehousing; Construction; Utilities; Health Care and Social Assistance; Administrative and Support and Waste Management and Remediation Services categories are noteworthy.
- *Number of Firms:* During 2005-15, the number of firms in the County grew by a modest 2.7% from 1,350 to 1,378. The most notable increases were in the Real Estate and Rental and Leasing; Mining, Quarrying, and Oil and Gas Extraction; and Transportation and Warehousing. Conversely, the decline in Manufacturing, Wholesale and Retail Trade, and Arts, Entertainment, and Recreation firms are notable.

TABLE E-6
Bradford County, Pennsylvania County Business Profile

NAICS	Bradford County Business Overview 2005-2015	2005				2010				2015				Change 2005-15			
		# Employees	Annual Payroll (\$1,000)	Total Firms		# Employees	Annual Payroll (\$1,000)	Total Firms		# Employees	Annual Payroll (\$1,000)	Total Firms		% Change Employees	Annual Payroll (\$1,000)	% Change Firms	
Total for all sectors		18,938	\$637,253	1,350	11	18,314	\$640,760	1,379	14	19,925	\$808,965	1,378	5.21%	50.57%	2.07%		
11	Agriculture, Forestry, Fishing and Hunting	b	D			31	\$807			23	\$618	13	NA	NA	18.18%		
21	Mining, Quarrying, and Oil and Gas Extraction	66	\$2,290	25		c	D	29		910	\$62,525	35	1,278.78%	2630.35%	40.00%		
22	Utilities	94	\$5,951	7		124	\$7,859	7		147	\$12,170	8	56.38%	104.50%	14.29%		
23	Construction	444	\$12,435	118		540	\$21,585	115		828	\$40,272	117	86.49%	223.86%	-0.85%		
31	Manufacturing	6,202	\$191,749	69		4,379	\$186,377	66		3,212	\$155,567	59	-48.21%	-18.87%	-14.49%		
42	Wholesale Trade	464	\$13,476	53		383	\$17,070	46		433	\$19,119	47	-6.68%	41.87%	-11.32%		
44	Retail Trade	2,851	\$55,795	295		3,087	\$63,721	269		3,104	\$72,239	243	8.87%	29.47%	-17.63%		
48	Transportation and Warehousing	507	\$14,214	69		778	\$29,438	119		1,123	\$39,343	99	121.50%	176.79%	43.48%		
51	Information	264	\$6,244	25		D	D	31		298	\$7,681	31	12.88%	23.01%	24.00%		
52	Finance and Insurance	560	\$19,379	76		639	\$22,005	78		787	\$33,383	78	40.54%	72.26%	2.63%		
53	Real Estate and Rental and Leasing	56	\$984	19		54	\$1,261	25		217	\$9,748	30	287.50%	890.65%	57.89%		
	Professional, Scientific, and Technical Services																
54	Management of Companies and Enterprises	439	\$12,438	80		447	\$11,509	85		603	\$24,233	91	37.36%	94.83%	13.75%		
55		198	\$10,244	4		D	D	4		D	D	4	NA	NA	0.00%		
56	Administrative and Support and Waste Management and Remediation Services																
61	Educational Services	c	D	30		376	\$6,973	30		498	\$11,900	40	NA	NA	33.33%		
62	Health Care and Social Assistance	4,492	\$163,631	157		4,488	\$198,189	144		5,112	\$265,038	148	13.80%	61.97%	75.00%		
71	Arts, Entertainment, and Recreation	b	D	20		c	\$1,233	18		80	\$1,125	14	NA	NA	-5.73%		
72	Accommodation and Food Services	1,209	\$11,643	102		1,395	\$16,664	118		1,424	\$20,218	130	17.78%	73.65%	-30.00%		
	Other Services (except Public Administration)																
81		640	\$9,261	169		705	\$12,093	176		722	\$13,713	178	12.81%	48.07%	5.33%		
99	Industries not classified	b	D	17		a	D	1		12	229	6	NA	NA	-64.71%		

Source: County Business Patterns; U.S. Census Bureau

a = 0-19 employees

b = 20-99 employees

c = 100-249 employees

D = Withheld to avoid disclosing info for individual companies

Location Quotient

Location quotient is a method for gauging the relative specialization of a region in selected industries. It is simply a ratio of industry concentration in an area compared to the industry concentration nationally. A location quotient value of 1 (or close to 1) indicates that the region produces enough of that good or service to satisfy local demand; less than 1 indicates that the region does not produce enough locally and must import; greater than 1 indicates that the industry is an export industry and the region likely has some competitive advantage in that industry cluster. The following Table highlights the location quotients calculated in 2016 for select industries for Bradford County and the Northern Tier Region as a whole. Those categories with a location quotient greater than 1 in Bradford County are highlighted.

TABLE E-7
Location Quotient – 2016

Category	Bradford County	Norther Tier Region
<i>Agriculture, forestry, fishing and hunting</i>	2.4	2.2
<i>Mining</i>	8.4	11.0
<i>Utilities</i>	1.5	1.5
Construction	0.8	1.1
<i>Manufacturing</i>	1.7	1.7
Wholesale trade	0.6	0.8
Retail trade	0.9	1.0
Transportation and warehousing	1.0	1.0
Information	0.6	0.9
Finance and insurance	0.5	0.5
Real Estate and Rental and Leasing	0.7	0.5
Professional, Scientific, and Technical Services	0.3	0.4
Management of Companies and Enterprises	0.9	0.5
Administration and Support, Waste Management and Remediation	0.5	0.5
Educational Services	0.8	0.9
<i>Health Care and Social Assistance</i>	1.4	1.0
Arts, Entertainment, and Recreation	0.2	0.5
Accommodation and Food Services	0.8	0.9
Other services (excluding Public Administration)	0.7	0.7
<i>Public administration</i>	1.6	1.5

Source: Northern Tier Comprehensive Economic Development Strategy

Income Profile

Median income is a measure that divides income distribution into two equal groups, people who have an income above that amount (i.e. the “median”) and people who have an income below. Median income is less susceptible to skewing up or down if there are a few unusually high or low incomes in the group.

Table E-8 summarizes and compares median incomes for Bradford County and the State for the years 2000 and 2016. Historically, median household incomes in rural counties in Pennsylvania have been lower than found statewide. While this remains true for Bradford, the gap has narrowed somewhat. In 2000 the Bradford County median household income was approximately 87% of the statewide median, while in 2016 it had climbed to nearly 93% of the statewide figure. The same gap closing trend is also found with median family incomes.

TABLE E-8
Income Profile

Factor	PA	Bradford County
Median Household Income (2000)	\$40,106	\$35,038
Median household income (2016)	\$54,895	\$51,035
Median family income (2000)	\$49,184	\$40,664
Median family income (2016)	\$69,960	\$61,879

Source: American Community Survey 5yr Estimates 2012-2016

Poverty Profile

The poverty profile for Bradford County is shown on Table E-9 and the graphic below. As shown, the percentage of persons and families below the poverty line in Bradford County is slightly less than statewide percentages. Bradford County has a slightly lower percentage of persons over 18 years of age and a slightly higher percentage of persons over 65 years of age in poverty compared to the state.

TABLE E-9
Poverty Profile – Bradford County Pennsylvania

Factor	PA	Bradford County
Families	9.1%	8.4%
Persons	13.3%	12.4%
- Persons 18 years of age or older	11.7%	10.9%
- Persons 65 years of age or older	8.1%	8.5%

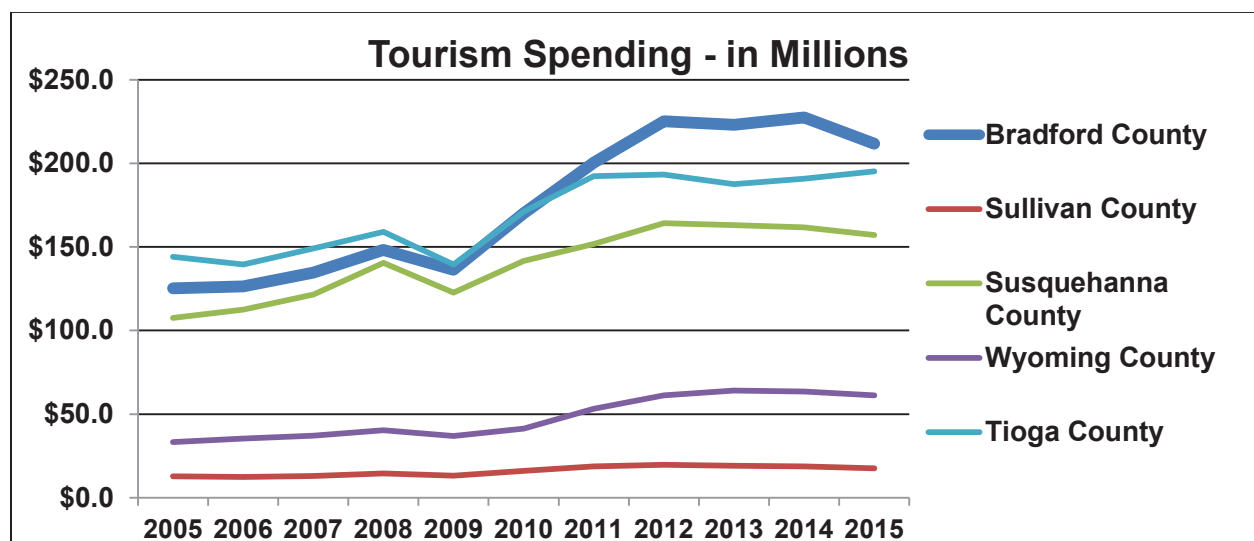
Source: American Community Survey 5yr Estimates 2012-2016

Tourism Profile

Heritage and Nature Tourism is an important component of the Bradford County economy. The value of Bradford County's outdoor recreation, heritage and natural resources as a tourism draw, contributor to the economic base and an import quality of life factor was recognized and discussed on several occasions during the planning process. Participants in the Community Workshops held during the planning process acknowledged that the County's recreation, heritage and natural features are a draw for local residents and regional visitors alike.

Tourism Spending

The most recently published annual *Economic Impact of Pennsylvania's Travel and Tourism Industry report* (2015) provides state, regional, and county level estimates that demonstrate the vital importance of the travel industry to Pennsylvania's economy. The report provides estimates of visitor spending, employment and earnings derived from traveler spending, the contribution of the travel industry to the Pennsylvania's gross state product, and tax receipts derived from traveler spending. The graphic below presents total tourism spending figures for Bradford and surrounding counties between 2005 and 2015. Overall, tourism spending increased by approximately 69% in Bradford County, from \$125.2 million in 2005 to \$211.8 million in 2015. The percentage increase in tourism dollars experienced in Bradford County, with the exception of Wyoming County (84%), was much higher than all other surrounding counties during the 2005-2015 period.



Source: *The Economic Impact of Travel in Pennsylvania – 2015: Tourism Economics*

The total amount of tourism spending in 2015 in Bradford County was the highest amongst the other Northern Tier counties. In terms of actual total tourism dollars spent in 2015, Bradford County (\$211.8 million) was much higher than Sullivan (\$17.6 million), Susquehanna (\$157.1 million) and Wyoming (\$61.2 million) and Tioga (\$195.2 million) Counties.

Table E-10 below profiles tourism spending by major category in Bradford County in 2015.

Table E-10
Tourism Spending by Major Category - 2015

Category	Bradford County	
	Dollar Amount (in millions)	% of Total
Lodging	\$22.5	10.62%
Food & Beverage	\$46.5	21.95%
Retail	\$33.1	15.63%
Recreation	\$35.1	16.57%
Transportation	\$74.6	35.22%
TOTAL	\$211.8	100%

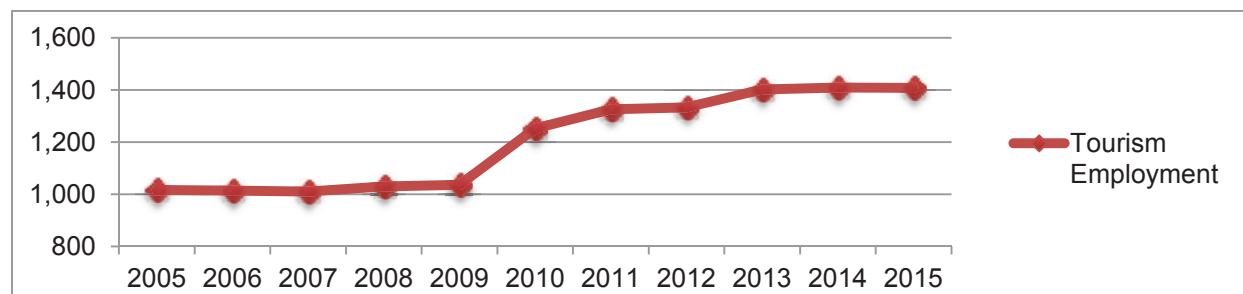
Source: *The Economic Impact of Travel in Pennsylvania – 2015*: Tourism Economics.

Most of the categories are fairly obvious and self-explanatory, with the exception of *transportation*, which includes purchases of gasoline, air fare, bus fare, train fare, parking, tolls and vehicle repairs. The following summarizes the profile:

- Spending on lodging in Bradford County accounts for 10.62% of all total tourism spending in the County.
- Spending on food and drink comprises nearly 22% of total spending.
- Spending on Retail and Recreation each comprises around 16% of total spending.
- Transportation spending in the County is significant and comprises just over 35% of the total tourism spending in the County.

Tourism Employment

Another measure of economic relevance involves those persons directly employed in tourism-related businesses and resources. The graphic below suggests overall growth in tourism employment in the County, increasing by 38% since 2005. Most of this increase was experienced since 2008.



Source: *The Economic Impact of Travel in Pennsylvania – 2015*: Tourism Economics

Total Economic Impacts from Tourism

When adding together the direct traveler spending figure (\$211.8 million), additional spending on travel-related consumer durable purchases, such as an RVs, boats or furniture for a vacation home (\$11.1 million), the incomes from those employed in the tourism industry (\$73.4 million) and local and state (\$18.5 million) and federal taxes (\$18.1 million) generated, the total economy impact from tourism to Bradford County is well over \$300 million per year.

Traveler Analysis

An allied resource to the *Economic Impact of Pennsylvania's Travel and Tourism Industry report* is the *Pennsylvania Annual Travel Profile – 2015 Travel Year* (Longwoods International), which provides a profile of the traveling public from information gained from surveys. An excerpt of this source localized to this planning effort notes the following:

- *Factors Affecting Visits:* When asked to identify all the factors that may affect their choice to visit the Northeastern PA area, more than half of the respondents identified all of the following:
 - *Feeling safe at the destination (70%)*
 - *Convenient access via automobile (60%)*
 - *Affordable attractions/events (58%)*
 - *Things for adults to see and do (53%)*
 - *Having family/friends who live in the region (52%)*

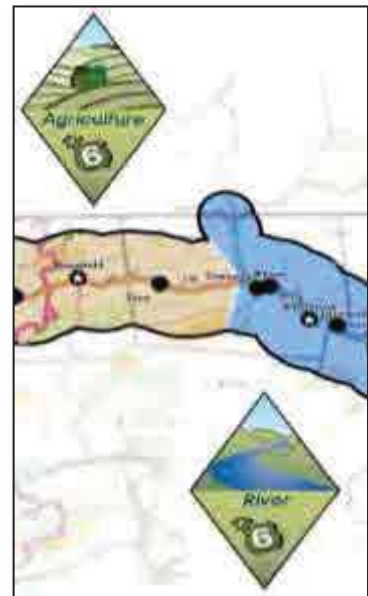
Economic Impacts of Heritage Regions

Bradford County is located within two (2) recognized Heritage Regions, the *Endless Mountains* and the *US Route 6 Heritage Areas*. These Heritage Regions are two (2) of twelve current Heritage Regions in Pennsylvania designated by the Department of Conservation and Natural Resources. The *Endless Mountains* Heritage area serves four (4) counties including Bradford, Sullivan, Susquehanna and Wyoming in Northeast Pennsylvania. The *Route 6 Heritage Corridor* extends out from US Rt. 6 and includes a spur along US Rt. 220 north up to Sayre. The map on the following page shows the boundary of the US Route 6 Heritage Corridor in the County. The image to the right highlights the location of the Heritage Regions.



Pennsylvania Heritage Regions

- The Endless Mountains Heritage Region – The Heritage Area promotes the areas agricultural industrial heritage and unmatched rural landscapes shaped by centuries of farming and timbering and the unique characteristics of the people living with the land. The Heritage Region serves to maintain and enhance the unique rural character and culture of the *Endless Mountains*.
- US Route 6 Heritage – The Heritage Area links small towns, rural landscapes and industrial centers as well as the unique stories, resources and heritage, and people who call it home. The Heritage area includes rivers, forests and other natural wonders that inspire and engage both the outdoor enthusiast and the casual explorer. As shown on the image to the top right, Bradford County is located within two (2) Route 6 Character Areas, the *Endless Mountains Agricultural Character Area* and the *Susquehanna River Character Area*:



Bradford County Character Areas

- Endless Mountains Agricultural Character Area - This Character Area reflects the area's rich farming heritage and present offerings of farm-to-table products and vineyards. Troy and its surrounding landscape and long heritage of dairy farming are recognized.
- Susquehanna River Character Area - Some of the most dynamic of the scenic views on the Corridor are along Route 6 between the Bradford County communities of Wysox and Wyalusing, including views of the French Azilum Historic Site.

Research was conducted between 2014 and 2015 in five Pennsylvania Heritage Areas including the PA Route 6 Heritage Corridor to analyze the economic impact of Heritage Areas in Pennsylvania. The research involved a survey of heritage-area visitors, interviews with stakeholders in the five study heritage areas (HAs), and an estimation of the economic impact of the heritage-related visitation to all twelve (12) Heritage Areas statewide. The *Economic Impact of Pennsylvania Heritage Areas* report prepared for the Center for Rural Pennsylvania found that in 2014, tourists spent an estimated 7.5 million days/nights in Pennsylvania's Heritage Areas and purchased approximately \$2 billion worth of goods and services. And that 70% of this spending was purely reliant on heritage-related attractions. It was also found that the total contribution of heritage visitor spending (direct, indirect and induced effects) to the state's economy was 25,708 jobs and \$798 million in labor income.



Wayfinding Signage along US. Rt. 6 Mt. Pisgah State Park and Mt. Pisgah County Park

Housing Profile

This subsection profiles various characteristics of the housing stock of Bradford County. Housing is a vital component of the County and its communities, and an understanding of housing trends is important for planning purposes. Data from the U.S. Census Bureau along with information and findings from the Bradford County Housing Market report prepared for the Bradford County Board of Commissioners in 2014 are incorporated into this section. The 2014 Bradford County Housing Market report was prepared to document the impacts of Marcellus Shale and Economic trends on the County's Housing Market in a more detailed manner. Information in this section is presented in a comparative framework with figures for Bradford County, the State and surrounding Northern Tier counties provided when available. The information exhibited in this subsection reflects the following major trends and findings:

- Over 1,400 housing units (5%) were added in Bradford County since 2000. The percent increase is slightly lower than experienced state-wide. A majority of the new housing are located in the Townships.
- Recent estimates show that 19% of the total housing units are vacant. However most of that is due to the prevalence of seasonal homes that account for nearly 12% of the vacancies.
- The Bradford County housing stock is mainly comprised (72.7%) of single-family dwellings. Mobile homes are the second most common type, comprising slightly over 15% of the total housing units.
- Over 60% of the County's housing stock was either constructed after 1980 (31%) or prior to 1940 (34%).
- Housing in Bradford County remains relatively affordable in the statewide context, but the median value has increased by 34% (adjusted to reflect inflation) since 2000.
- One of the most widely recognized changes in the County's housing market is the sharp increase in rental rates. According to Fair Market Rental Rate figures, rental rates in Bradford County increased by 82% for efficiency units, 59% for two-bedroom and 79% for three-bedroom units between 2005 and 2018.

The Bradford County Housing Market report notes that as the natural gas industry developed within the County, the industry brought thousands of new and mostly transient workers to the region as natural gas and well service companies began to set up drilling rigs and began the drilling in the County. And with this, the law of supply and demand facilitated an increase in the cost of living in Bradford County and facilitated real increases in rental rates across the County. However, the report also noted that property owners did benefit from significant royalties paid by gas companies leasing mineral rights.

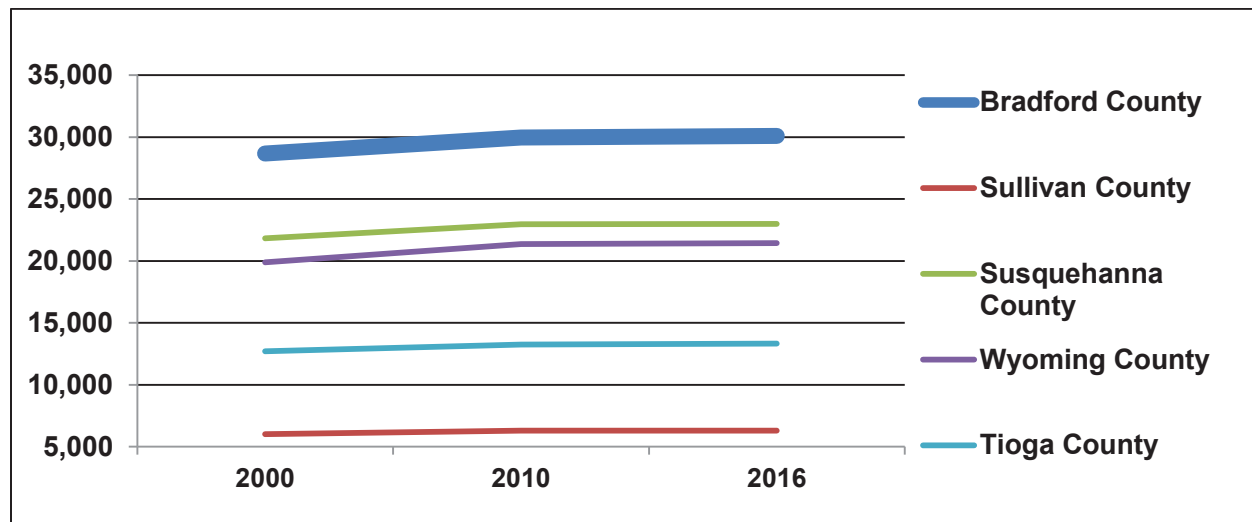
Housing Unit Aggregate Change

Table H-1 compares housing unit changes in Bradford County and those in other Northern Tier Counties for the 2000, 2010 and 2016. As is shown, the total number of housing units in Bradford County far out cedes those found in the surrounding Counties. Housing units in Bradford County increased by just over 5% (1,433) units since 2000. This is generally on pace with the other Northern Tier Counties, although slightly behind the growth experienced on a state-wide level.

TABLE H-1
Housing Change – Total Housing Unit

Location	2000	2010	2016	2000-2016 #	2000-2016 %
Pennsylvania	5,249,750	5,567,315	5,585,611	335,861	6.40%
Bradford County	28,664	29,979	30,107	1,443	5.03%
Sullivan County	6,017	6,304	6,297	280	4.65%
Susquehanna County	21,829	22,968	23,001	1,172	5.37%
Tioga County	19,893	21,364	21,447	1,554	7.81%
Wyoming County	12,713	13,254	13,326	613	4.82%

Source: US Census 2000 and 2010 and American Community Survey 5yr Estimates 2012-2016



Source: US Census 2000 and 2010 and American Community Survey 5yr Estimates 2012-2016

Municipal Housing Unit Change

Table H-2 on the following page provides a municipal level evaluation of housing unit change during the 2000-2016 period. The percentage of housing unit increases in a number of municipalities were especially significant, including the Townships of North Towanda (39.68%), Armenia (27.10%), Granville (24.52%), Sheshequin (16.87%) and Standing Stone (16.04), and the Boroughs of South Waverly (27.84%) and Sylvania (17.65%).

TABLE H-2
Trends in Housing Units – 2000-2016

Name	Housing Units			Change from 2000-2016	
	2000	2010	2016	#	%
Bradford County	28,664	29,979	30,107	1,443	5.03%
Alba Borough	75	71	68	-7	-9.33%
Albany Township	495	531	493	-2	-0.40%
Armenia Township	155	196	197	42	27.10%
Asylum Township	501	546	554	53	10.58%
Athens Borough	1,500	1,477	1,468	-32	-2.13%
Athens Township	2,189	2,378	2,321	132	6.03%
Burlington Borough	64	70	66	2	3.13%
Burlington Township	385	418	419	34	8.83%
Canton Borough	824	939	912	88	10.68%
Canton Township	858	914	876	18	2.10%
Columbia Township	474	504	492	18	3.80%
Franklin Township	378	418	403	25	6.61%
Granville Township	363	406	452	89	24.52%
Herrick Township	309	346	358	49	15.86%
Le Raysville Borough	120	121	105	-15	-12.50%
Leroy Township	320	358	342	22	6.88%
Litchfield Township	546	586	549	3	0.55%
Monroe Borough	224	232	258	34	15.18%
Monroe Township	586	596	561	-25	-4.27%
New Albany Borough	147	154	148	1	0.68%
North Towanda Township	431	597	602	171	39.68%
Orwell Township	462	510	455	-7	-1.52%
Overton Township	266	297	287	21	7.89%
Pike Township	305	320	337	32	10.49%
Ridgebury Township	954	940	977	23	2.41%
Rome Borough	176	189	196	20	11.36%
Rome Township	529	528	520	-9	-1.70%
Sayre Borough	2,722	2,693	2,835	113	4.15%
Sheshequin Township	563	613	658	95	16.87%
Smithfield Township	649	672	641	-8	-1.23%
South Creek Township	559	562	535	-24	-4.29%
South Waverly Borough	431	439	551	120	27.84%
Springfield Township	557	580	612	55	9.87%
Standing Stone Township	268	310	311	43	16.04%
Stevens Township	225	248	249	24	10.67%
Sylvania Borough	85	88	100	15	17.65%
Terry Township	534	656	602	68	12.73%
Towanda Borough	1,459	1,426	1,459	0	0.00%
Towanda Township	467	483	496	29	6.21%
Troy Borough	617	624	653	36	5.83%
Troy Township	702	751	764	62	8.83%
Tuscarora Township	473	508	489	16	3.38%
Ulster Township	573	618	640	67	11.69%
Warren Township	576	597	652	76	13.19%
Wells Township	538	368	360	-178	-33.09%
West Burlington Township	214	215	217	3	1.40%
Wilmot Township	723	756	810	87	12.03%
Windham Township	442	445	410	-32	-7.24%
Wyalusing Borough	280	299	302	22	7.86%
Wyalusing Township	573	586	613	40	6.98%
Wysox Township	798	800	732	-66	-8.27%

Source: US Census 2000 and 2010 and American Community Survey 5yr Estimates 2012-2016

General Housing Characteristics and Comparisons

Table H-3 below provides a profile of housing occupancy and tenure (i.e. owner/renter) for Bradford County since 2000, with comparisons shown for Pennsylvania as a context.

TABLE H-3
Housing Occupancy Characteristics

Factor	2000			2010			2016		
	PA	Bradford County		PA	Bradford County		PA	Bradford County	
	%	#	%	%	#	%	%	#	%
Housing Occupancy									
Total Housing Units	NA	28,664	100%	NA	29,979	100%	NA	30,107	100%
Occupied Units	91.0%	24,453	85.3%	90.1%	25,321	84.5%	88.7%	24,483	80.9%
Vacant Units	9.0%	4,211	14.7%	9.9%	4,658	15.5%	11.3%	5,624	19.1%
For Seasonal Use	2.8%	2,620	9.1 %	2.9%	3,022	10.1%	3.07%	3,420	11.4%
Homeowner Vac %	1.6%	NA	1.8%	1.8%	NA	0.9%	1.7%	NA	1.9%
Rental Vac %	7.2%	NA	7.7%	8.1%	NA	7.5%	5.8%	NA	7.9%
Housing Tenure (Occupied Units)									
Owner-Occupied	71.3%	18,455	75.5%	69.6%	18,801	74.3%	69.0%	18,310	74.8%
Renter-Occupied	28.7%	5,998	24.5%	30.4%	6,520	25.7%	31.0%	6,173	25.2%

Source: US Census 2000 and 2010 and American Community Survey 5yr Estimates 2012-2016

A number of observations can be made based on this data:

- *Occupancy/Vacancy:* In comparative terms, housing occupancy in Bradford County ranged roughly between 81% - 85%, at a time when the statewide rate hovered around 90%. The County vacancy rate has been relatively high, ranging roughly between 15% - 19%, while the statewide rate hovered around 10%.
- *Seasonal Housing Profile:* Vacant seasonal housing units comprised 9% - 12% of the total housing unit stock in Bradford County, during the period analyzed, considerably higher than the 3% figure statewide.
- *Homeownership and Rental Profile:* Recent estimates show that approximately 75% of the occupied housing stock of Bradford County is owned by the persons dwelling therein, slightly higher than the approximate 69% statewide percentage. Conversely, rental units comprise a slightly lower percentage of the total occupied units than what is found statewide.

Housing Type and Age

Table H-4 below profiles the Bradford County total housing unit stock in terms of type and age of units. A number of findings emerge from this data. Single-family detached housing makes up the majority of housing in Bradford County, accounting for nearly 72% of the housing stock. Mobile homes comprise a relatively high 15% of the housing stock. These percentages are considerably higher than those for the state. A more nuanced profile of the age of housing emerges with elements of an older and newer housing stock and perhaps less housing activity during the immediate post-WWII era. In total, approximately 9.4% of Bradford County's housing stock was built since 2000, and 21% since 1990, while 34% were built prior to 1939.



View of Main St. in Towanda

TABLE H-4
Housing Type and Age Characteristics

Factor	2000			2016		
	PA	Bradford County		PA	Bradford County	
	%	#	%	%	#	%
Units in Structure (Total Housing Units)						
1- unit detached	55.9%	19,400	67.7%	57.2%	21,557	71.7%
1-unit attached	17.9%	283	1.0%	18.4%	3114	1.0%
2 units	5.2%	1,383	4.8%	4.6%	1,004	3.3%
3 or 4 units	4.6%	937	3.3%	4.1%	1,014	3.4%
5 – 9 units	3.4%	366	1.3%	3.3%	428	1.4%
10 – 19 units	2.5%	162	0.6%	2.5%	235	0.8%
20 or more units	5.4%	652	2.3%	5.9%	893	3.0%
Mobile Home	4.9%	5,365	18.7%	4.0%	4,580	15.2%
Year Structure Built (Total Housing Units)						
Later than 2000 ¹	NA	NA	NA	9.9%	2,829	9.4%
1990 – 2000 ²	10.5%	3,616	12.7%	9.5%	3,389	11.6%
1980 - 1989	10.1%	3,458	12.1%	9.6%	3,095	10.2%
1970 – 1979	13.5%	5,010	17.5%	12.5%	4,659	16.10%
1960 – 1969	11.4%	2,461	8.6%	10.3%	2,506	8.1%
1940 – 1959	24.3%	3,190	11.1%	21.7%	3,352	10.7%
1939 or earlier	30.3%	10,929	38.1%	26.5%	10,322	33.90%

Sources: U.S. Bureau of the Census – 2000 and 2012-2016 American Community Survey

¹ Not directly comparable since figures for 2000 are categorized differently between the 2000 Census and the 2012-16 estimates, see below. 2012-16 estimates include figures for 2000 in the later than 2000 grouping.

² Not directly comparable since 2000 Census cuts off figures for housing built in 2000 as of March of that year, since Census was conducted in April, while 2012-16 estimates include 1990-1999 grouping. Note: 2010 Census included no comparable housing data.

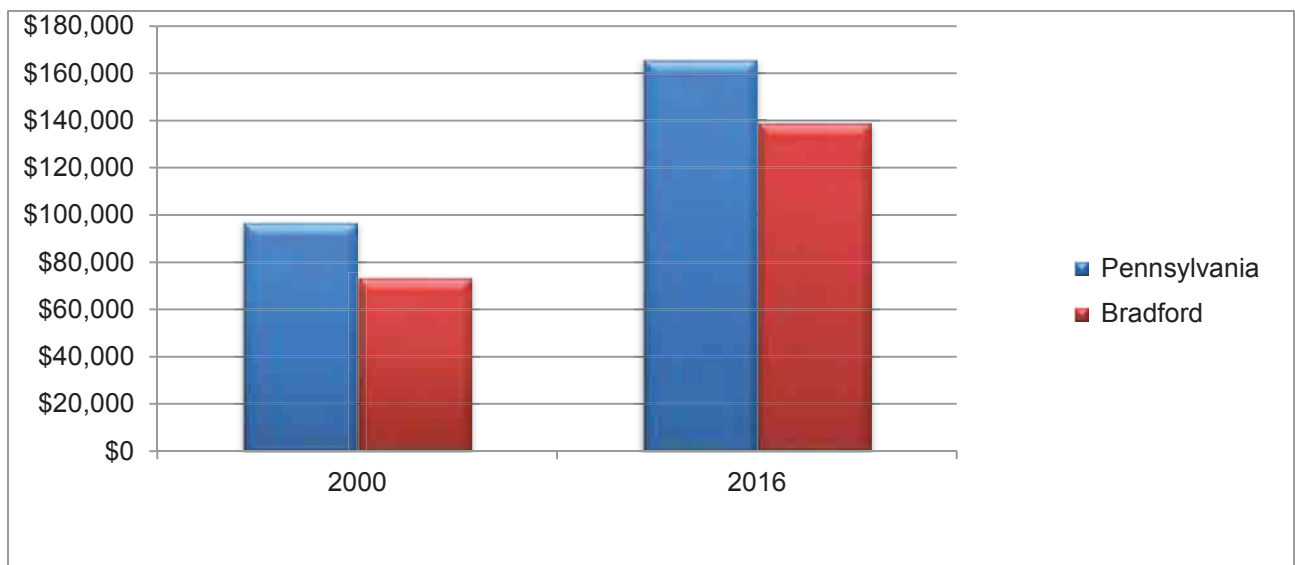
Median Housing Values

Perhaps one of the more visible and meaningful aspects of the housing stock is *value*, as measured in financial terms. Comparable data is available from the U.S. Census Bureau that measures the value of owner-occupied housing and monthly rent paid for rental housing. The Table and graphic below compares median value of housing in Bradford County as per the 2000 Decennial Census, and in 2016 as per the 2012-2016 American Community Survey 5-Year Estimates. The 2010 Decennial census neglected to include Median Housing value characteristics. As shown, the median value of housing in Pennsylvania increased by 71% while the median values in Bradford County increased by over 88%, from \$73,900 to \$139,200. After adjusting the 2000 values to reflect inflation, the adjusted increase statewide was reduced to 22% for this period, and the same adjustment for Bradford County reduced it to 34%.

TABLE H-5
Median Housing Values 2000-2015

Area	2000	2016	Percent Change 2000-2016
Pennsylvania	\$97,000	\$166,000	71.13%
Bradford County	\$73,900	\$139,200	88.36%
% Gap	24%	16%	-

Source: 2000 US Decennial Census and American Community Survey 5yr Estimates 2012-2016



Source: 2000 US Decennial Census and American Community Survey 5yr Estimates 2012-2016

Median Monthly Rent Comparison

Table H-6 below provides some measure of value for the rental housing stock during the 2000-2016 time period. Across the state, median monthly rents increased by nearly 62%, from \$531 to \$859 while in Bradford County, the increase was slightly higher at nearly 64%, increasing from \$414 in 2000 to \$678 in 2016. After adjusting the 2000 values to reflect inflation, the adjusted increase statewide was 15%, while the Bradford County adjusted increase was 17%.

TABLE H-6
Median Monthly Rent Values

Area	2000	2010	2016	Percent Change 2000-2016
Pennsylvania	\$531	\$739	\$859	61.77%
Bradford	\$414	\$549	\$678	63.77%

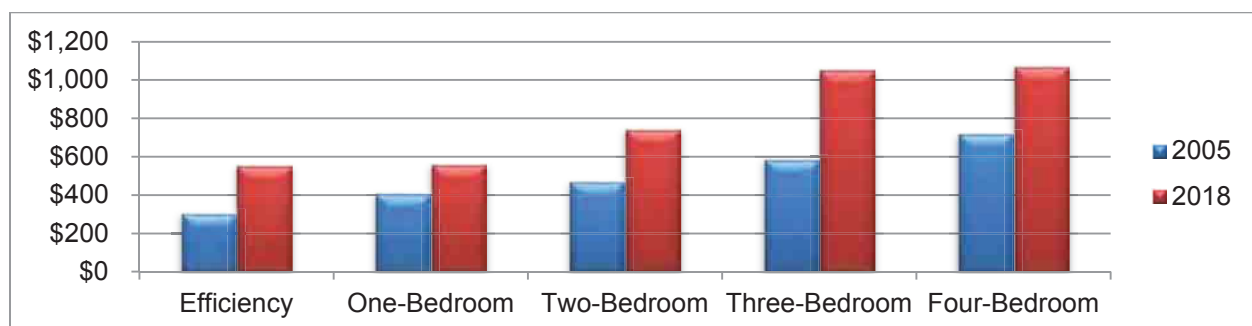
Source: 2000 US Decennial Census and American Community Survey 5yr Estimates 2012-2016

Table H-7 below provides U.S. Department of Housing and Urban Development's (HUD) Fair Market Rental Rates (FMR) information for years between 2005 to 2018. According to the FMR statistics, rental rates in Bradford County increased by 82% for efficiency units, 59% for two-bedroom and 79% for three-bedroom units between 2005 and 2018. The significant increases in rental rates for efficiencies, two-bedroom, and three-bedroom units suggests that these units were likely in the highest demand during the peak of the natural gas drilling activity in the County.

TABLE H-7
Changes in FAIR MARKET RENTAL RATES

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2018	\$557	\$561	\$746	\$1,054	\$1,072
2015	\$480	\$486	\$643	\$862	\$866
2010	\$377	\$505	\$579	\$724	\$887
2005	\$306	\$410	\$470	\$588	\$720
<i>Rate of Increase</i>	82%	37%	59%	79%	49%

Source: 2000 US Decennial Census and American Community Survey 5yr Estimates 2012-2016



Source: 2000 US Decennial Census and American Community Survey 5yr Estimates 2012-2016

Land Use Profile

Knowledge of existing land use patterns and their relationship to each other must be developed in order to formulate a plan for the future orderly growth and development in the County and the constituent municipalities. The *Bradford County Existing Land Use Map* was prepared using parcel layer mapping and Assessment Use Codes information made available by the Bradford County Department of Community Planning & Mapping Services, interpreted and refined by EADS planning staff through evaluation of secondary source data on public lands, interpretation of aerial photography and by field verification.

Existing Land Use

Three (3) main existing land use categories including developed, undeveloped and surface water areas were reviewed. The following describes the components in each of these main categories.

- *Developed Land:* Seven (7) Developed Land uses were categorized and mapped including Agricultural, Residential, Commercial, Mixed Use, Industrial, Transportation features and all Public Lands. Public Lands are included in this category as most of it is “developed” as passive and active recreational open space.
- *Undeveloped Land:* The undeveloped land use category includes Forested Land in the County.
- *Surface Water Areas:* This includes streams, rivers and other surface waters.

The specific types of land uses within each developed and undeveloped category generally include the following:

- *Agricultural* - includes land engaged in active production of agricultural products, pastureland and associated land uses.
- *Residential* – comprised of housing and associated lots, with densities ranging from single family residential and multiple family structures to apartments and hotels/motels
- *Commercial* - includes land sustaining retail and service businesses in free-standing buildings, individual parcels or in multi-tenant buildings.
- *Industrial* – includes land involved in the manufacture, production, processing or movement of goods.

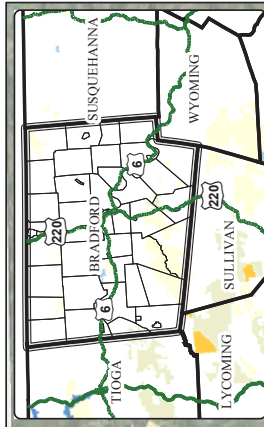
- Public – includes State Parks and Game Lands, State Forest, and County and Local Parks. Land or buildings that sustain community uses are also included.
- Transportation – includes right-of-way lines of highways, local roads, rail lines and associated facilities including those within Public lands.
- Forested Land – comprises wooded areas not located within a Public Land described above.

The *Bradford County Existing Land Use Map* provided on the following page graphically depicts the Land Use profile for the County. Table L-1 below presents the information in aggregate (i.e. acres) and percentage terms, and differentiates among developed land, undeveloped land and surface water.

TABLE L-1
Bradford County Existing Land Use - 2018

Land Use Category	Bradford County		
	Acreage	% of Total Land	% of Developed Land
Agricultural	328,777.35	44.24%	60.30%
Residential	121,190.37	16.31%	22.23%
Commercial	4,857.62	0.65%	0.89%
Mixed Use	3,336.75	0.45%	0.61%
Public/Semi-Public	64,388.18	8.66%	11.81%
Industrial	5,824.45	0.78%	1.07%
Transportation	16,849.35	2.27%	3.09%
Subtotal – Developed Land	545,224.09	73.37%	100.00%
Forested Land	179,442.42	24.15%	NA
Subtotal – Undeveloped Land	179,442.42	24.15%	NA
Subtotal – Land	724,666.51	97.51%	NA
Surface Water	18,479.11	2.49%	NA
TOTAL ACREAGE	743,145.61	100.00%	NA

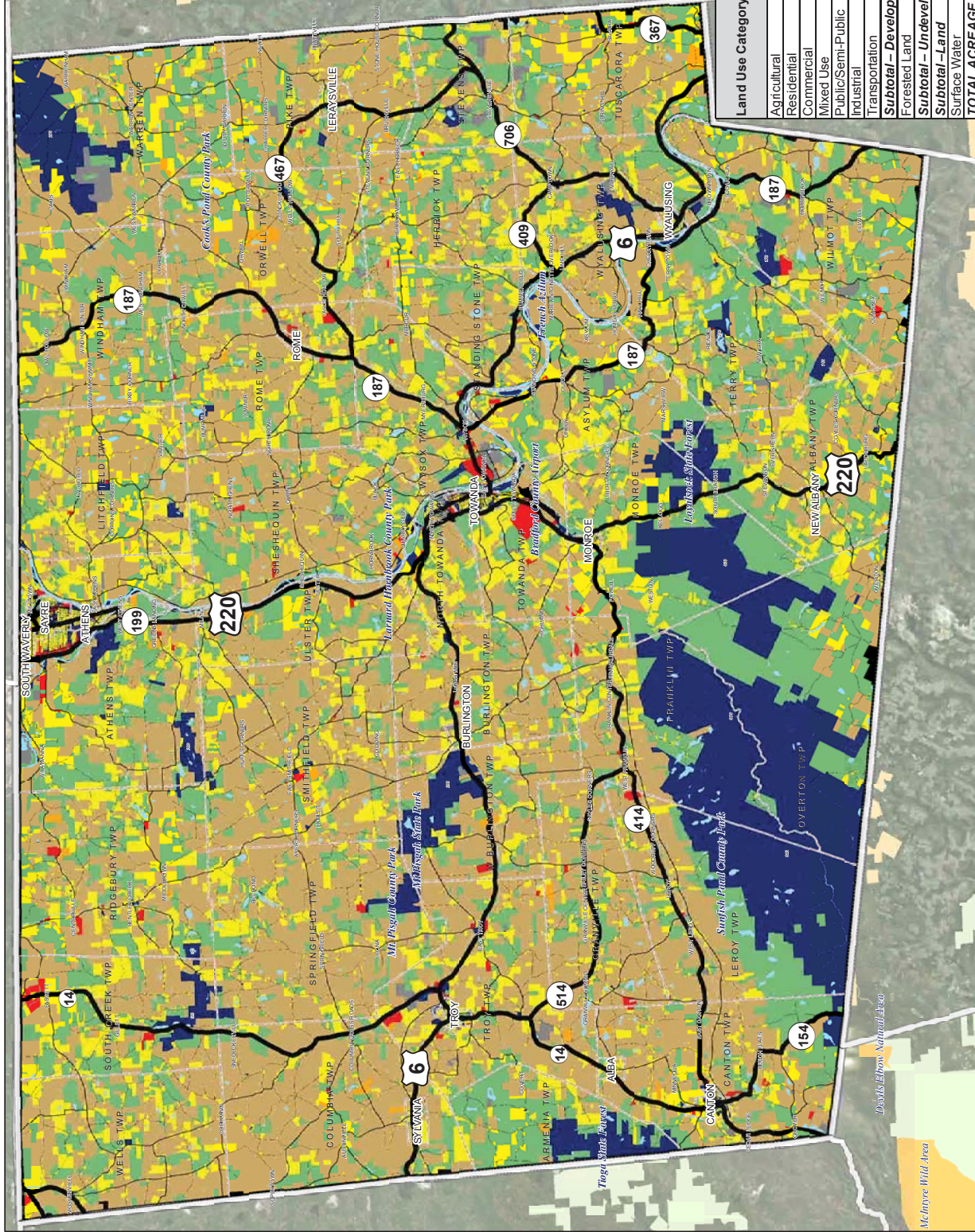
Source: The EADS Group, Inc. 2018.



This map was created using County of Bradford Geographic Information System digital data, but this is a secondary product and has not been verified and is not authorized by the County of Bradford.

Existing Land Use:

- Residential
- Commercial
- Mixed Use
- Agricultural
- Forested
- Industrial
- Public Semi-Public
- Transportation
- Surface Water
- Bradford County



Land Use Category	Bradford County	
	Acreage	% of Developed Land
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TOTAL ACREAGE	743,145.61	100.00%

BRADFORD COUNTY
DEPARTMENT OF COMMUNITY
PLANNING & MAPPING SERVICES



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EXISTING LAND USE

Several of the more significant factors and trends that emerge after reviewing Table L-1 and the *Existing Land Use Map* are presented below.

- In the aggregate, developed land comprises nearly three quarters (73.37%) of the total land area in the County. The developed land figure is somewhat deceiving since it includes the large tracts of State owned lands in the County even though this land can be perceived as being “undeveloped”.
- Agricultural land uses comprise 44.24% of the total land area and 60% of the developed land. This is not an unexpected amount given the agricultural heritage of the County.
- Public/Semi-Public land comprises just under 9% of the total land area. Public land encompasses the State Gamelands, State Forest tracts, the Mt. Pisagh State Park along with County and local park areas and other community areas.
- Forested Lands are significant in the County. Privately-owned forest land (i.e. wooded areas not within a Public Land) comprises nearly 25% of the total land area in the County. When considering that most of the State owned land and County Parks are forested, the total forested areas in the County is well over 30%.
- Residential, Commercial and Industrial uses comprise just over 18% of the total land Area.

Forest Resources

The Bradford County Natural Areas Inventory identified a number of intact Forest Blocks over 1-square mile in size. These important Forest Blocks are highlighted in an effort to draw attention to the significance of large forested blocks within the County. Besides being habitat suitable for many native species, large un-fragmented Forest Blocks in close proximity to each other become natural corridors for species movement within and through the County. The *Forest Resources Map* on the following page highlights the location of these Important Forest Blocks in the County.

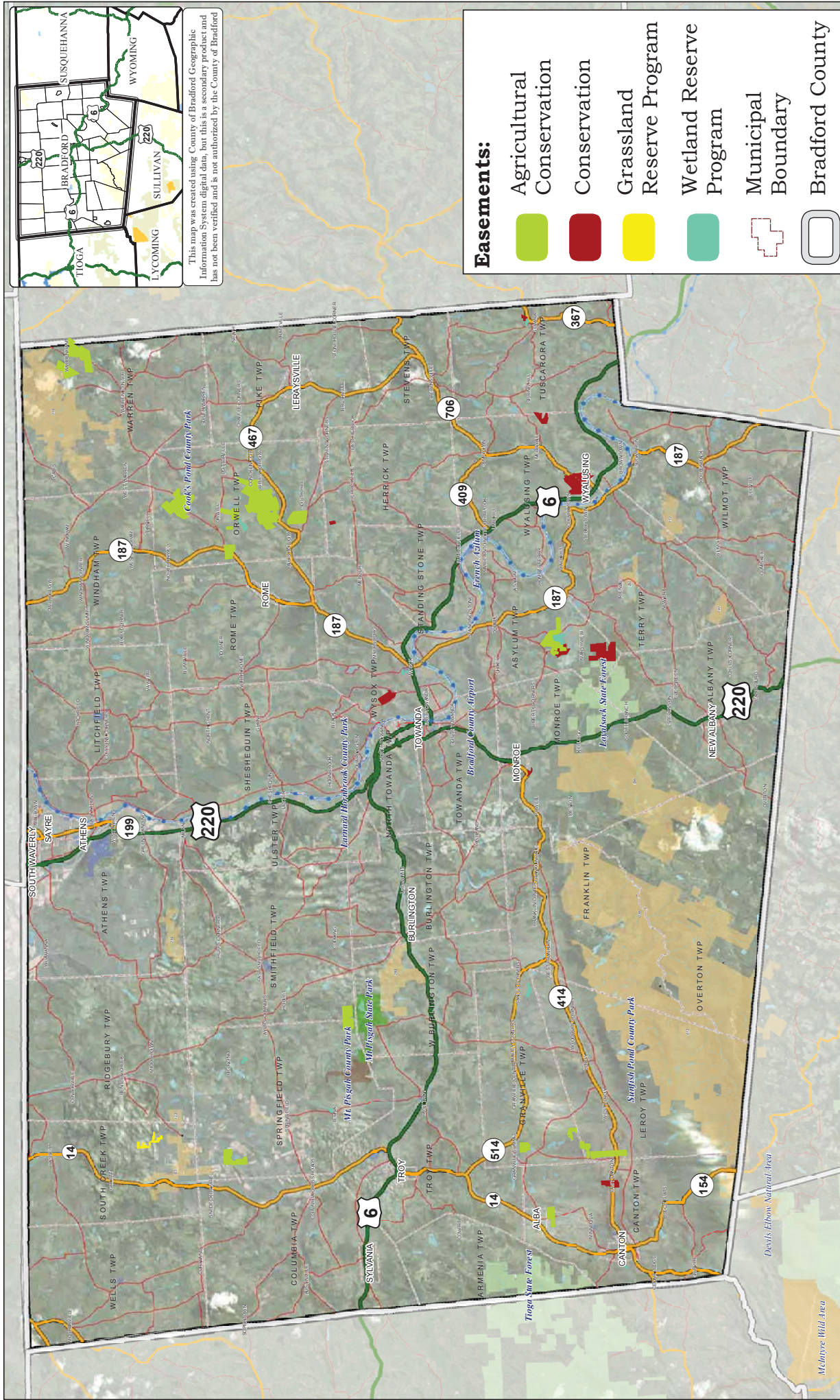
Important Farmland Soils and Farmland Preservation

The two categories of important farmland soils in Bradford County are Prime Farmland Soils (highest quality for agriculture) and Soils of Statewide Importance. Soils of Statewide Importance are nearly Prime Farmland Soils and can economically produce high yields of crops when treated and managed according to acceptable farming methods. Prime Farmland Soils are found principally in the Susquehanna River valley and in smaller pockets throughout the County. Soils of Statewide Importance area scattered fairly equally across the County.

The Bradford County Agricultural Land Preservation Board administers the County's Agricultural Preservation Program. They are responsible for administering agriculture conservation easements on behalf of the County and the administration of Agriculture Security Areas (ASA) as well as for encouraging the use of additional farmland preservation techniques through public and private organizations in the County and for promoting efforts to support the agricultural industry in the County. An accomplishment of the Program is the establishment of a number of Agricultural Security Areas (ASA) across the County. ASA's are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. ASA's are created by local municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in a given municipality into an ASA. The *Farm Land Resources Map* on pg. 51 highlights active Agricultural land, Agricultural Security Areas (ASA) and the location of Prime Farmland soils and Soils of Statewide Importance in Bradford County.

Preserved Agricultural and Other Lands

As noted above, the Bradford County Agricultural Land Preservation Board is responsible for administering agriculture conservation easements on behalf of the County. The *Preserved Land Map* on pg. 53 highlights those agricultural lands that are enrolled into an Agricultural Conservation Easement. In addition to Agricultural Conservation Easements, there are many other permanent conservation easements on land in Bradford County. These are also highlighted on the *Preserved Land Map* and include Conservation Easements administered by the North Branch Land Trust or the Northcentral Pennsylvania Conservancy and Grassland Reserve Program Easements and Wetland Reserve Program Easements administered by the Natural Resource Conservation Service.



Physical and Natural Features Overview

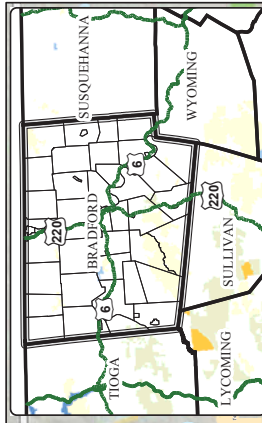
This subsection summarizes and visually depicts information on surface waters, natural and environmental resources and other important physical features necessary and required to delineate mapping of *Development Constraints* in Bradford County. This subsection graphically depicts this material on the following pages. The information contained in this section, and in particular the *Development Constraints* mapping, was used in the preparation of the *Future Land Use* and associated recommendations contained in this Comprehensive Plan. The following summarizes this information:

- *Surface Waters Map (p. 56)*: The mapping highlights the rivers, streams and water bodies in Bradford County recognized as physical assets:
 - The North Branch of the Susquehanna River enters Pennsylvania near Sayre. The river bisects the County into nearly equal eastern and western regions. It flows through Wyoming County, Luzerne and Columbia Counties prior to its confluence with its West Branch at Sunbury.
 - A section of the Chemung River flows through north-central Bradford County near South Waverly, Sayre and Athens.
 - Major river tributary streams in the County include Sugar Creek, Towanda Creek, Wyalusing Creek, and Wysox Creek.
 - Notable public recreation water bodies include Sunfish Pond in the Sunfish Pond County Park, Cooks Pond in the Cook's Pond County Park and Stephen Foster Lake located in Mount Pisgah State Park.
- *Special Protection Streams and Watershed Areas Map (p. 57)*: Special Protection Streams are surface water locations that have high quality to exceptional water quality and other environmental features that are regulated to protect them and their watersheds locations from over-development. High Quality and Exceptional Value streams and their contributing watershed areas area generally located within State Gameland No. 12 and No. 36 in the southern portion of the County.
- *Source Water Protection Areas (p. 58)*: The mapping highlights Source Water Protection Areas in the County. The Source Water Protection Areas generally define the drainage boundaries to local public water supply sources. Public water suppliers have prepared Source Water Protection plans designed to protect against pollution or other sources of degradation from impacting their water supply sources. Consideration should be given to how development in these areas could impact the public water supply.
- *Agricultural Land Map (p. 59)*: The mapping reflects the earlier land use analysis, showing the breadth of the agricultural land in the County. The map also displays Agricultural Security Areas (ASA) in Bradford County. ASAs are uniformly located across the County, reflecting the County's rich farming heritage.

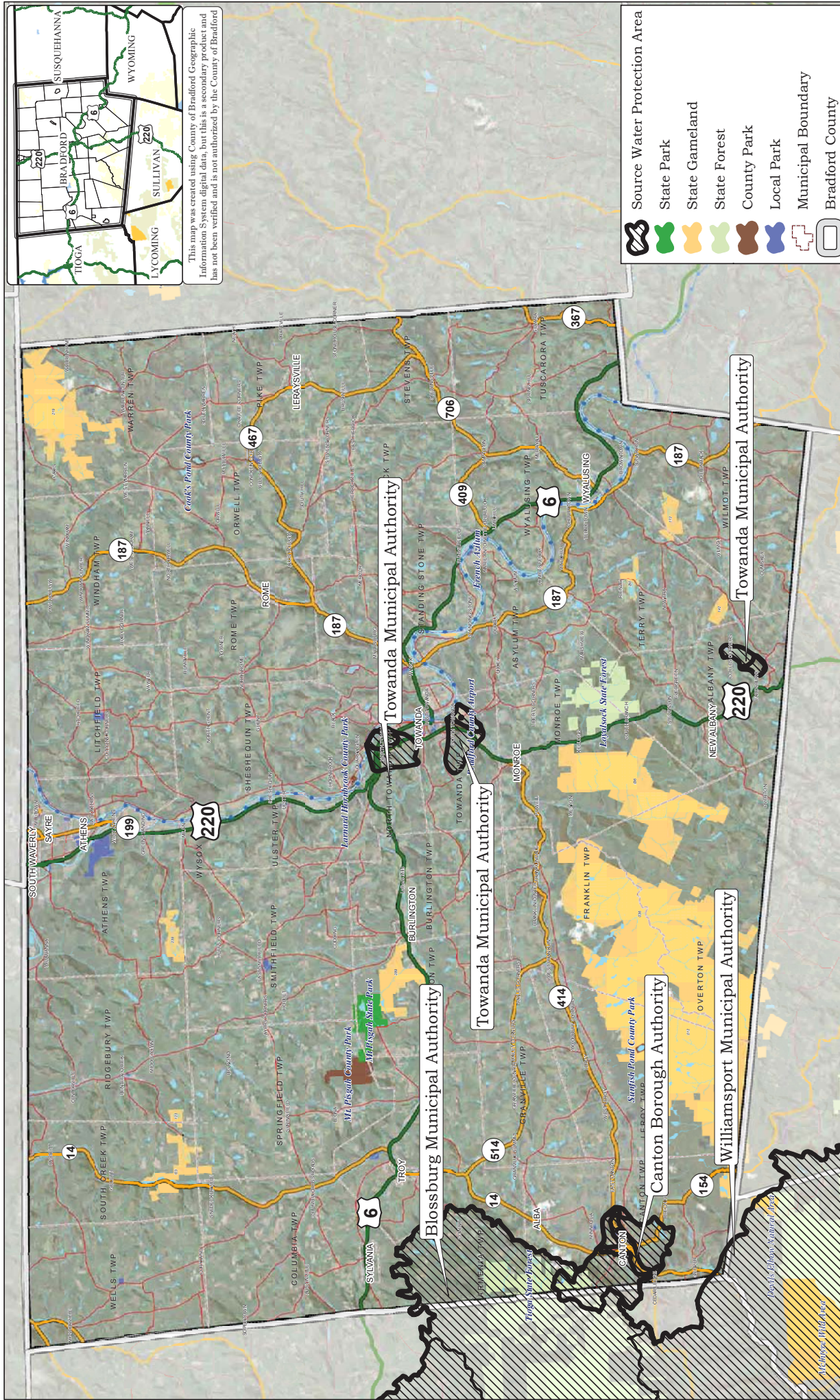
- *100-year Floodplains Map (p. 60)*: 100-yr floodplains are located along most of the rivers, streams and smaller tributaries in the County. Significant floodplains are located along the Chemung and Susquehanna Rivers and along Towanda creek generally between Monroe and Towanda.
- *State Lands, County and Local Park Land (p. 61)*: Bradford County contains a State Park, State Game Lands and tracts of State Forests. This includes the Mt. Pisgah State Park, ten (10) tracts of State Game Lands and portions of the Tioga and Loyalsock State Forests. Also of importance as public lands are the four (4) County Parks and approximately 60 local parks. These lands provide nearly 64,000 acres of public recreational land in Bradford County.
- *Natural Heritage Inventory Sites Map (p. 62)*: The mapping displays areas in Bradford County that have outstanding natural features (floral, faunal, and geologic), natural habitats known to sustain animal and plant species of special concern. Additional information on each site can be found in the Bradford County Natural Areas Inventory (2005).
- *Permanent Land Easements Map (p. 63)*: The mapping reflects the earlier land use analysis, showing areas in Bradford County that are enrolled into a permanent easement including Agricultural, Conservation, Grassland Reserve Program and Wetland Reserve Program easement types.

Developmental Constraints

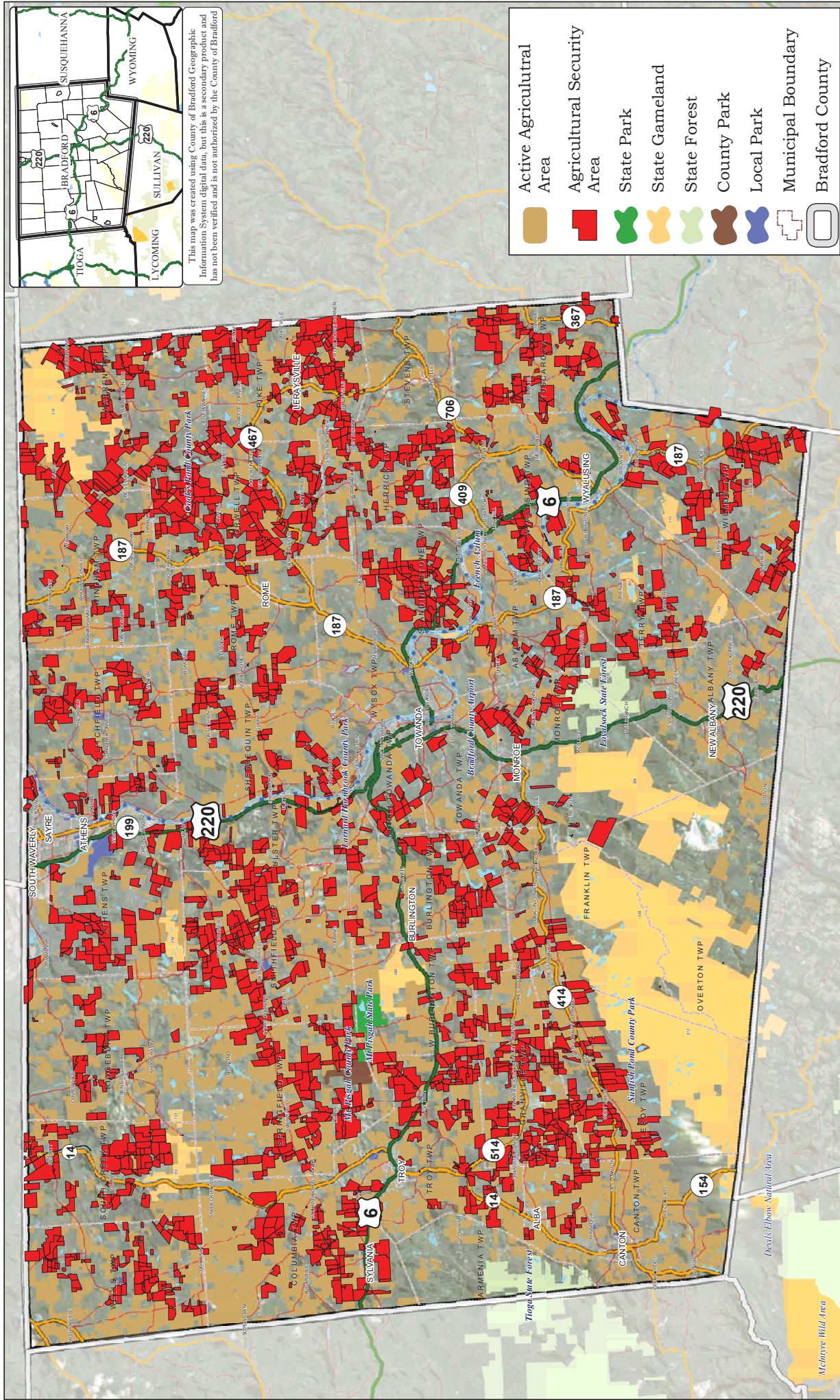
The most critical layers of the above mapping were synthesized and are depicted together on the *Development Constraints Map (p. 64)*. The information contained in this section and *Development Constraints Map* itself was used to guide development of the *Future Land Use Map* and other planning recommendations provided in the *Planning Issues and Recommendations* volume. The information and mapping contained in this section along with the *Development Constraints Map* will be a valuable tool for the Bradford County to use in subdivision and land development project reviews.

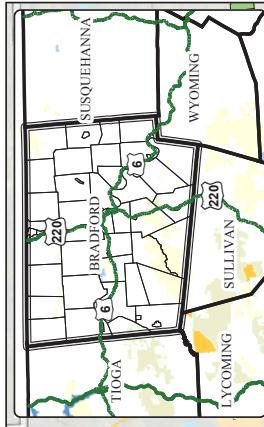


This map was created using County of Bradford Geographic Information Systems digital data, but this is a secondary product and has not been verified and is not authorized by the County of Bradford.

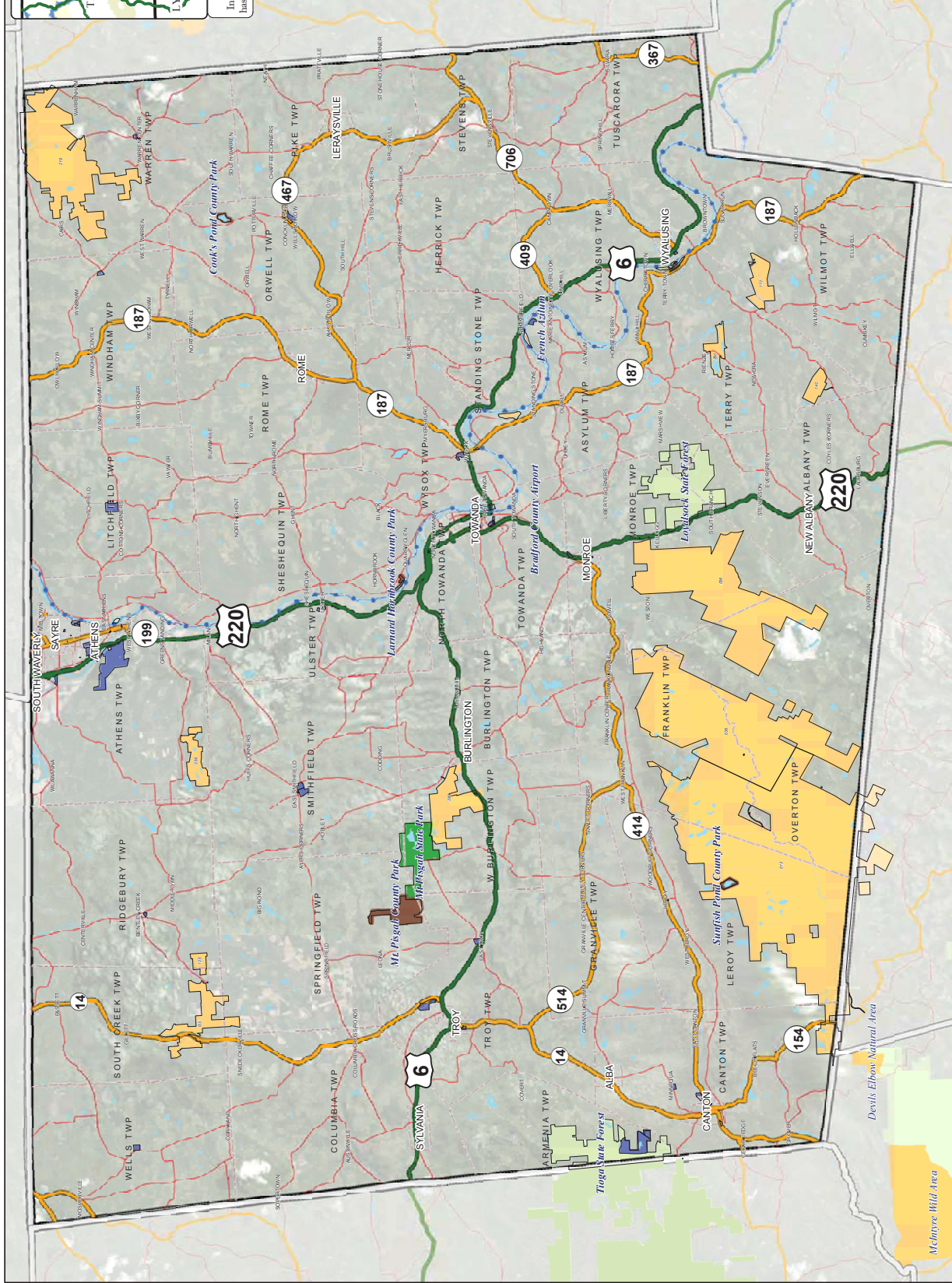
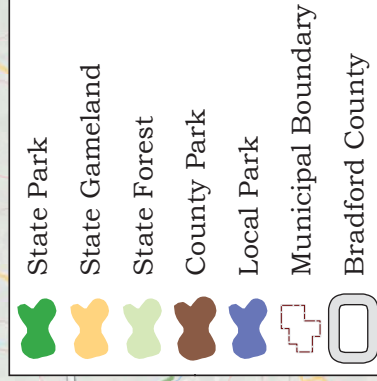


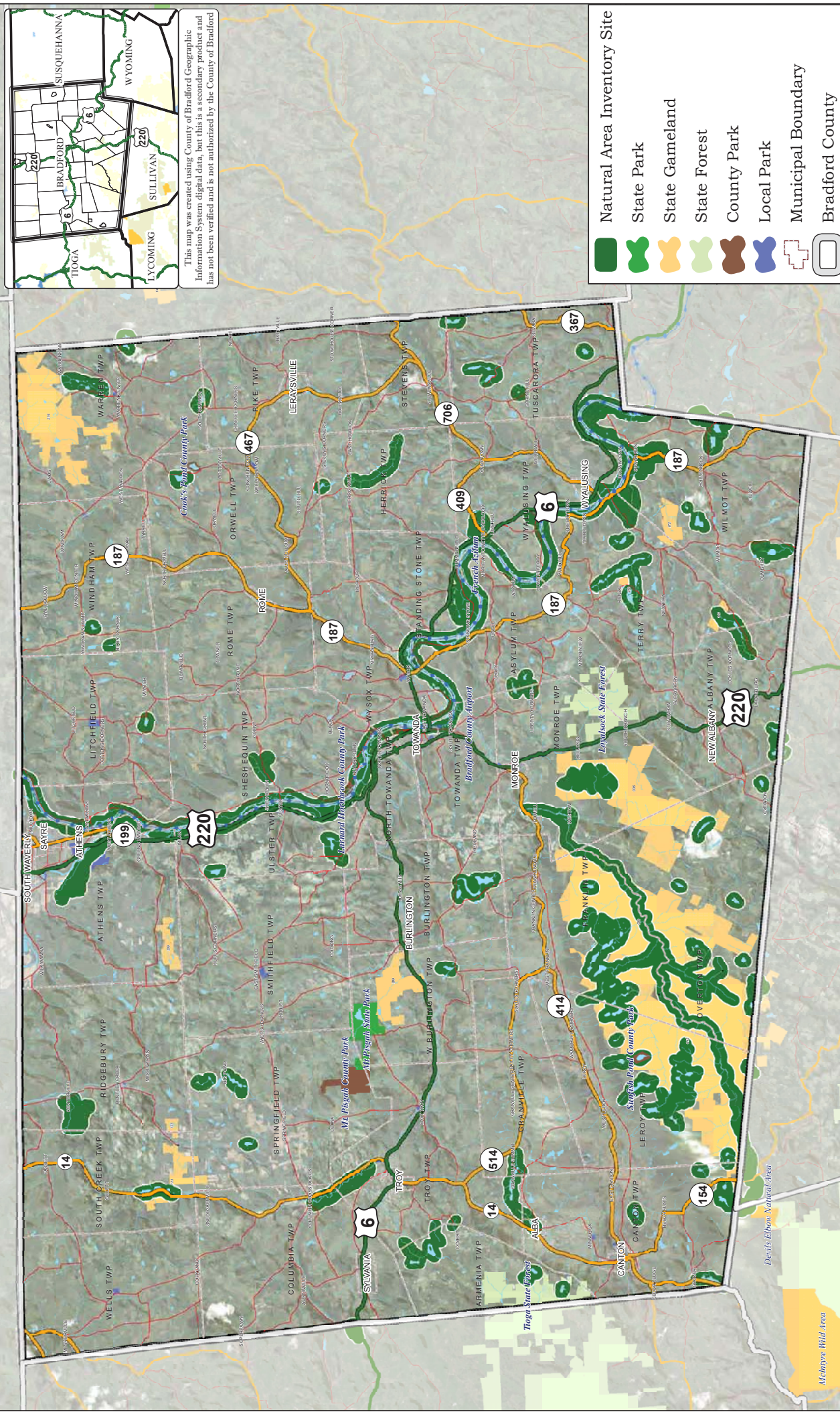
- Source Water Protection Area
- State Park
- State Gameland
- State Forest
- County Park
- Local Park
- Municipal Boundary
- Bradford County





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- Natural Area Inventory Site
- State Park
- State Gameland
- State Forest
- County Park
- Local Park
- Municipal Boundary
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NATURAL HERITAGE INVENTORY SITES

Infrastructure Profile

Transportation, public sewer and water, recreation opportunities and outdoor areas are all critical to the quality of life of County Residents and for community well-being, and are also vital for economic development in Bradford County. Therefore, this subsection is as important for future land use planning as the physical and natural features/development constraints discussion earlier.

Transportation Network

The following section highlights the transportation network in Bradford County. The *Major Transportation Facilities Map* on the following page depicts a rather varied multi-modal transportation system comprised of the following:

- The Bradford County Airport provides facilities and operations support that encourages general aviation, air commerce and economic development for Bradford County.
- Primary highways including US Route 6 and 220. PA Routes 14, 414, 514, 199 and 187 are also predominantly travelled roads in the County.
- BeST Transit currently serves and operates the public transportation system through the County.
- Land trails are located on the many public lands and the North Branch Susquehanna River Water Trail extends along the entire length of the River through the County.
- The Towanda Borough John B. Merrill Walking Trail - provides a very scenic north/south pedestrian walking trail alternate (to Main St./Rt. 6) through the Borough and North Towanda Township.
- PA Bicycle Routes Y (Rt. 6) and J (PA Rts. 14 & 414 and SR 1043) are part of a statewide bicycle route system.
- There are several recognized corridors in the County including the existing Susquehanna River Greenway and the proposed US Route 6 Scenic Byway. The US Route 6 Alliance has received signed scenic byway resolutions from Towanda Borough, Wysox Township and Wyalusing Borough. The Alliance is working with the remaining municipalities to obtain additional resolutions.



**Bradford County Airport
Welcome Signage**



**John B. Merrill Walking
Trail Wayfinding
Signage in Towanda**

Traffic Volumes

The *Traffic Volumes Map* on the following page shows that average daily traffic volumes vary considerably within the County.

- The heaviest volumes are found along US Route 6 east of Towanda. Volumes here can exceed 15,000 vehicles a day.
- Volumes on stretches of Route 220 north between Towanda and the Sayre-Athens area can range between 10,000 and 15,000 vehicles a day.
- Heavier traffic is also found along on Route 6 between Wysox and Wyalusing and within Troy Borough. Volumes here can reach up to 10,000 vehicles a day.
- Volumes on most of the State Routes are relatively light averaging less than 2,000 vehicles a day.

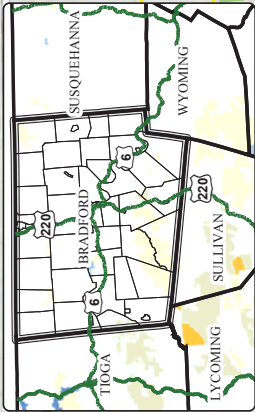
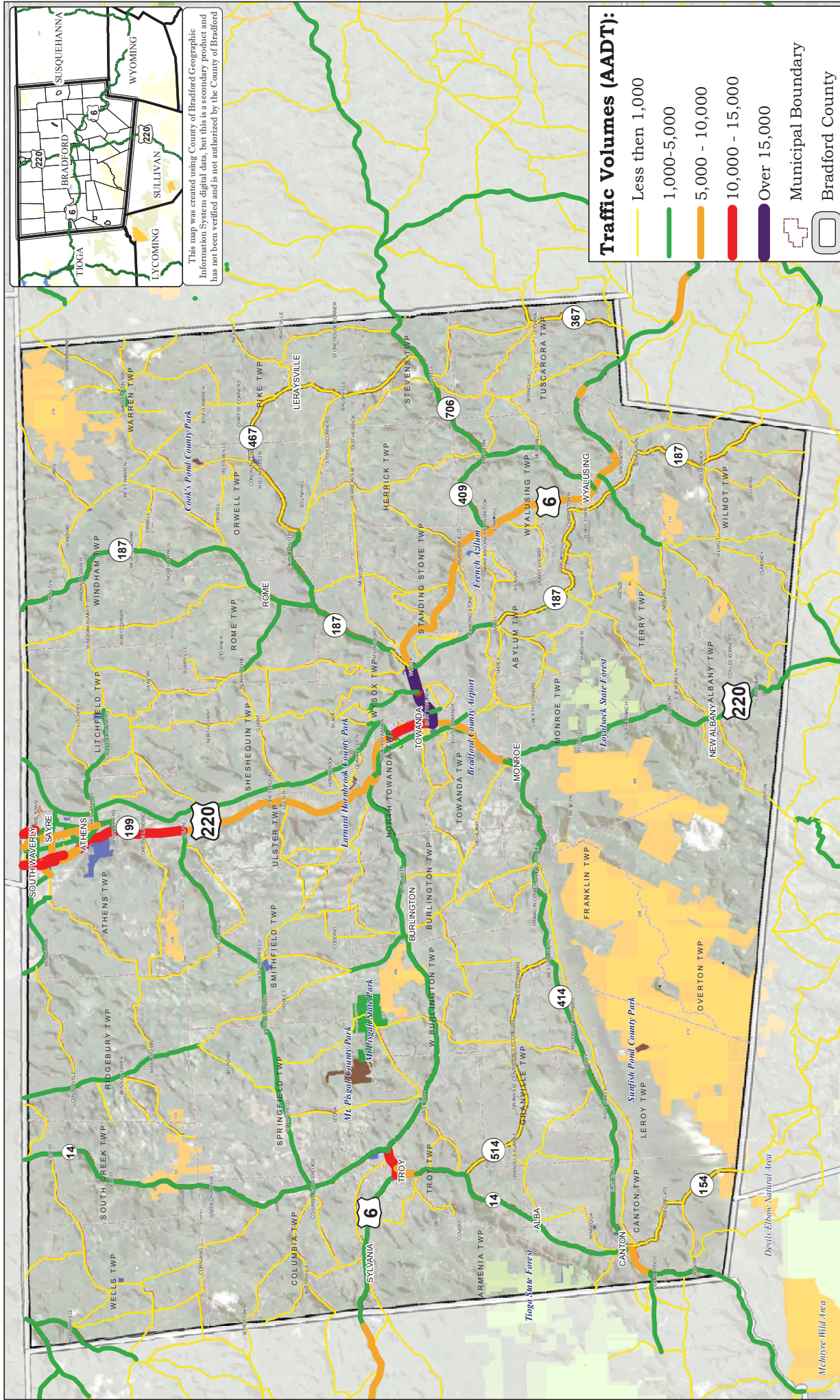
Taken together, the graphic depiction of average traffic volumes suggests there is a higher volume of regional traffic on US Routes 6 and 220 north and that a number of trips begin or end within the Sayre and Athens area.

Public Transportation

Sections of Bradford County are within the fixed route service area of the BeST Transit (EMTA) which serves Bradford, Sullivan, and Tioga counties. BeSt Transit also provides door to door shared rides service to adhere to senior citizens and persons with disabilities. The following summarizes routes and service.

- Route 25 - Monday – Friday, two (2) trips between Wyalusing, Camptown, Wysox, and Towanda.
- Route 50 – Tuesday and Friday, once a day service between Sayre, Athens, Towanda, New Albany, Dushore, to Lycoming Mall and then reverse in the afternoon.
- Route 20 – Monday – Friday, Twice a day service between Canton, Troy, Monroeton, and Towanda and then again in a reverse loop.
- Route 15 – Monday – Friday, Six (6) trips between Dushore, New Albany, Wysox, Towanda and Sayre.

In addition, a private taxi service, Valley Taxi, serves the County out of its Athens headquarters.



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Communities

A Strength of Bradford County is its many smaller towns and communities. The following highlights those municipal assets in the County.

- Towanda Area - The Towanda area includes three municipalities: Towanda Borough, Towanda Township and North Towanda Township. Towanda Borough is the county seat and has a historic district that includes the main street business district and adjacent residential areas.
- Troy-Canton Area - Troy-Canton is located in the western portion of the County. Troy is located at the junction of US Route 6 and PA Route 14; Canton lies a few miles south of Troy along PA 14 between Armenia and Barclay Mountains. Alparon Park, home of the County Fair, is located in Troy.
- The Valley - Athens, Sayre and South Waverly Boroughs and Athens Township comprise the *Valley* community in the northern part of the County. They are located on land between the Susquehanna and Chemung Rivers. Athens Borough lies at the southern point of the peninsula and South Waverly Borough lies to the north along the New York/Pennsylvania state border. Sayre Borough is located generally in between South Waverly and Athens. A portion of Sayre is also located to the east of South Waverly and along the state border. The Valley community contains dense neighborhoods, central business districts, and integrated industrial sites developed in the late 19th and early 20th centuries during the railroad heyday.
- Wyalusing Area - Wyalusing Borough and Wyalusing Township are located in the southeastern portion of the County along the Susquehanna River and US Route 6. The Borough developed when the river-based logging industry was in its prime in the mid to late 1800s. The town is known for its architecture, which dates to the mid-1850s, and is the keystone to the borough's historic district.
- Wysox Area - Wysox Township is located in central Bradford County across the river from Towanda. Bradford County's *Golden Mile* is located in Wysox Township along US Route 6. Many highway commercial retailers and local commercial businesses located along this busy roadway segment.

Public Outdoor Recreation Land

There is a considerable amount of public recreation land in the Bradford County including one (1) State Park, four (4) County Parks, two (2) State Forests and ten (10) tracts of State Game Land. There are also a number of municipal parks and recreation areas located in the County. The following section further describes these Outdoor Recreation Assets while the *Recreation Assets Map* on page 76 highlights their location in the County.

State Forests

Portions of the Tioga State Forest and Loyalsock State Forest are located in the County. The Tioga State Forest comprises nearly 158,000 acres in total, with approximately 2,600-acres being located in the County. The Loyalsock State Forest totals 114,552 acres, with approximately 2,800-acres being located in the County.

Mt. Pisgah State Park

Mt. Pisgah State Park is the only State Park in the County. The 1,300-acre Park offers a variety of outdoor recreation opportunities including picnicking, fishing and boating, hiking, camping and environmental education. The Park also features the 75-acre Stephen Foster Lake which provides fishing, boating and skating opportunities. The Park is located in the Western part of Bradford County approximately two miles north of US 6.

Bradford County Parks

Bradford County owns and operates four (4) County Parks:

- Larnard-Hornbrook County Park - This 30-acre Park is located along the Susquehanna River in Sheshequin Township and offers camping, showers and restroom facilities, a boat launch to the Susquehanna River and playground, volleyball and baseball facilities.
- Mount Pisgah County Park - Located in Springfield Township, this County Park comprises of 600-acres that includes a number of scenic vistas, picnic areas, seasonal camping sites, and shower and restroom facilities. There are also many hiking trails with informational wildlife signage to inform visitors of the environment throughout the Park.
- Sunfish Pond County Park - This 70-acre Park is located on Barclay Mountain in Leroy Township. It includes the 30-acre Sunfish Pond. Boating is allowed but only with electric motors. It is also surrounded by thousands of acres of State Game Lands.
- Cook's County Park - Cook's Pond Park is located in Orwell Township and features a 40-acre waterbody freshwater fishery stocked by the Pennsylvania Fish Commission. The park was acquired through a donation in 2016 from the Cook's Pond Association and consists of a small parking area and a boat launch. Boating is allowed. The only powered boats allowed are those using electric motors.

State Game Lands

The Pennsylvania Game Commission owns and manages nearly 1.5 million acres of state game lands throughout the Commonwealth. The primary purpose of these lands is the management of habitat for wildlife and to provide opportunities for lawful hunting and trapping. There are ten (10) tracts of State Game Lands totaling just over 35,000 acres in Bradford County.

- State Game Lands 12 – Located in the Canton area and is the largest State Game lands in the County amassing approximately 24,000 acres.
- State Game Lands 36 – Located in Monroeton and West Albany Townships.
- State Game Lands 123 – Located around Checkerville in Springfield and South Creek townships.
- State Game Lands 142 – This State Game land area is located near New Albany.
- State Game Lands 172 – Located in Wyalusing, this State Game Land comprises 369 acres of hilly and mostly forested terrain.
- State Game Lands 219 – Located in Warren Township, the land is relatively hilly with a vast amount of valleys.
- State Game Lands 237 – Located in Terry and Asylum Townships.
- State Game Lands 239 – Located in Athens Township.
- State Game Lands 250 – Located near Wyalusing in Terry Township.
- State Game Lands 289 – Located in West Burlington Township.

Municipal Recreation Facilities

There are approximately 60 local community and school based recreation areas in the County that provide residents an opportunity to enjoy the surrounding environment within their respective community. The following provides a summary of just some of the municipal recreation facilities available in the County.

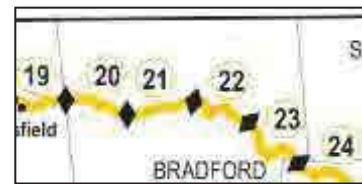
- Alba Borough
 - Alba Borough Community Park
- Athens Borough
 - Valley Playland & Recreation Center
- Athens Township
 - Round Top Recreation Area
 - Tioga Square
 - Jim King Memorial Park
 - Tozer's Landing
- Asylum Township
 - Towanda Boat Club
 - Towanda Rod and Gun Club
- Canton Borough
 - War Memorial Pool and Park
 - Morse Arboretum
- Columbia Township
 - Bradley Hall
- Monroe Borough
 - Softball Field at Mountaineer Park
 - 2 Acres Recreation Area
- Sayre Borough
 - Three neighborhood parks
 - Howard Elmer Park
 - Sayre Sportsmen's Pistol Range
 - Borough Owned Pond
 - 2 Ball Fields
 - Facilities at High School
 - Sayre Riverfront Park
- South Waverly Borough
 - 2 Acre Park

- Towanda Borough
 - Memorial Park
 - Third Ward Playground
 - SCI Building and Pool
 - 3 Little League Fields
 - Eastside Riverfront Park
 - John B. Merrill Walking Trail
- Troy Township
 - Alparon Park
- Ulster Township
 - Totem Park
- Warren Township
 - 10 Acre Recreational Site
- Wells Township
 - Coryland Park
 - 2 Acre Park
- Wyalusing Borough
 - The Wells Memorial Park
- Wysox Township
 - Fireman's Park
 - Wysox Boat Launch and Park

BicyclePA Routes

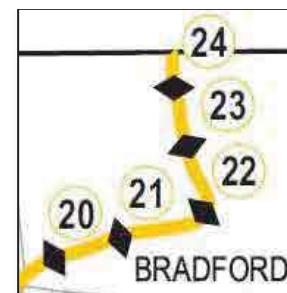
PennDOT has established a network of cross-state bicycle routes including two (2) through Bradford County. The routes use existing public roads and are intended for long distance bicycle touring.

- Route Y - coexists with US Rt. 6 across northern Pennsylvania and through the County. It is often the choice for people cycling between Cleveland, Toledo, Detroit, or Chicago and the New York metropolitan area. See insert map to right



Route Y

- Route J - extends from the New York State line in South Waverly southward through Sayre, Athens and Towanda before turning southwest towards Canton. The Route eventually enters Maryland and continues to the Baltimore suburbs. See insert map to right



Route J

Susquehanna River Water Trail

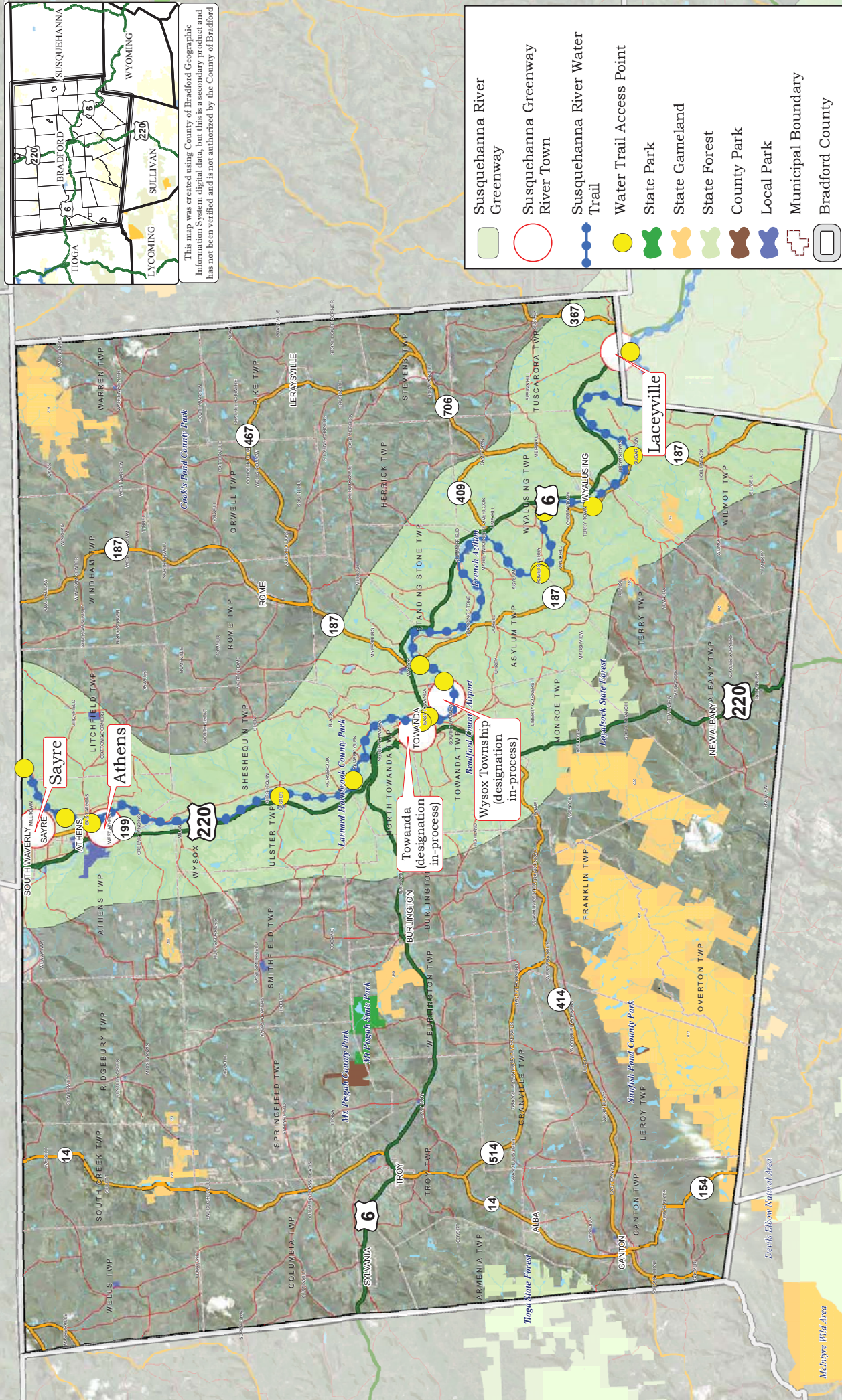
Water trails are recreational corridors suitable for canoes, kayaks and small motorized watercraft. They provide safe access to Pennsylvania's waterways and connections to local history and heritage resources, ecology and geology and wildlife. In addition, water trails offer several incredible benefits to local communities, including encouraging tourism and providing economic benefits. The North Branch Susquehanna River Water Trail begins in the upper part of New York State and extends along the entire length of the Susquehanna River through Bradford County. In total, the Trail extends for approximately 185 miles. Access points in Bradford County to the Water Trail are highlighted on the *Susquehanna River Assets Map* on the following page and include the following:

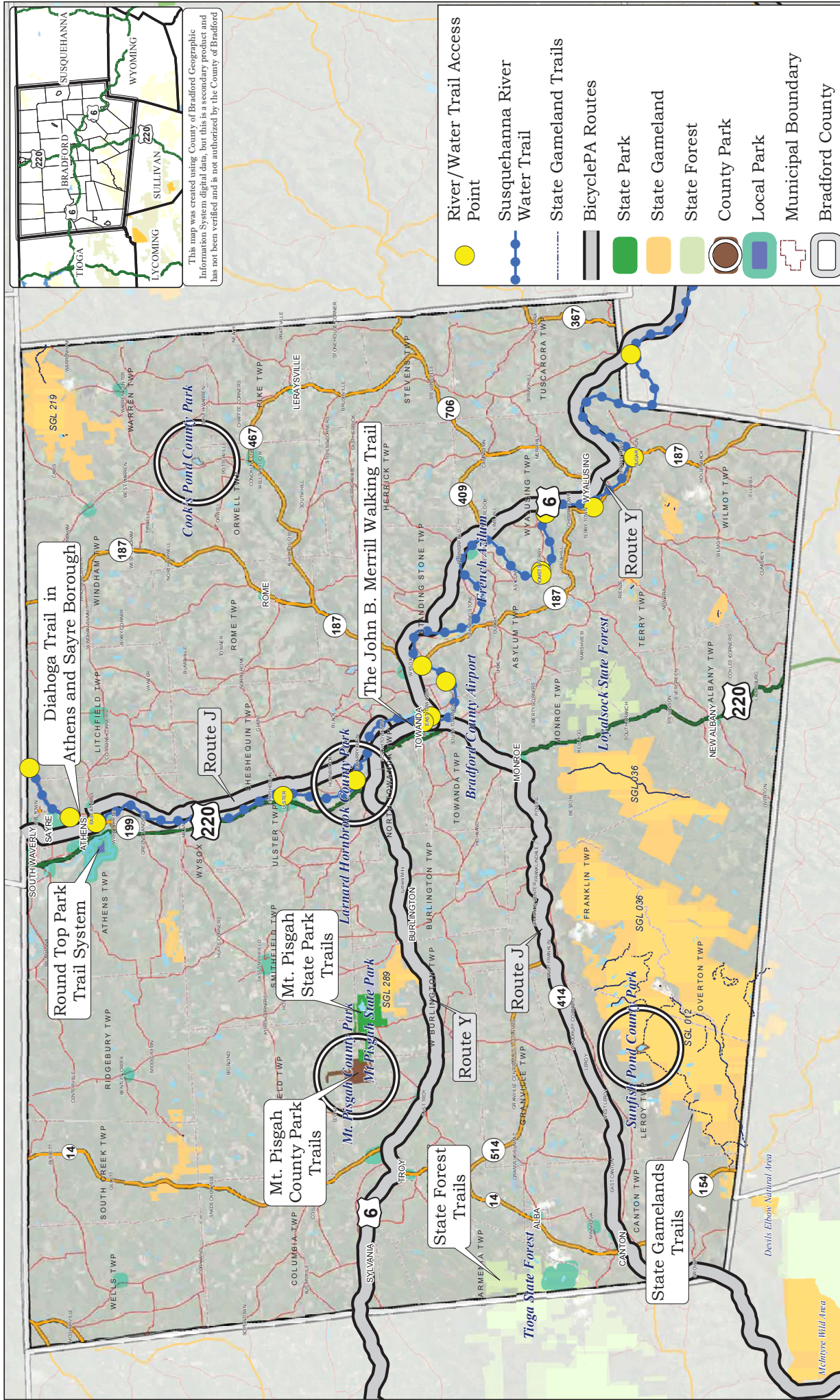
- Athens
- East Athens
- Sayre
- Ulster
- Sheshequin
- Towanda
- East Towanda
- Wysox
- Asylum
- Terrytown
- Wyalusing
- Wilmot

Susquehanna River Greenway Corridor

Greenways are corridors of land recognized for their ability to connect people and places together. The Susquehanna Greenway links natural, cultural, historic, and recreational resources along the 500-mile corridor of the Susquehanna River including the portion through Bradford County. The Susquehanna Greenway Partnership manages the Greenway and is working to build an active network of trails, open space, and communities that enable walking, biking, and/or paddling from town to town. The Partnership is also working to enhance designated river towns along the Corridor. The Greenway recognizes three (3) designated *Susquehanna Greenway River Towns* in or in close proximity to Bradford County. The designated river towns are highlighted on the *Susquehanna River Assets Map* on the following page and include the following. In addition, Towanda and Wysox Township are in the process of becoming designated river towns.

- Sayre (designated 2014)
- Athens (designated 2014)
- Laceyville (Wyoming County) (designated 2008)





Scenic Overlooks and Pull-Offs

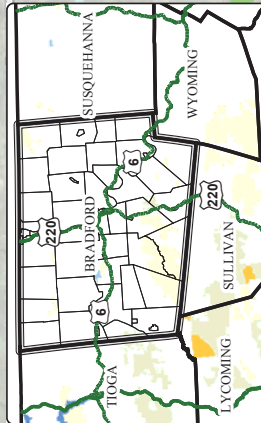
Seven (7) areas with existing scenic overlooks are identified in Bradford County. These include the several overlooks within the Mt. Pisgah County Park. The *Scenic Overlooks and Pull-Offs Map* on the following page depicts the locations of these overlook sites in the County. It is important to document the location of these sites for tourism, marketing and recreational purposes. At least twelve (12) potential scenic pull-off sites and four (4) select *side trips* to Route 6 tourism resources have also been identified in previous planning efforts for the Route 6 Corridor.

Bradford County Tourism Promotion Agency

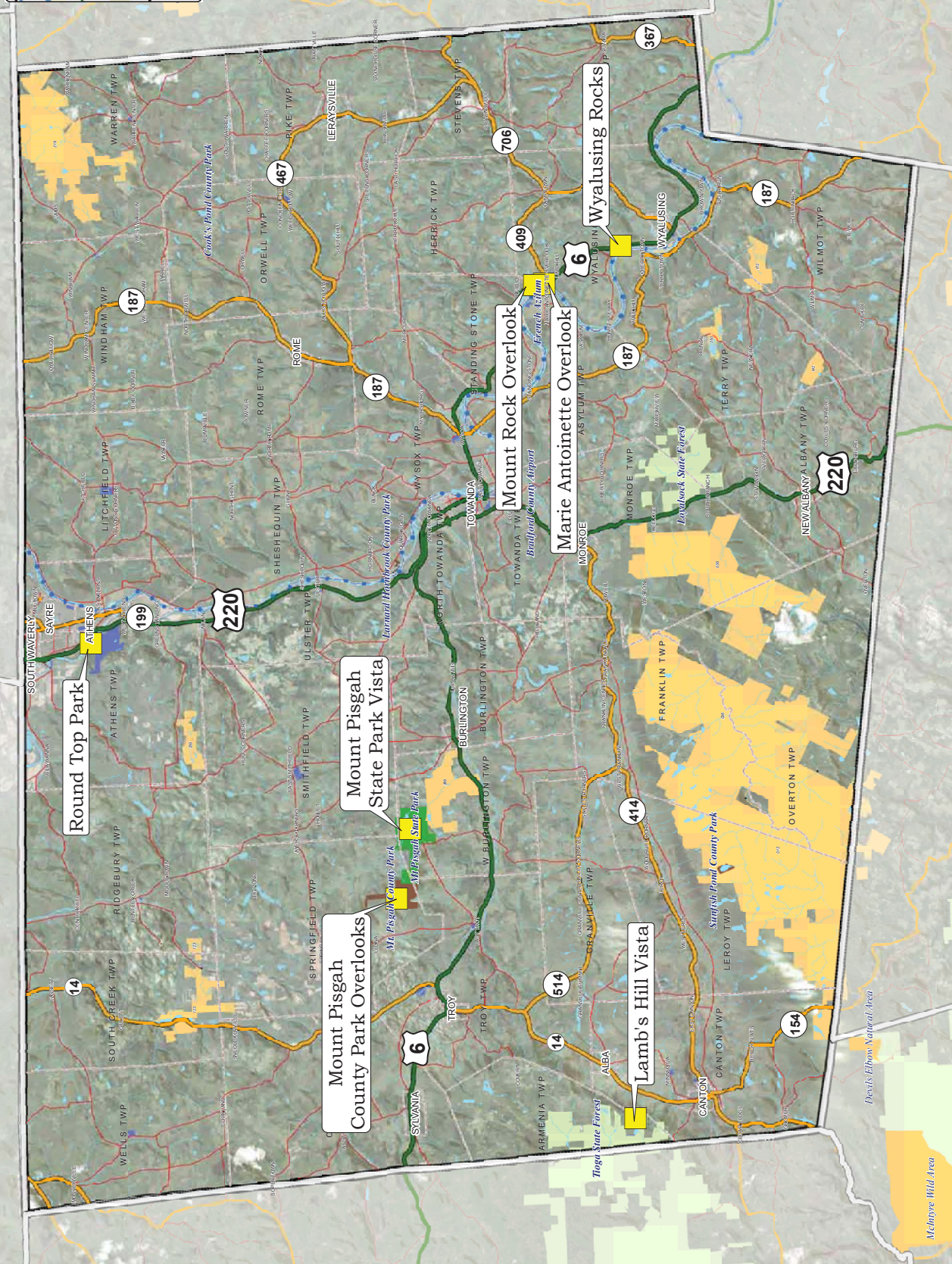
The Bradford County Tourism Promotion agency is a non-profit organization that promotes events and industries of Bradford County within its borders and beyond. The Bradford County Tourism Promotion Agency, with oversight from the Bradford County Tourism Board, is responsible for ensuring that Hotel Room Tax money collected in Bradford County is used for the purpose of tourism development. In Bradford County, 30% of all Hotel Room Tax is set aside for distribution through the Room Tax Grant Program. The Bradford County Tourism Promotion Agency administers the Room Tax Grant Program.

Health Care Facilities and Services

The residents of Bradford and surrounding counties are afforded access to high quality health care facilities and services. The Guthrie health care system provides a full-spectrum of health services incorporating primary care, complex specialty care, behavioral health services, surgical services, inpatient care, durable medical equipment services, home health, long-term care, palliative care and hospice care. Advanced and community based medical services are provided out of the Guthrie Robert Packer Hospital in Sayre, the Guthrie Towanda Memorial hospital in Towanda and the Guthrie Troy Community Hospital in Troy.



This map was created using County of Bradford Geographic Information System digital data, but this is a secondary product and has not been verified and is not authorized by the County of Bradford



- Scenic Overlook
- State Park
- State Gameland
- State Forest
- County Park
- Local Park
- Municipal Boundary
- Bradford County



BRADFORD COUNTY
DEPARTMENT OF COMMUNITY
PLANNING & MAPPING SERVICES



BRADFORD COUNTY
COMPREHENSIVE PLAN UPDATE
2017-2018

SCENIC
OVERLOOKS

School Districts

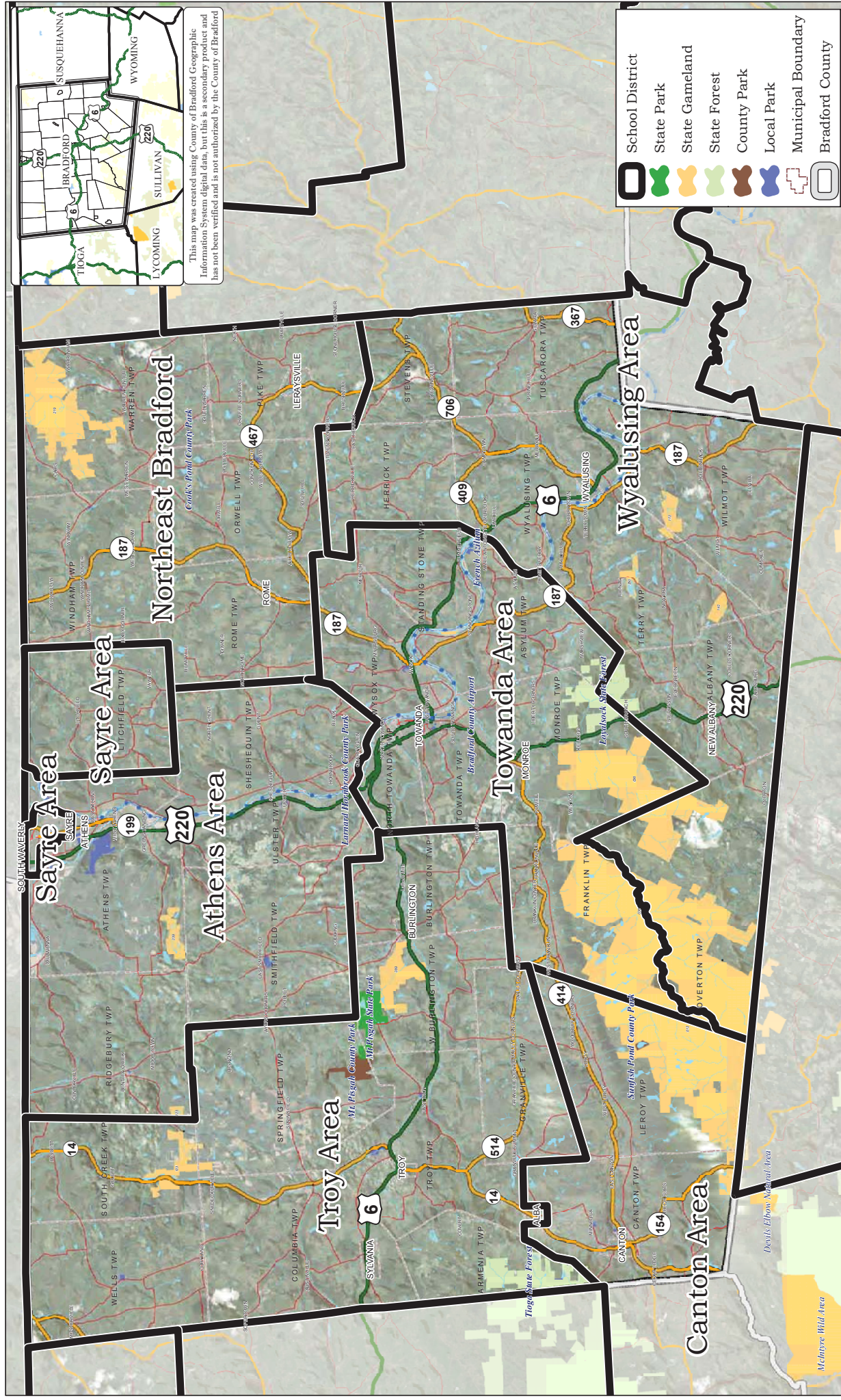
There are seven (7) school districts serving Bradford County. The *School Districts Map* on the following page shows the boundaries of each district in the County.

- Athens Area School District – Serves Athens Borough and Athens, Ridgebury, Smithfield, Ulster and Sheshequin Townships.
- Canton Area School District – Serves Canton Township and Canton Borough; along with Union Township in Tioga County and parts of Lycoming County.
- Northeast Bradford School District – As the name implies, this Districts serves communities in the northeast corner of the County.
- Sayre Area School District – The District serves two noncontiguous fragments including Sayre and South Waverly Boroughs and Litchfield Township.
- Towanda Area School District – Serves Towanda and Monroe Boroughs and Franklin, Monroe, Towanda, North Towanda, Wysox, Asylum and Standing Stone Townships.
- Troy Area School District – Serves Alba, Burlington, Sylvania and Troy Boroughs and Armenia, Burlington, Columbia, Granville, South Creek, Springfield, Troy, Wells and West Burlington Townships.
- Wyalusing Area School District – Includes New Albany and Wyalusing Boroughs and Albany, Herrick, Overton, Stevens, Terry, Tuscarora, Wilmot and Wyalusing Townships as well as Laceyville Borough and Braintrim Township and a portion of Windham Township in Wyoming County.

Bradford County Library System

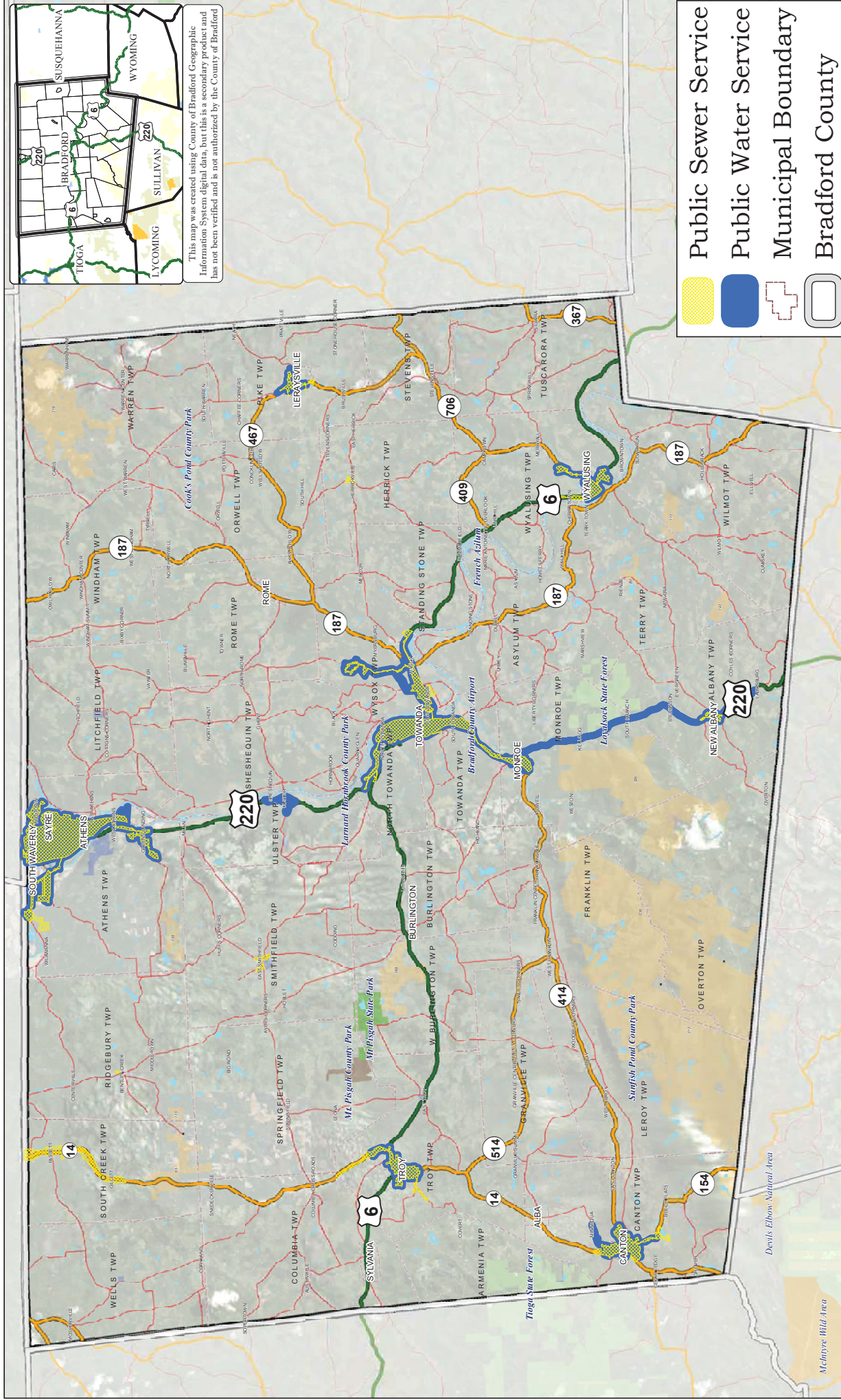
There are ten (10) libraries that make up the Bradford County Library System. The County-wide library system has served the residents of Bradford County since it was established in 1981. The library system holds librarians' workshops, children reading programs, and reading clubs. Libraries in the System include:

- Bradford County Library
- Spalding Memorial Library
- Green Free Library
- Monroeton Public Library
- Sayre Public Library
- Towanda Public Library
- Allen F. Pierce Free Library
- Mather Memorial Library
- Wyalusing Public Library
- New Albany Community Library



Public Sewer and Water Service

The *Public Sewer and Water Map* on the following page graphically displays the service areas for the public sewer and water systems in Bradford County. Public water and sanitary sewer service areas interface fairly well together in several areas including Canton, Troy, Towanda, Wysox, Monroe, New Albany, Athens, Sayre and South Waverly, Leraysville and Wyalusing. There are still some areas with public water that does not have public sewage including near Ulster and Sheshequin and some areas with public sewage that are not served by public water including between Fassett and Gillett in South Creek Township and near East Smithfield in Smithfield Township and near Herrickville in Herrick Township. The remainder of the County is served by on-lot sewage systems. Coordinated sewer and water service areas are encouraged to focus future development and redevelopment efforts in the Bradford County.



Appendix - Stakeholder Participation

The *Bradford County Department of Community Planning & Mapping Services*, in conjunction with the *Bradford County Commissioners*, the *Bradford County Planning Commission* and the *Planning Advisory Committee* carried out multiple public engagement initiatives during the planning process, including the following:

- Community Workshop #1– held on June 28, 2017 at the Bradford County Airport in Towanda.
- A multi-day Community Workshop #2 consisting of nine (9) Focus Group Sessions and a wrap-up Public Session held at the Progress Authority Building in Towanda during November 7-9, 2017.
- The Municipalities Planning Code (MPC) required Public Meeting/Community Workshop #3 – held on May 29, 2018 at the Progress Authority Building in Towanda.
- The Municipalities Planning Code (MPC) required Public Hearing – held on August 9, 2018 at the Bradford County Courthouse.
- Community Survey – conducted on-line and hard copies distributed at various locations and manually entered into the *SurveyMonkey* System on <https://www.surveymonkey.com/r/Bradfordcountyplan2017>. Over 600 responses were received.
- Interactive on-line comment mapping – a total of thirty (30) geographically referenced comments were made on <http://75.151.252.249/BCCP>.

In addition, the *Planning Advisory Committee* was regularly engaged through the distribution of meeting, draft result and report summaries as well as being provided regular status/progress updates. Engagement was also achieved at review meetings held during the planning process, which were conducted as follows:

- April 19, 2017 – Kick-off meeting. Introduction to the planning process and approach, review of the scope of work, expectations, communication plan and the public participation initiatives as well as obtaining initial input on issues and opportunities.
- September 20, 2017 – Review of draft Community Survey and Comment Mapper results, gaining consensus on priorities and identification of potential focus groups for Community Workshop #2.
- February 15, 2018 – Review final Community Survey and Comment Mapper results, recap and highlights from the Focus Group Sessions and consensus on preliminary goals, recommendations and actions.

Community WORKSHOP #1

Bradford County Comprehensive Plan Update



Come join us to plan for the...

FUTURE OF YOUR COUNTY

WHERE

Bradford County Airport
415 Airport Road
Towanda, PA 18848

WHEN

Wednesday
June 28, 2017
At 6:00 PM



WHAT

The Bradford County Department of Community Planning and Mapping Services under the direction of the Bradford County Commissioners has initiated an update of the Bradford County Comprehensive Plan, last updated in 2004. The updated plan will provide an analysis of change, a general agenda and approach for maintaining and enhancing the quality of life for County residents. To begin the public participation process, a Community Workshop has been scheduled.

TOPICS

Information on the planning process, various types of participation and engagement, as well as public input on assets and issues faced by the communities in Bradford County.

**Bradford County Comprehensive Plan Update
Community Workshop – Meeting No. 1
June 28, 2017**

The first Community Workshop meeting was held on Wednesday, June 28, 2017 at the Bradford County Airport in Towanda, PA at 6:00 PM to gather public input. A total of twenty-nine (29) people signed the attendance sheet (copy attached). Mark Lazzari, a planner with The EADS Group, attended and facilitated the proceedings. Matthew Williams, County Planning Director, and other County Planning staff, including Scott Molnar, Emily Vollmer and Rich Lasko, were in attendance and participated in the meeting. Matthew Williams welcomed the attendees and provided introductory remarks. The Bradford County Department of Community Planning and Mapping Services under the direction of the Bradford County Commissioners and the Bradford County Planning Commission is spearheading the planning effort in consultation with The EADS planning staff. Mr. Lazzari then gave a presentation focused on the following:

- 1. Background and Context** – The planning process was reviewed in terms of approach and as enabled in the Pennsylvania Municipalities Planning Code (MPC) that emphasizes issues-oriented and implementable recommendations. It was suggested that this plan will organized recommendations into real-world categories of *Community, Economy and Future Land Use*.
- 2. “Factoids”** – Various factors were reviewed graphically and in brief narratives as a setting for the planning process, including mapping of the planning area, the population profile and decline, housing change and profile, income profile and change, and employment profile. The graphics displayed a comparison of Townships, Boroughs, County and the State of Pennsylvania for context.
- 3. Public Participation** – The multi-faceted engagement process was reviewed including the Community Survey interactive on-line comment mapping, a multi-day Community Workshop (CW#2) with focus group sessions, and the MPC-mandated Public Meeting and Public Hearing. Sign-up forms for potential Focus Groups were made available for those attending (copy attached). Copies of the Community Survey were distributed to attendees who were encouraged to complete the survey and return it at the end of the meeting.

The remainder of the meeting involved participation by attendees. The engagement focused on major positive changes in the past 10 years, major negative changes in the past 10 years, and major issues facing the County. The following summarizes the comments received.

Major positive Changes in the past 10 Years

- The County has made major upgrades to the County Park system and this was recognized and appreciated by attendees:
 - Hornbrook Park has a new ADA inclusive playground as well as an improved camping area.
 - Sunfish Pond has a new playground, camping area and fishing docks.

- Mount Pisgah has made trail improvement and the overall cleanliness is noteworthy.
- The walking path along the Merrill Parkway along the Susquehanna River was identified as being heavily used and well appreciated as an outdoor recreation asset.
- Planning is moving forward on the proposed 8-mile network of pedestrian and bicycle trails in central Bradford County (Central Bradford Trail Network) – professional firms are being sought to conduct a feasibility study for the trail system.
- Construction of the Diahoga Trail in the Sayre-Athens valley is underway – the Trail will connect recreation assets and the river. Construction of the trail continues efforts to implement the Susquehanna Greenway.
- The scenery throughout Bradford County was identified a key asset – it is welcoming to residents as well as non-residents.
- There are now plenty of hotel options (resulting primarily from the Marcellus Gas growth) to support the growth of tourism and eco-tourism in the County.
- The Guthrie health care system (Troy Community Hospital, Guthrie Robert Packer Hospital and the Guthrie Towanda Memorial Hospital) and a new Health Clinic are recognized as important community and health related assets. The Guthrie Packer Hospital in the Sayre area was noted as being a facility that could spur growth and development in the surrounding area.

Major Negative Changes in the past 10 Years

- There is not enough river access points for non on-river users – residents want to experience the river without having to enter it.
 - More river observation opportunities were requested (vistas, overlooks, scenery spots).
- Better wayfinding signage to outdoor and nature related resources is needed. Attendees encourage the County to focus on eco-tourism opportunities by marketing and increasing wayfinding signage.
- Need for more trails and other methods to connect existing facilities/resources/assets and to develop more opportunities for ecotourism.
- Attendees requested that the County update their website and online portals to better communicate information with residents. Same comment for Municipal websites.
- Current telecommunication services (Internet & Phone) are unreliable and do not serve the entire county.
 - Significant cellular coverage gaps exist.
 - It is hampering future growth for schools and businesses and creates a safety concern for first responders.
 - Job opportunities in technology driven fields are limited due to poor telecommunications in the County.
- Noted that school enrollments are decreasing throughout the County.
- There is a trend of people moving out of downtown centers and into the surrounding rural areas – this is leading to sprawl and development in rural areas and empty storefronts in downtown areas.

- There is a decrease in the farming and farmer population. There is an overwhelming population of older/aging farmers – younger farmers seem to have little to no interest in the County. Noted that potential younger farmers are now employed in the natural gas industry (a copy of the 2015 AG Coalition Viability Study was provided).
 - Increases to concentrated animal feeding operations (CAFO) and “niche” farming observed in County.
- Need more amenities, services and businesses that attract a younger population in Wysox, Athens and Sayre communities – tied in with recruitment to Guthrie Hospital.

Major Issues facing the Community/Region

- Aging Population - Bradford County is not retaining younger, educated residents.
- Youth Retention – Overall there are a lower number of younger people in school (K-12) schools and in the workforce.
Agriculture – declines in this industry are impacting the County in and of themselves and but also through the loss of population (follow recommendations made in the 2015 AG Coalition Viability Study).
- Connections to the River - The County is not capitalizing on the river resource as a means to improve the quality of life for residents and to attract tourists and non-residents to the area. – Need observation opportunities and scenic overlooks.
- Telecommunications - the low quality internet service is a barrier to population growth and economic development within the County.
- Nature Tourism – opportunities need to be identified to increase this industry in the County for locals and tourists – river access and observation, wayfinding signage, trail connections, communication of resources are seen as realistic things the County can do to improve.
- Communications – There is a need for better communication between the County and residents as well as the municipalities and residents – website improvements noted as achievable action.
- Guthrie Hospital – better capitalize on this resource – identifies ways to mutually grow and develop surrounding areas.

Community WORKSHOP #2

Bradford County Comprehensive Plan Update



Come join us to plan for the...

FUTURE OF YOUR COUNTY

WHERE

Progress Authority Building
First Floor
1 Elizabeth Street
Towanda, PA 18848

WHEN

Thursday
November 9, 2017
At 6:00 PM



WHAT

The Bradford County Department of Community Planning and Mapping Services under the direction of the Bradford County Commissioners is in the process of updating the Bradford County Comprehensive Plan. A Community Workshop has been scheduled to give the public an opportunity to provide input and guidance on the planning process and to provide comments on initial issues and recommendations.

TOPICS

Recap and summary of ideas, issues and concepts and the presentation of preliminary recommendations and actions identified by local Focus Groups earlier in the week.

THE
EADS
GROUP

BRADFORD COUNTY COMPREHENSIVE PLAN UPDATE
Community Workshop #2
Focus Groups and Wrap-Up Session Summary

Community Workshop #2 was conducted on November 7th-9th, 2017. It consisted of nine (9) Focus Group Sessions and a wrap-up Public Session on Thursday, November 9th. This multi-day workshop was conducted to continue the process of updating the Bradford County Comprehensive Plan. The Focus Groups and the wrap-up Public Session were held in the Progress Authority Building in Towanda.

The Focus Group sessions were facilitated by planners Mr. Mark W. Lazzari and Mr. Jordan Treaster of The EADS Group, and Bradford County Department of Community Planning & Mapping Services staff. As an introduction for each session, EADs Group planners provided a context for the Comprehensive Plan Update, along with a description of the issues and results oriented approach being followed, expectations for the session and general guidance on how the results of the session would be incorporated into the planning process. An overview of the public participation process being followed for the plan update was also reviewed. Initial Issues and Opportunities relevant to that session were then reviewed with attendees. Each session included open discussion on the Issues and Opportunities amongst the attendees as well as guided engagement focused on identifying priorities, developing appropriate solutions and actions and recognizing the County's implementation role. The following highlights the key discussion points and priorities from each Focus Group session.

Recreation, Natural Resources and Open Space Preservation – November 7, 2017 (10 attendees)

State Gamelands, State Forests and the County Park System are all part of the Natural Resource base in the County. Developing new trail segments within these resources as well as better promoting and utilizing existing trails on the State and County Land will help to develop a trail network in the County. The Susquehanna River and Greenway is also an important part of the natural resource base in Bradford County and supporting enhancements in designated river towns is a priority. The Rt. 6 Corridor and the Endless Mountains Heritage Region add to the natural and heritage resource based opportunities in the County. Natural resources along with heritage and community resources should be collectively promoted by educating and informing residents and potential visitors of the opportunities that occur on and at these resources.

Priorities:

- Creating better connections (physical and promotional) between and amongst Natural and Heritage resources and State and County recreation resources:
 - Consistent education and outreach and promotion of events/programming
 - Develop driving tours, itineraries to connect
 - Common digital access to trails maps on State/County Parks
 - Local and Regional Wayfinding and Interpretive markers

- Acknowledge, assist and support on-going Rt. 6 Corridor, Endless Mountain Heritage Region, Susquehanna Greenway and local Historic planning, development and promotion efforts.

Business and Economic Development – November 7, 2017 (12 attendees)

Bradford County's Economy is centered on agri-business, manufacturing and natural resource based businesses. Small business and entrepreneurial development is identified as a growing economic development sector. The availability of high speed and reliable telecommunication services are vitally connected to the retention/growth of existing businesses/industries, the recruitment of new businesses/industries and for the success of small businesses and entrepreneurial development efforts. Efforts to improve the telecommunications infrastructure along the main corridors in the County are on-going and will adequately provide needed services in those areas. Renewed focus is on extending and connecting the "middle mile" and "last mile" areas. (The *last mile* refers to the part of the infrastructure system that connects the telecommunication network to end users typically located outside of the main system corridor. The *middle mile* refers to connecting end users to the local loop within the main system corridor.) Economic development information must be accessible, unified and easily available to information seekers on numerous platforms (i.e. Web apps, Chamber/municipal websites). The Northern Tier Regional Planning and Development Commission's Workforce Development efforts are now focused on providing desirable professional skills (i.e. soft-skills) to job seekers. The discussion also focused on the role that the five (5) Chambers of Commerce could play in assisting/supporting business and economic development efforts in the County.

Priorities:

- Functional website improvements are needed on the County, Chambers of Commerce and Municipal websites to allow them to be more effective information sources that can assist/support business and economic development efforts:
 - Continual maintenance to ensure information is current and accurate
 - Encourage user friendliness and ease of navigation improvements
 - County agency's need direct control of their content on the County website
 - Economic development agency information should be accurately referenced on County, Chamber and municipal and well as their own websites
- Continue to support services providers (The Progress Authority, Northern Tier Regional Planning and Development Commission, Small Business Development Center and others in PREP network) and programs that provide workforce training that connect residents to employment opportunities.

Education – November 7, 2017 (8 attendees)

An overall goal is to retain talented youth and young professionals in the County. This starts with educating younger residents on available job/career opportunities. Communication between High Schools (i.e. School Districts), post-secondary training providers and industries/businesses in the County should be continually improved to allow for more wide-spread and effective awareness of immediate job openings and career paths most available in the County. These relationships directly address the need to retain existing younger and educated residents and to attract these types of residents to the County. An example is Guthrie Medical who has medical and Information Technology (IT) internships and nursing clinicals available. It is their hope that they can retain a number of these students post internship/graduation.

Priorities:

- A better understanding is needed of where recent High School and post-secondary graduates are finding employment (location and industry types). Similarly, a better understanding is needed of why those formerly employed in the County left (and where did they go) to find employment elsewhere.
 - A continual survey of alumni and former employees is needed to obtain and track this type of information.
- The County can facilitate better coordination between industries and high schools/post-secondary schools so that more information is available to students.
 - County to reach out to School District Advisory Councils
 - Encourage more Career fairs, information sessions and campus tours
 - Introduction of technical training schools and job/career opportunities at the middle school level

Housing and Real Estate – November 7, 2017 (5 attendees)

There is a demand for newly constructed, non-income and/or age based, housing that is 1,400 sf in size and has 2-3 bedrooms and good utilities, at the \$200,000 price point in the County. Young professionals looking for starter homes and older residents looking to downsize are both seeking this type of housing. It was also noted that young professionals are seeking to locate in areas where active community revitalization efforts are providing new housing and a range of desired amenities, including gathering places (parks and greenspaces), outdoor recreation and pedestrian walkability improvements, local tourism and historic preservation efforts, newer restaurants and shopping opportunities. The lack of housing and community amenities is an identified impediment for Guthrie and other county businesses/industries in their efforts to recruit (and retain) young and talented employees to the area. Guthrie and other industries are beginning to realize they need to have a more direct role in providing the wanted type of housing and for initiating community revitalization efforts. To this end, the community revitalization efforts in Corning, NY (Corning Inc) are identified as a private/public investment revitalization model that could be followed in Bradford County communities.

Priorities:

- Incentives or other methods to subsidize new home building projects are needed to increase of the Return on Investment (ROI) for new home construction projects. These types of incentives will need to be developed through collective partnerships between the County, Industries, Guthrie and others.
- County facilitates partnerships with and amongst Guthrie, Industries, other stakeholders in the County and communities to focus on Community revitalization efforts.

Natural Gas Development – November 8, 2017 (6 attendees)

The Natural Gas industry is still active and is at a consistent level in the County. Current activity consists of some new well pad development and new well drilling on existing pads. Future activities are anticipated to include more 'downstream' activity including constructing compressor stations, CNG stations, larger electric generation and related facilities. There is also the potential for manufacturing facilities that use by-products from the Shell Cracker Plant (under construction) in Beaver County (western PA) to locate in the County. Benefits of the Gas industry include having a number of natural gas industry vendors and suppliers in the County and a number of smaller farming operations that have natural gas land leases and receive royalties which has allowed their land to remain in an agricultural use. It is recognized that although some regional trade schools are providing industry specific training opportunities, a skills gaps still remains and additional training is needed (potential role for Northern Tier Workforce training programs). Industry related legacy issues and concerns include long-term pipeline safety and integrity, corrosion of an ever aging infrastructure system and line strikes from private development projects.

Priorities:

- Information related to the Natural Gas Industry and particular the anticipated future activities can be incorporated into the County's Subdivision and Land Development Ordinance.
- Focus must be kept on legacy pipeline safety issues and concerns including line strikes, pipeline corrosion and integrity.

Health Care and Senior Services – November 8, 2017 (4 attendees)

Guthrie Medical is the major medical services provider in Bradford County. Services are provided out of their Guthrie Robert Packer Hospital in Sayre and well as through clinics and offices throughout the County. The Bradford, Sullivan, Susquehanna, and Tioga (B/S/S/T Area Agency on Aging, Inc) provides resources for seniors and their families in the region. There is a perceived transportation service gap in the region. Patients who are unable to drive typically use BeST Transit to get the

hospital/clinics/medical appointments and Guthrie does have their own transportation system but is limited for use by cancer patients and disabled patients. Guthrie is using telemedicine approaches to reach more patients remotely and has developed a web-based application (eGuthrie) to help patients manage their care (appointments, medicines, prescriptions schedules). An impediment to these telemedicine services is the limited telecommunication system in the County. The Bradford County Drug Coalition was identified as the County Agency best equipped to address the opioid epidemic that is prevalent throughout the County. Project Bald Eagle was noted as a Regional Opioid Coalition Alliance that the Bradford County Drug Coalition could work with on drug prevention efforts.

Priorities:

- Coordinate with B/S/S/T Area Agency on Aging, Guthrie and other health care providers to:
 - Focus on transportation needs of senior and patients and service gaps
 - Survey senior residents (senior citizen centers) to gather information on how do they obtain and consume information
- Support the Bradford County Drug Coalition directly or through its collaboration with Project Bald Eagle to conduct outreach and education efforts including billboards, high school programs, radio, TV, etc. focused on educating the community about the opioid epidemic.

Tourism and Marketing – November 8, 2017 (9 attendees)

It was noted that often the first place a visitor looks for information about Bradford County can be a community web site and/or Chambers of Commerce web sites. Discussion centered on how to incorporate the five (5) Chambers of Commerce in with the Bradford County Tourism Promotion Agency's marketing efforts. It was suggested that the five (5) Chambers could promote unique features within their service areas while also incorporating and maintaining a consistent and unifying Bradford County message. The role of data analytics and having the ability to track information on why visitors are coming to the County were noted as being vital to County promotional efforts. Guthrie incorporates data analytic techniques into their website and their experience in this area can be used as a model for developing data analytic programs on a County and local level. The County Room Tax grant program was identified as a possible source of funding for local wayfinding/gateway signage and kiosks projects and for collectively updating Chambers of Commerce websites.

Priorities:

- Capacity building among the five (5) Chambers of Commerce
 - Facilitate coordination between the County Tourism Promotion Agency and the Chamber of Commerce's.

- Educate and coordinate with the Chambers on utilizing the Room Tax grant program for local projects and in particular for collectively updating their web-sites.
- Coordination and cooperation amongst the many groups/organizations involved with tourism activities and promotion efforts – exchange of information.
- Add digital information, including existing trail routes, driving itineraries and route maps (as developed) and other information that helps to better connect the natural, heritage and community resources to the County Tourism Promotion Agency's website.
- Incorporate data analytics to the County Tourism Promotion Agency's website so that information on why visitors are coming to the County and what types of information they are seeking can be obtained.

Historic and Heritage Preservation – November 8, 2017 (8 attendees)

Bradford County's heritage resources and local historic features can and should be used in County promotional efforts to attract visitors to the County. The Bradford County Tourism Agency was noted as being the most able repository of- and promotion vehicle for- this information. The role of local historic assets (examples: former cattle factory in Troy, war gravesites, other artifacts) and the need to connect residents and visitors to these assets via bus tours, school field trips, and driving tours was identified as a priority. Accurately locating, describing and digitally mapping local historic assets are needed in order to fully incorporate them into promotional efforts. The County can assist local historians with these efforts and the Tourism Promotion Agency can assist with promotion efforts. There was consensus that the County should focus on Heritage promotion and that Heritage promotion at the County level will lead to historic preservation of building/assets at the local (municipal) level.

Priorities:

- Facilitate actions towards connecting and promoting Natural, Heritage, Historic and Community resources:
 - Education, events, programming and outreach
 - Driving tours, itineraries to connect
 - Local and Regional Wayfinding and Interpretive markers
 - Develop new driving/walking tours around unique local historic assets
- Use the Bradford County Tourism website to house information on local historic resources – descriptions, tours and mapping.
- Coordinate use of County Planning Department interns and students from area colleges (in particular Mansfield University) to complete the field work necessary to accurately locate and map local historic resources.

Agriculture – November 8, 2017 (7 attendees)

Effective agriculture education and the process of introducing opportunities available in the farming industry starts with early education programs targeted for elementary, middle and high school grades (k-12). Unfortunately, School Districts have been dropping agricultural education from their core curriculums. Programs offered by the Bradford County Conservation District, local 4H clubs and FFA (Future Farmers of America) do provide some level of education to younger students. Additional agriculture education opportunities are needed to fill the gap. Opportunities to develop non-curriculum based school programs, such as having school gardens, model agricultural plots and including agricultural science with existing STEM programs, were identified as viable methods to reintroduce agricultural topics to school students. Continuing education and mentorship opportunities are also needed for emerging farmers (30+ years of age) that are beyond youth programs. The major role that telecommunications play (and the need for better broadband access in rural areas) in the agricultural industry and how younger farmers rely heavily on advanced technologies while farming was thoroughly discussed. Identifying and developing new markets for farmers to be involved was also a key discussion area. Developing an agricultural and related product tour (to include farmers markets, flea markets and artisans) similar to the Wine Tour and encouraging more in-door markets were suggested as viable options. Connecting new farmers with farming opportunities by directly recruiting to Agricultural Colleges is encouraged.

Priorities:

- Support approaches to advance agriculture education into all grade levels:
 - Encourage that agriculture sciences be incorporated into existing STEM programming.
 - Develop agricultural science based STEM competitions at the 4H level. These can be modeled after existing STEM competitions amongst school districts.
 - Work with various partners to develop school gardens and agricultural plots with help of Penn State extension.
- Develop New Markets for farming and agricultural products:
 - Expand existing and enlarge the network of farmers markets in the County (build off of the large farmers market in Sayre).
 - Explore the potential for creating stand-alone indoor farmers markets and/or including with existing in-door flea markets.
 - Develop a farmers market (agricultural product) tour (similar to the wine and quilt tour models) - consider combining with similar resources (flea markets, antiques and artisan makers).

Public Recap Session – November 9, 2017 (15 attendees)

The following summarizes comments provided by attendees:

- Develop a diversified Housing Commission with representation from Guthrie, other Industries and Businesses, Financial Institutions, Real Estate professionals, County and Local officials and others to address housing needs.
- Actions towards promoting non age/income based housing that meets the in-demand housing type should not be seen as wanting to replace the efforts of the Trehab Community Action Agency. There should continue to be support for Trehab's Housing development programs.
- Telecommunications – there is an overall need to improve existing service and to provide telecommunication access to rural areas of the County.
- Actions towards improving the telecommunications network should first focus on connecting end users to the "Middle Mile", then the "Last Mile".
- Provide more flexibility for transporting Veterans to Veteran Administration (VA) facilities.

Public MEETING

Bradford County Comprehensive Plan Update



Come join us to plan for the...

FUTURE OF YOUR COUNTY

WHERE

Progress Authority Building
First Floor
1 Elizabeth Street
Towanda, PA 18848

WHEN

Tuesday
May 29, 2018
At 6:00 PM



WHAT

The Bradford County Planning Commission is hosting a Public Meeting to review the planning process focusing on recommendations of the Bradford County Comprehensive Plan update. The Plan includes recommendations that will result in greater coordination amongst and across groups and organizations actively working in the County and that will result in improving the overall competitiveness of the County. The Plan also encourages future land development that balances community revitalization and growth with natural resources and rural area/agricultural land preservation.

TOPICS

Major findings and recommendations of the Plan along with its implementation approach will be reviewed. The public is cordially invited to attend and offer input.

**THE
EADS
GROUP**

Bradford County Comprehensive Plan Update

Public Meeting

May 29, 2018

The Municipalities Planning Code (MPC) Public Meeting for the Bradford County Comprehensive Plan Update was held on Tuesday, May 29, 2018 at the Progress Authority Building in Towanda, PA at 6:00 PM. A total of seventeen (17) people attended the Meeting and signed the attendance sheet (attached). The Bradford County Planning Commission along with the Planning Advisory Committee and the Bradford County Department of Community Planning and Mapping Services hosted the Public Meeting. Matthew Williams, the Bradford County Planning Director, welcomed the attendees and provided introductory remarks. Mark Lazzari and Jordan Treaster, planners with The EADS Group, attended and facilitated the proceedings. The planners provided a brief history of the comprehensive planning process including an overview of the planning approach, the Existing Conditions document, and the public input received throughout the process. The planners then reviewed the draft Goals, Actions and Recommendations document, outlining the two (2) major goals and the subsequent action steps in the Plan. Following the conclusion of the presentation, the attendees were invited to review the Future Land Use map and to provide comments related to the planning process, the Plan's goals, recommendations and actions and the Future Land Use mapping. The following are notable comments made during the Public Meeting.

- County Website - Matthew Williams (County Planning Director) provided an update on the Bradford County Website. It was noted that the final coding is being completed and the County website should be up before the end of June 2018.
- Telecommunications - Chris Brown (Progress Authority) reinforced the idea that the Plan recommends supporting and enhancing on-going middle mile efforts, while also preparing to deploy last mile efforts. Chris stated that planning and permitting were currently in place to move some telecommunication improvements forward.
- Tourism – Robyn Chamberlain (Tourism Bureau) emphasized that tourism and other ways of promoting Bradford County were important facets to improving the competitiveness of Bradford County. She further noted that the Plan's goals and recommendations aligned well with promoting tourism in the County and region and will result in making Bradford County more competitive with adjacent counties.
- A question was asked on why the Plan would be sent to adjacent counties for feedback if a goal was to improve the competitiveness of the Bradford County. EADS Group planners noted that it is an MPC requirement that contiguous counties and school districts serving the County be provided a copy of the Plan for their review and comment during the public review period.
- An attendee asked who would be accountable for the implementation of the Plan after adoption and why there was a 45 day period until the Public Hearing. The EADS Group planners noted that the MPC requires a minimum 45-day public review period. Matthew Williams (County Planning Director) affirmed that the County Planning Department, organizations/agencies noted in the Plan and other stakeholders involved with the planning process were equally responsible for its implementation.

**Bradford County
Comprehensive Plan Update
MPC Public Meeting
5/29/18**

Name _____

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Bradford County Comprehensive Plan Update MPC Public Hearing

August 9, 2018

The Bradford County
Department of Community
Planning and Mapping
Services

Bradford County Planning
Commission

Bradford County
Commissioners



Bradford County Comprehensive Plan Update
Public Hearing
August 9, 2018

The Municipalities Planning Code (MPC) Public Meeting for the Bradford County Comprehensive Plan Update was held on Thursday, August 9, 2018 at the Bradford County courthouse in Towanda, PA at 9:00 AM. A total of ten (10) people attended the Meeting and signed the attendance sheet (attached). Mark Lazzari and Jordan Treaster, planners with The EADS Group, attended and facilitated the proceedings. The planners provided an overview of the comprehensive planning process and emphasized the community involvement and participation process, the Existing Conditions document, the process for developing the Plan's goals, recommendations and actions, and the input received during the 45-day public review period. The planners reviewed the draft Goals, Actions and Recommendations document, outlining the two (2) major goals and the subsequent action steps in the Plan. Following the conclusion of the presentation, the attendees were invited to provide comments related to the planning process, the Plan's goals, recommendations and actions, and the future actions upon adoption of the Comprehensive Plan. The following are notable comments made during the Public Hearing.

- Commissioner Daryl Miller provided congratulatory remarks to the Bradford County Department of Community Planning and Mapping Services staff, The EADS Group, and to the public for providing extensive comments and by participating in the public involvement process. Mr. Miller noted that the goal of this plan was to provide a future guide for economic development and improve Bradford County as a marketable area to live and work.
- Commissioner Ed Bustin noted that this Plan highlights key opportunities in Bradford County and that many of the recommendations and actions developed in the Plan align with what is being considered at the State level. Mr. Bustin recognized the public involvement and participation that went into this Plan and also acknowledged that the Plan will be used as a source for future funding opportunities in the County.
- Commissioner Doug McLinko noted that the Plan highlights the importance of natural gas pipeline safety and that the Plan can provide a resolution to this issue. Mr. McLinko acknowledged that this Plan will help provide a future guide for not only the County, but for the entire northern tier region to follow. He also noted the importance of regional cooperation and the need to work together with surrounding counties to capitalize on regional opportunities that bring economic development to the northern tier counties.

[illegible]

Bradford County Comprehensive Plan Update Community Survey Results Summary

The Survey

A questionnaire was prepared in coordination with the Bradford County Department of Community Planning and Mapping Services and the Planning Advisory Committee as a means of eliciting input and perceptions of Bradford County residents during the summer/fall of 2017. The Survey ended on November 30, 2017.



After discussion and review, a final questionnaire emerged that elicited feedback on the following:

- Subjective feelings and perceptions on what people like about the County;
- Subjective feelings and perceptions about the quality of life in the County;
- Perceptions on major issues and problems facing the County;
- Perceptions on community facilities, services and utilities
- Perceptions on growth and development and developmental regulations
- Perceptions on desired businesses, services and community facilities in the future; and
- Other comments regarding the County were accepted.

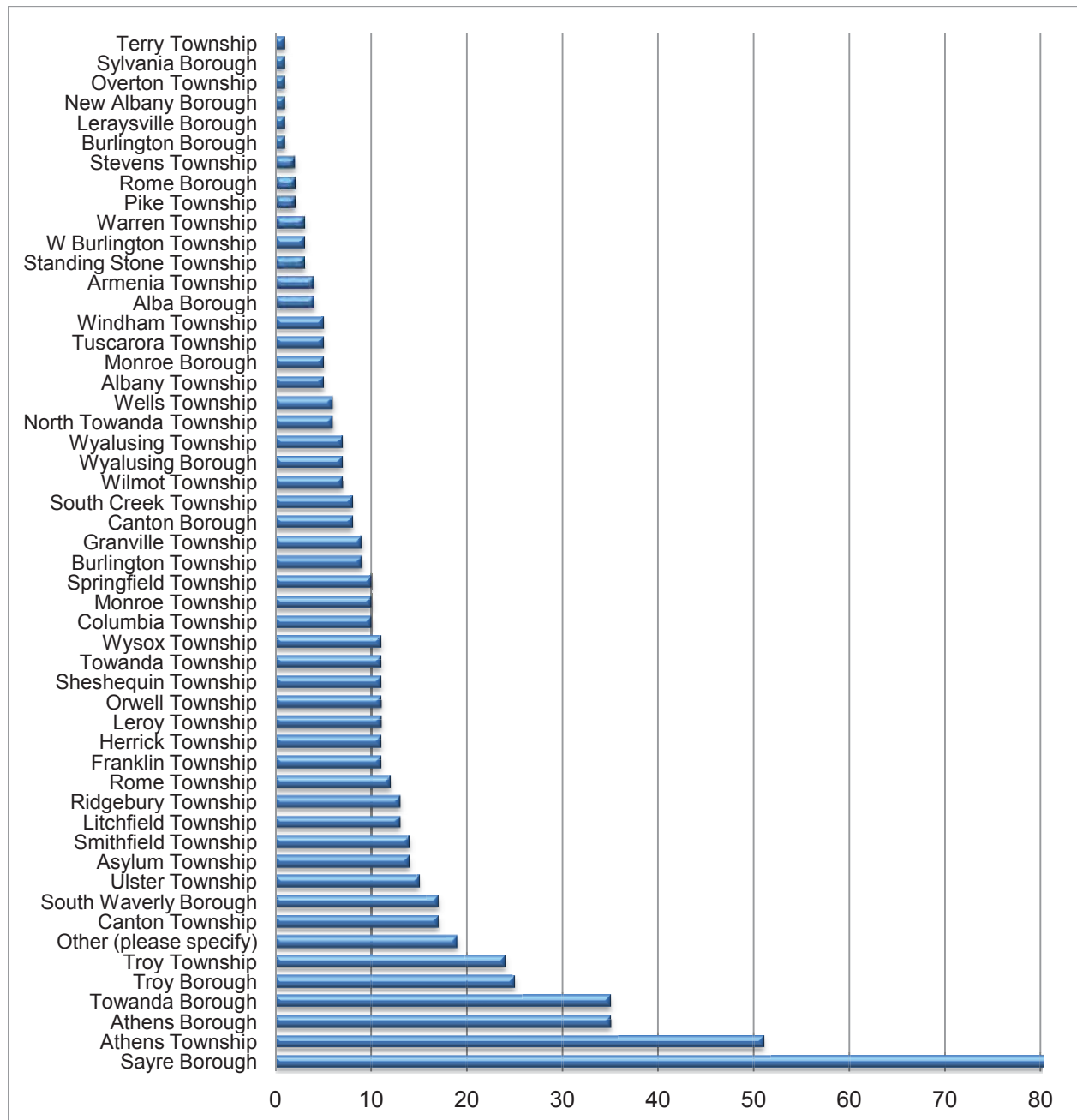
Provisions were made for the administration of the survey via *SurveyMonkey* and in hard copy format as well, particularly for those residents lacking internet access or access to a computer. The link to the electronic version of the survey was provided on the Bradford County website and was distributed to municipalities, members of the Planning Advisory Committee and to other stakeholders. Hard copies of the survey were made available at Community Workshop No.1 and at various municipal locations. The returned hard copy results were merged in with the on-line responses. Overall, 615 responses were received.

The following provides an overview of the results the community survey of Bradford County. The following generalized comments provide a context and overview of the results spelled out in more detail on the following pages:

- The results show that most residents like the rural/small town setting offered in the County. Residents also like that the County is a good place to raise a family, has friendly people, has a strong sense of community and natural resources.
- The respondents noted that the drugs, loss of good paying jobs and the loss of younger residents were major problems in the County. Road and bridge maintenance and economic development were also common responses.
- There is an overwhelming perception that attracting new business into the County is a high priority. Other responses show that improving telecommunications, preserving the small town atmosphere, agricultural preservation and developing new hiking/biking trails are issues that should be addressed.
- There is a strong perception that the availability of safe drinking water and the history and heritage of the County along with public safety, visual quality and community pride are all County Strengths that add to the quality of life in the County.
- There is a strong perception that the lack of employment, shopping, post secondary education and social/cultural/entertainment opportunities along with housing/property conditions are County Weaknesses that detract from the quality of life in the County.
- The rating of public services and facilities suggests a high satisfaction with “the basics” such as fire, police, health care and emergency services. Trash and garbage collection/recycling and electric service also received favorable ratings.
- Telecommunication is seen as the poorest of services. Tourism promotion, public transit, municipal road maintenance and cellular service also received negative ratings.
- Residents want to see more in the way of dining establishments, school district and telecommunications improvements and more special retail, festivals/events and recreation opportunities.
- There is overwhelming consensus on the need and want for growth and development to occur in the County. Residents commented that growth/development should focus on redevelopment and in-fill development and that it should occur within designated areas within the County.
- Residents feel that some level of County or regional development regulations are needed to assure well-planned and orderly development.

Who Responded

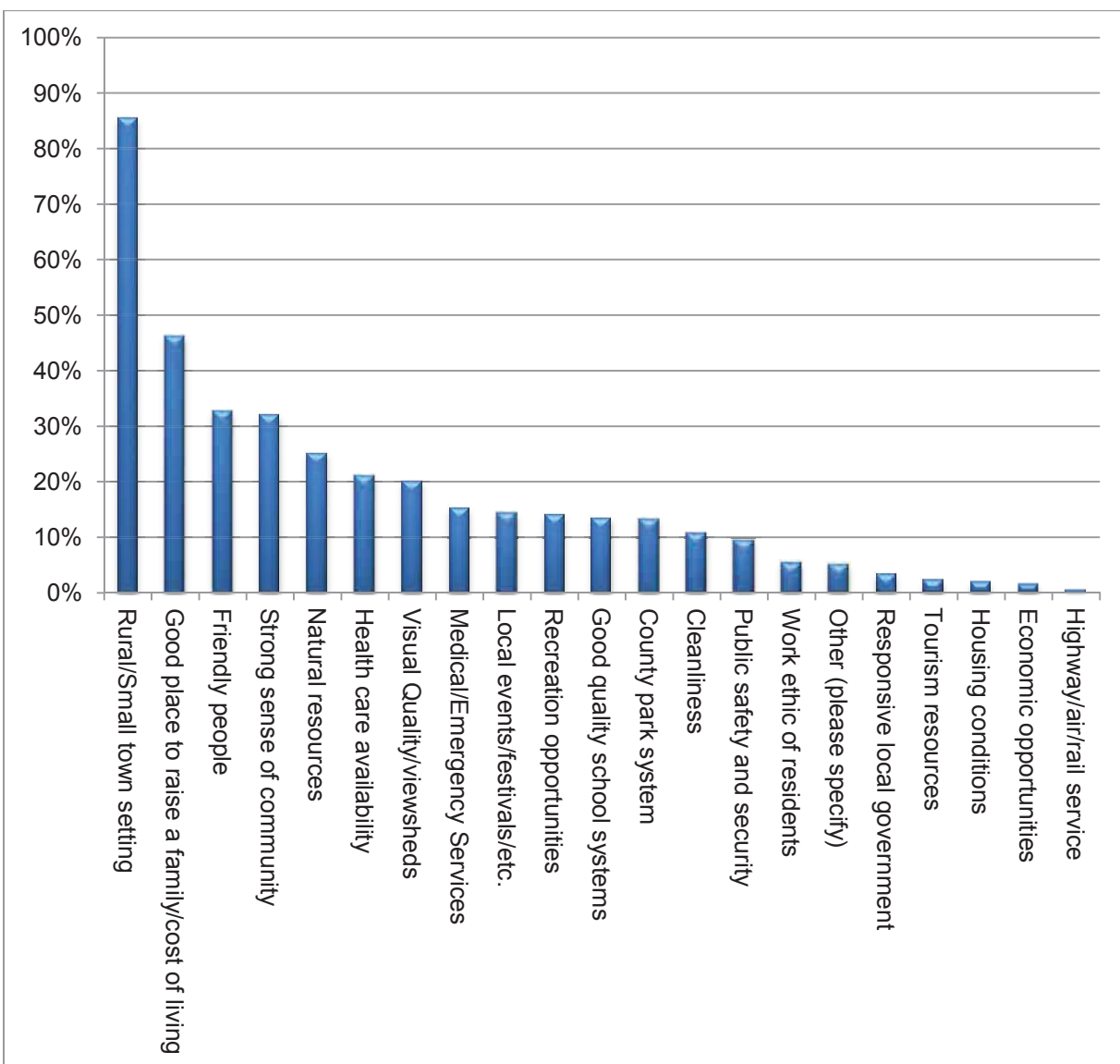
A breakdown of responses by residence reveals that responses were received from residents in all of the County's 51 municipalities. Some residents from surrounding counties (NY and PA) also responded to the survey. Municipalities that had twenty (20) or more of their residents respond to the survey included Troy Township (24), Troy Borough (25), Towanda Borough (35), Athens Borough (35), Athens Township (51) and Sayre Borough (88).



Things Liked the Most

Respondents were asked to choose the top five (5) things they like most about the County from an array of choices. The following highlights the most popular responses while the graphic below provides the complete results:

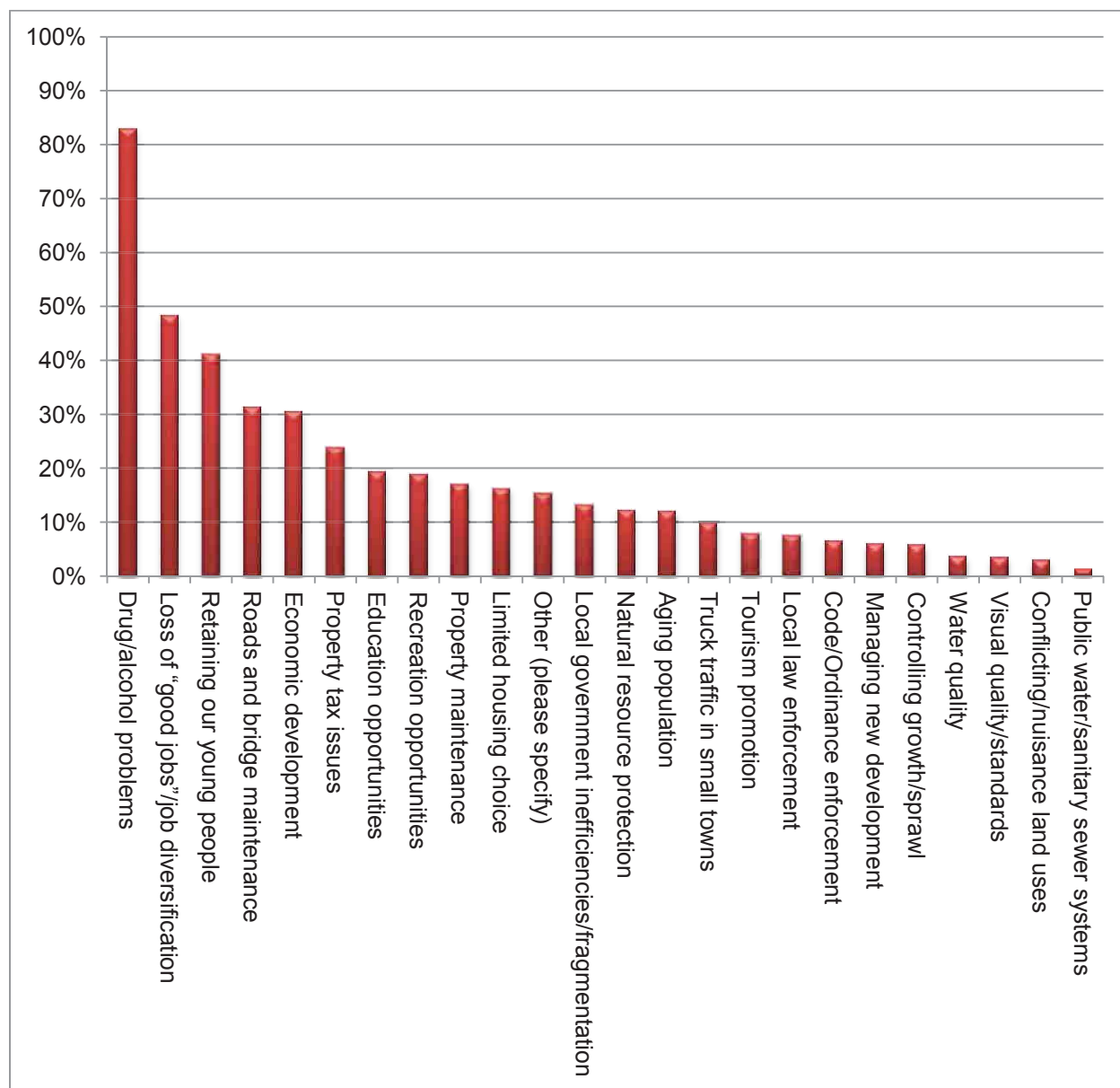
- Rural/Small town setting – 85%
- Good place to raise a family – 46%
- Friendly people – 33%
- Strong sense of community – 32%
- Natural resources – 25%



Major Problems

Respondents were asked to identify the top five (5) things they thought were Bradford County's major problems. The following highlights the most common responses while the graphic below provides the complete results:

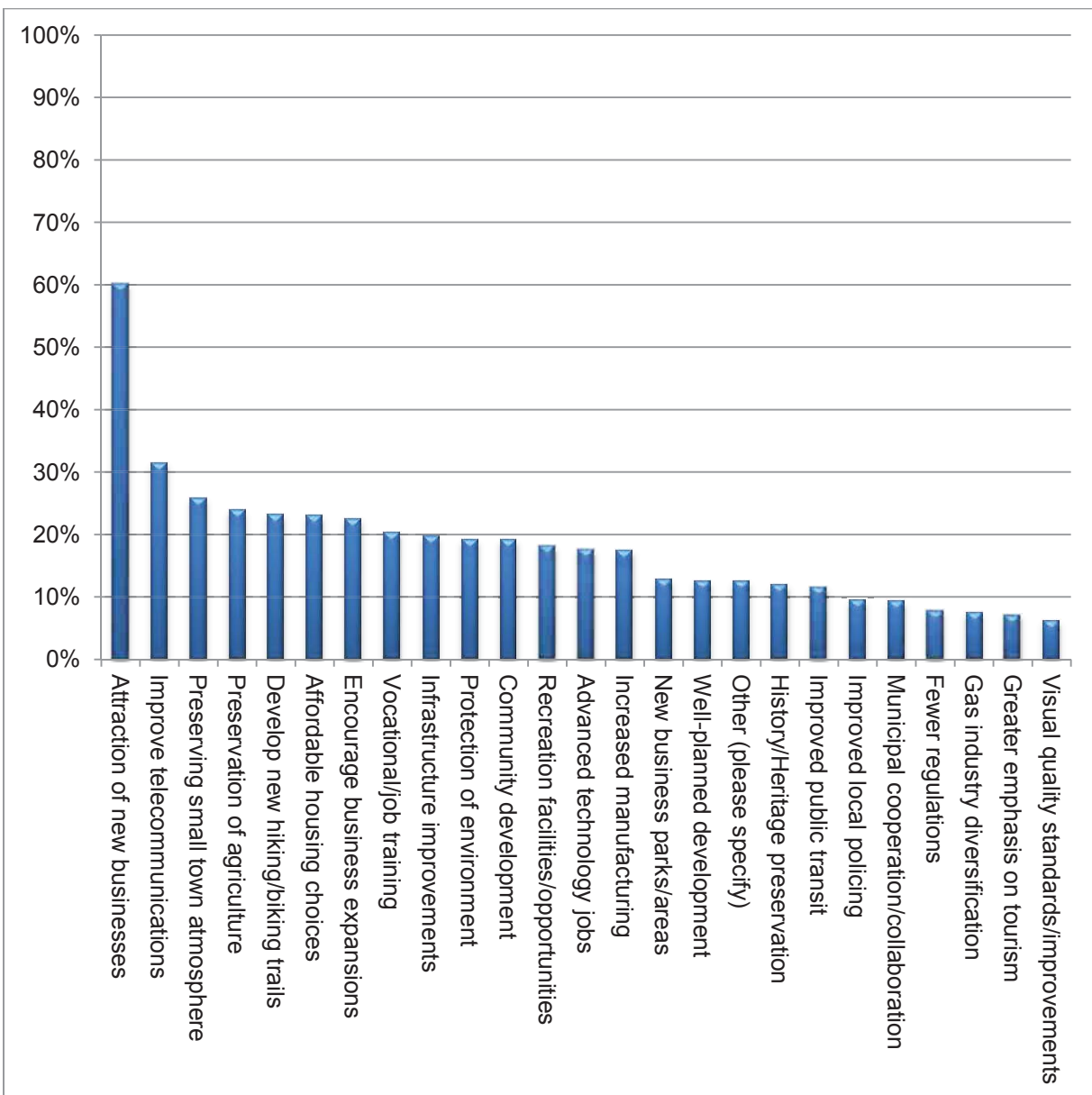
- Drug problem – 83%
- Loss of “good jobs” – 48%
- Youth retention – 41%
- Roads/Bridge maintenance – 31%
- Economic development – 30%



Issues that Should be Addressed

Respondents were asked to choose their top five (5) priority issues they think County leaders should address in the near future. The following highlights the most popular responses while the graphic below provides the complete results:

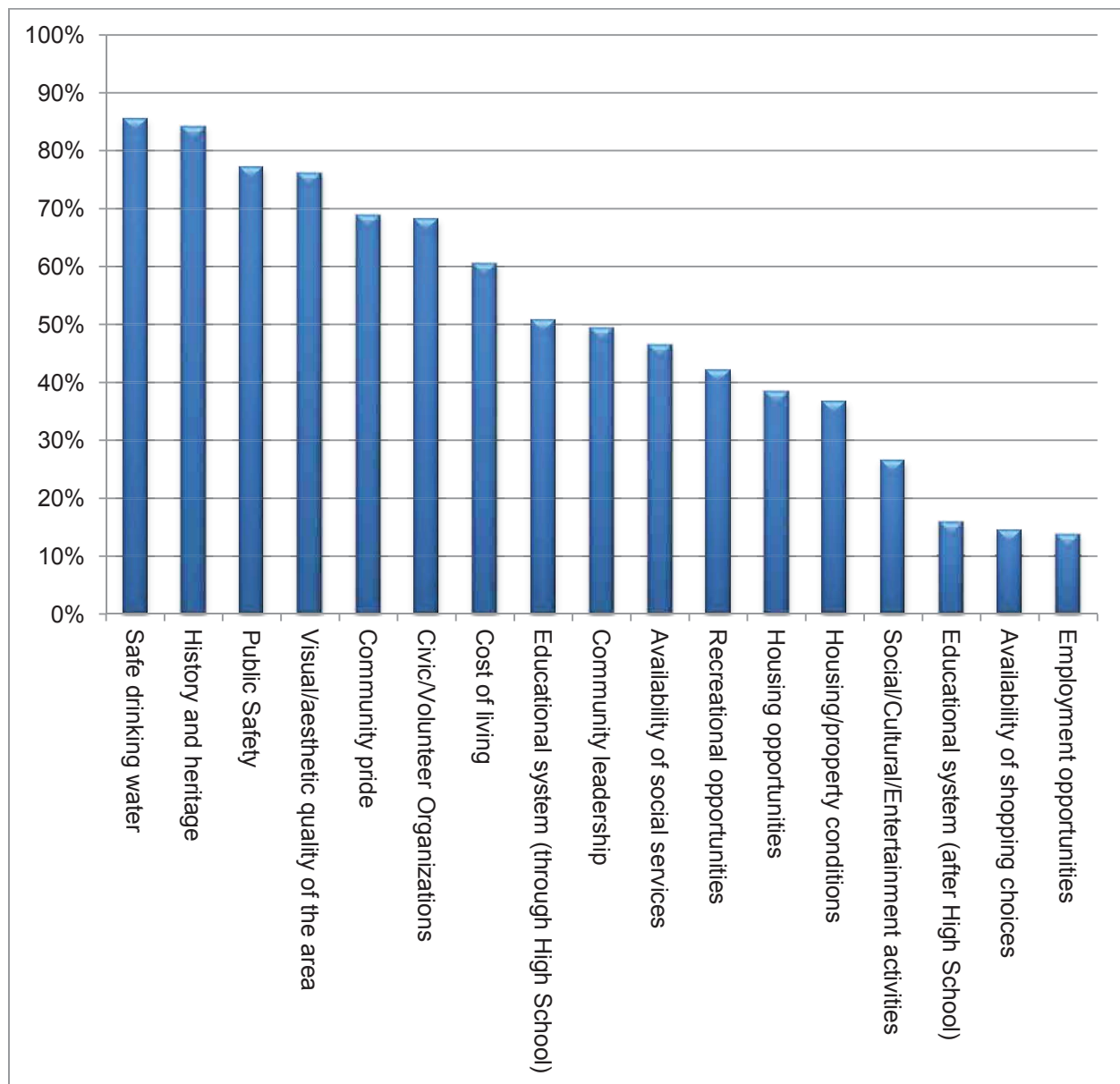
- Attraction of new business — 60%
- Improve telecommunications — 31%
- Preserve small town atmosphere — 26%
- Preservation of agriculture — 24%
- Develop new hiking/biking trails — 23%



Quality of Life - “Strength”

Respondents were asked to characterize Quality of Life issues in Bradford County as a “Strength” or “Weakness”. The following highlights the most popular responses noted as a County “Strength” while the graphic below provides the complete results.

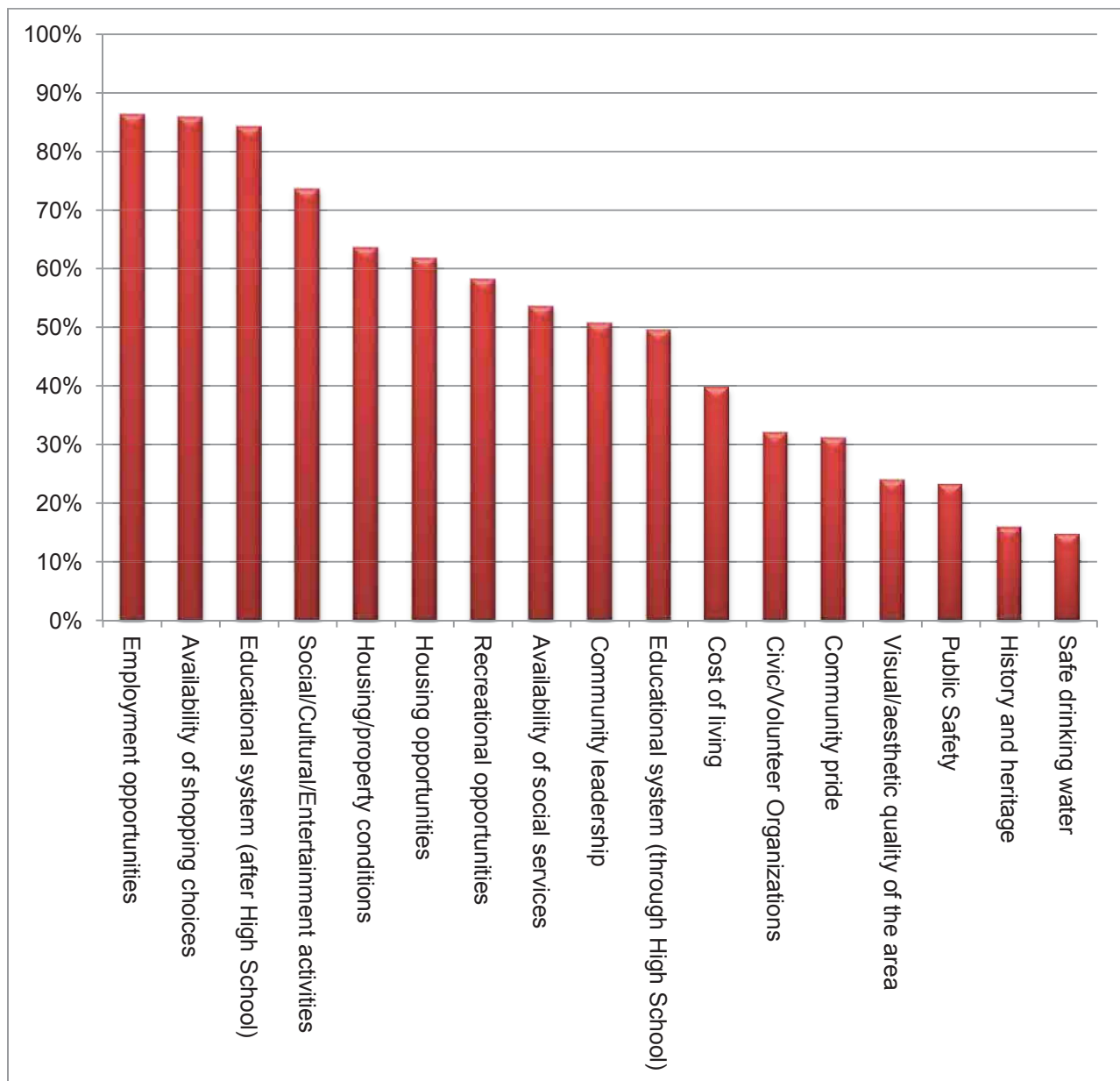
- Safe Drinking Water – 85%
- History and Heritage – 84%
- Public Safety – 77%
- Visual/aesthetic quality – 76%
- Community pride – 69%



Quality of Life - “Weakness”

Conversely, the following highlights the most common responses noted as a County “Weakness”. The graphic below provides the complete results.

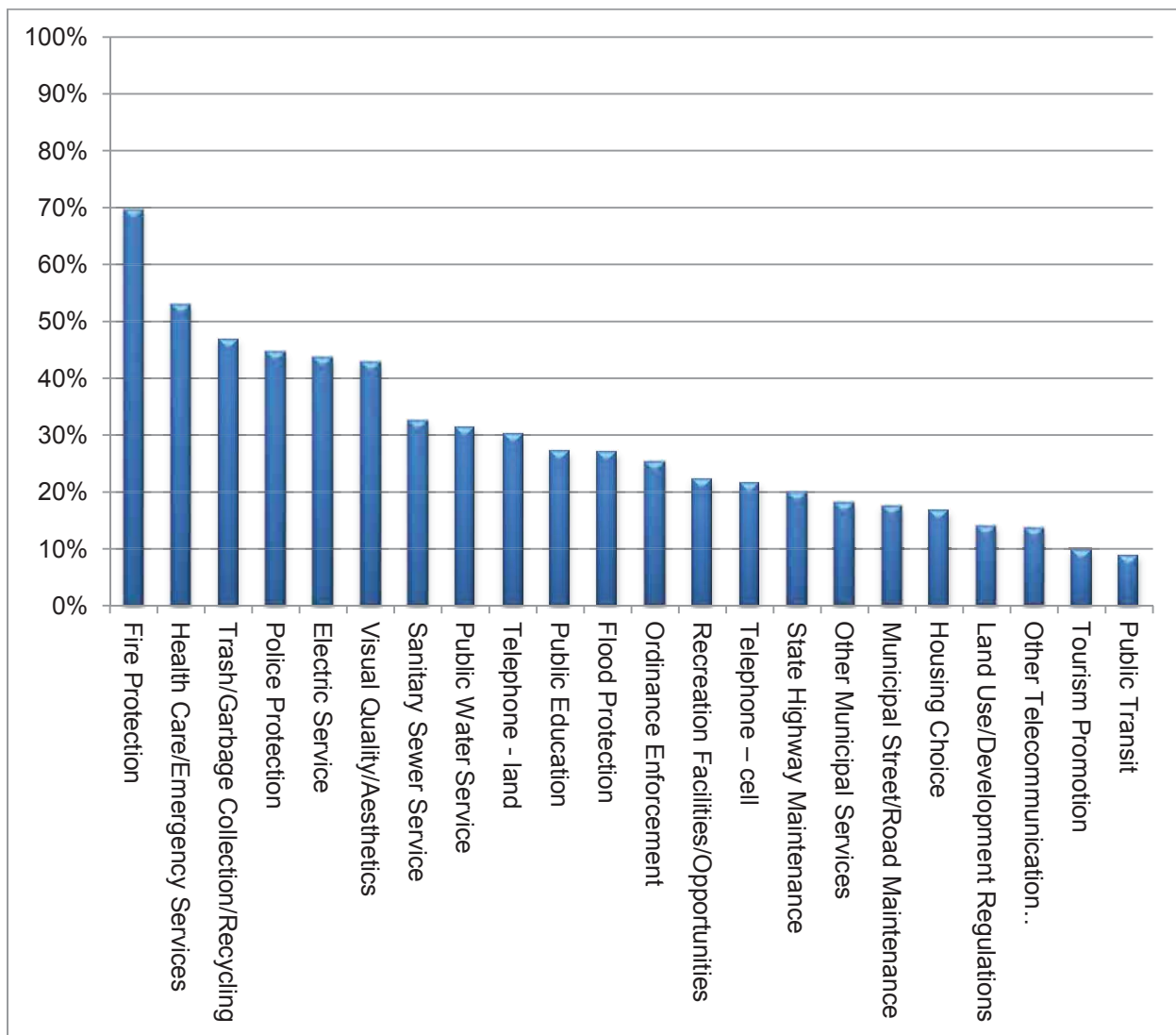
- Employment opportunities – 86%
- Availability of shopping choices – 86%
- Educational system (after High School) – 84%
- Social/Cultural/Entertainment – 74%
- Housing/property conditions – 64%



Rating of Services and Facilities – “Good” Rating

Respondents were asked to rate a range of community or public facilities and services in terms of “good”, “fair” and “poor”. Respondents were provided with the opportunity to check off “NA” if that specific service or facility is seen as being not available to them. The following highlights the services or facilities most commonly rated as “good” while the graphic below provides the complete results.

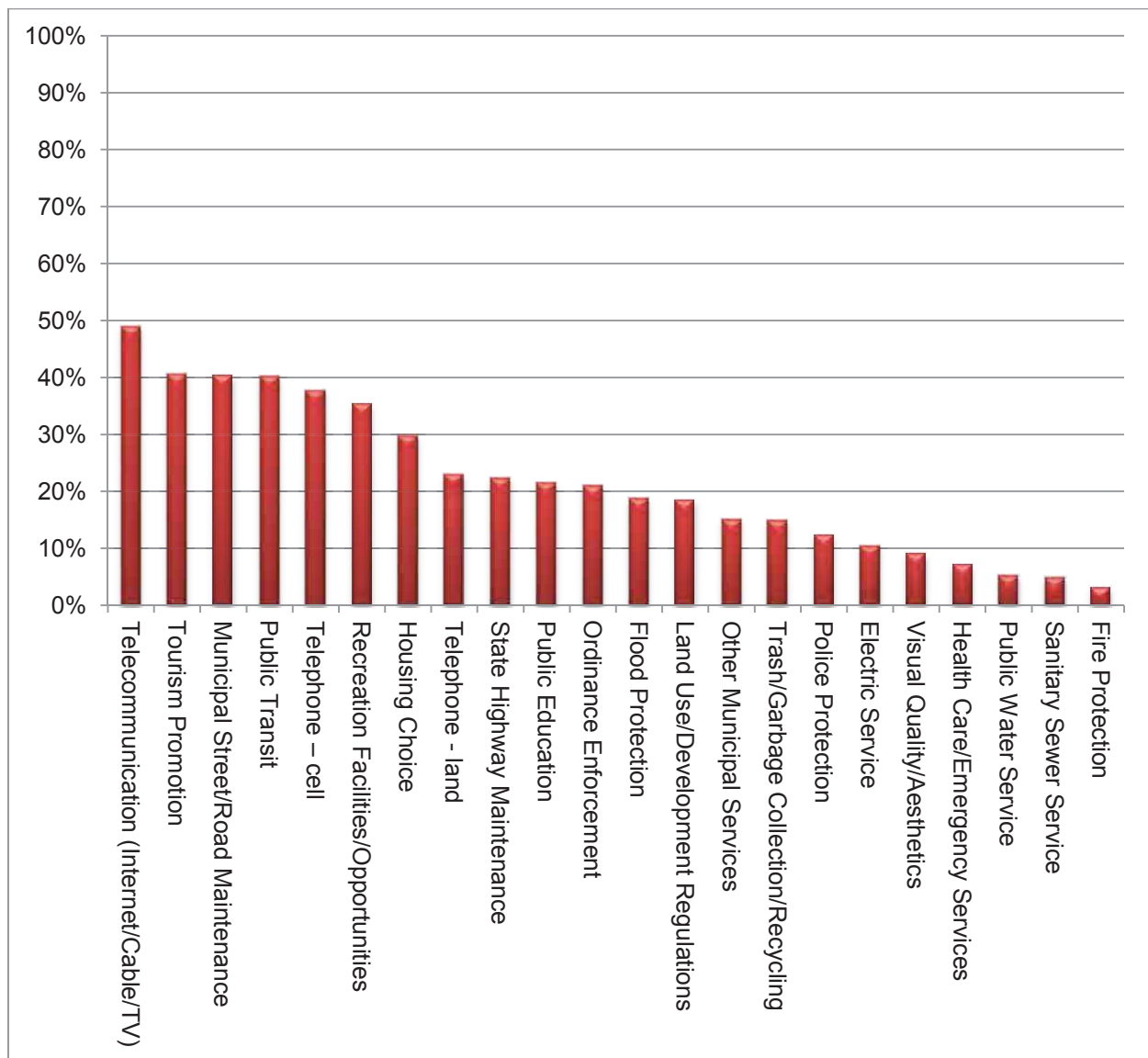
- Fire protection – 70%
- Health care/Emergency services – 53%
- Trash/Garbage collection/recycling – 47%
- Police protection – 45%
- Electric Service – 44%



Rating of Services and Facilities – “Poor” Rated

Conversely, the following highlights the services or facilities most commonly rated as being “poor” while the graphic below provides the complete results.

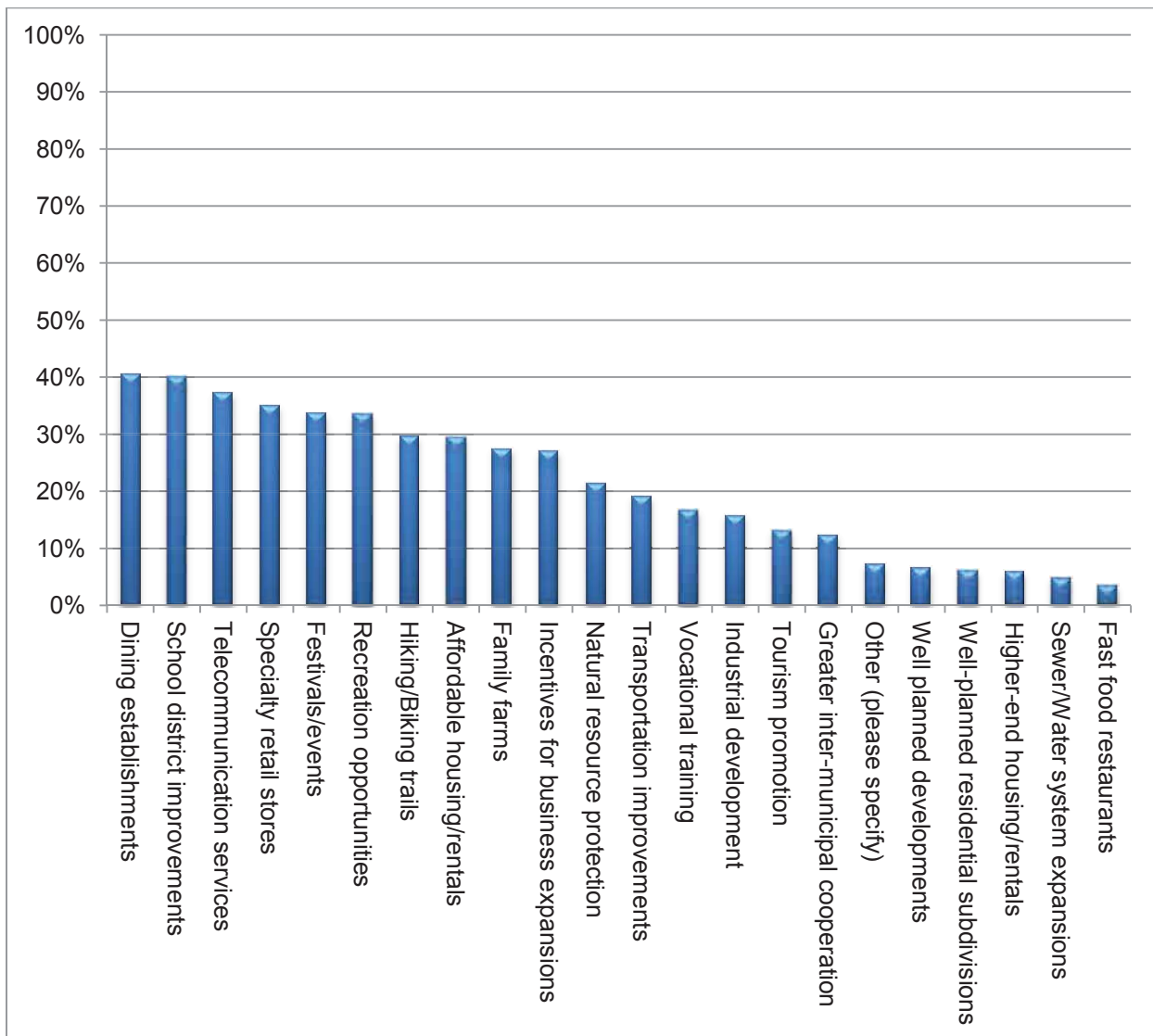
- Telecommunications (Internet/Cable/TV) – 49%
- Tourism promotion – 40%
- Public transit – 40%
- Telephone - cell – 38%
- Municipal St./Rd. Maintenance – 38%



Community Needs

Respondents were asked to identify what they would like to see more of in the County in the future. The following highlights the most popular responses while the graphic below provides the complete results:

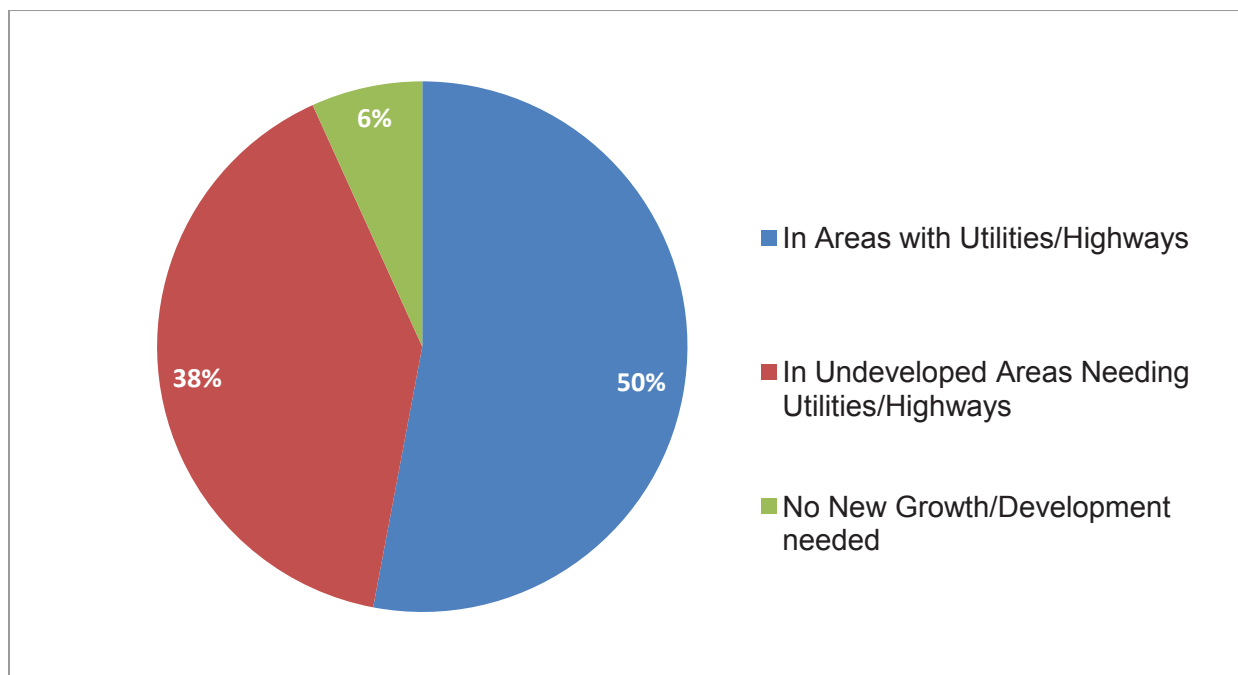
- Dining establishments — 40%
- School district improvements — 40%
- Telecommunication services — 37%
- Specialty retail stores — 35%
- Festivals/events — 34%
- Recreation Opportunities — 34%



Views on Growth and Development

Respondents were asked to characterize their views on growth and development in the County. The following summarizes their responses:

- 50% of the respondents are in favor of growth and development occurring in areas with existing utilities and highway access.
- 38% of the respondents are in favor of growth and development occurring in undeveloped areas that would require constructing, improving or extending utilities and highways.
- 6% of the respondents noted they are not in favor of new growth or development.



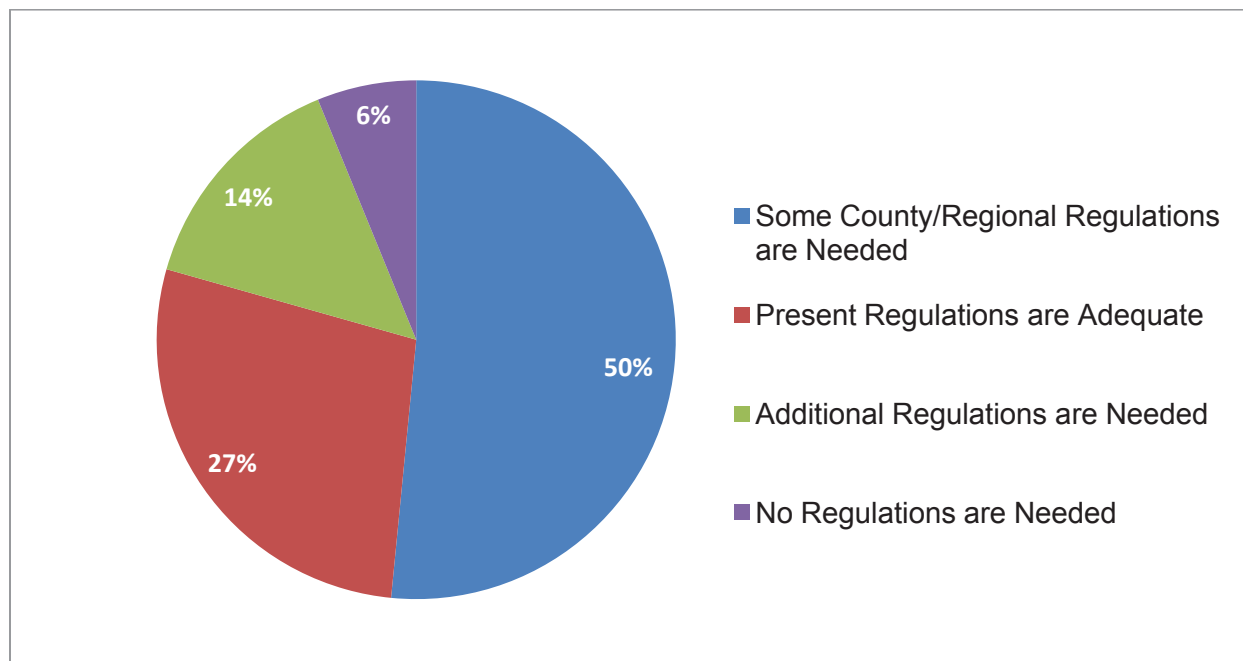
The remainder of the respondents chose to submit a written response. The following summarizes some of these comments:

- Need to focus on growth/development in our towns communities first – focus more on redevelopment and in-fill development
- Growth/development should be encouraged in appropriate designated areas and away from natural resources
- Adequate growth cannot take place successfully until we can take care and maintain what is already in place
- Growth and development should be encouraged in designated areas

Perceptions – Regulations Guiding Well-Planned Development

Respondents were asked to characterize their views on developmental regulations in their respective municipality in terms of four (4) specified perceptions. The following summarizes their responses, first narratively then graphically:

- 50% of respondents feel that some County or regional developmental regulations are necessary to assure well-planned and orderly development across municipal boundaries and to avoid future problems and conflicts.
- 27% of respondents feel that the existing development regulations in their municipality are adequate.
- 14% of respondents noted that additional development regulations are needed in their municipality.
- 6% of respondents feel that development regulations are not necessary.



The remainder of the respondents chose to submit a written response. The following summarizes some of these comments:

- Local municipalities are over regulated and understaffed in terms of helping businesses work through those regulations. It delays and often discourages business growth and development.
- Environmental regulations are needed at all levels; other forms of developmental regulation are fine as they are.
- In favor as long as there is consistency and their development follows a well planned approach.
- Noise ordinances are needed in rural areas.

Comments

Space was provided to allow respondents to make comments related to the overall comprehensive planning process. As would be expected, these responses were quite diverse. A general textual analysis reveals a number of common and/or repeated words and phrases, such as *Community, Bradford County, School, Business, Drug, Internet, Tourism and Recreation*. The responses were compiled into these eight (8) categories. The responses were delineated and further characterized below.

Category	General Characterization
Community	<ul style="list-style-type: none"> • Need more opportunities for our youth to become more engaged in the community • Need to support efforts to build community pride - there is nothing here that reaches out to folks and says "we have community pride and we are a great place to live" • Need to encourage people to go out and enjoy our small towns and engage with local businesses • There are no activities or places to take your children - emphasize services that are free and already in place
Bradford County	<ul style="list-style-type: none"> • Need to offer a living environment that competes with other regions • Lack of reliable high speed internet is driving small business, entrepreneurs and younger residents away from the county • There is not much to attract a younger population • Bring back the rail service to Bradford county • We choose to live in Bradford county because it is a safe, beautiful place to live • There is a lack of arts and culture, recreational/gathering opportunities for young adults • Place a higher value on environmental education and support those agencies that provide such services • Highway / air and rail services. Very limited to travel to other parts of the country. Difficult for folks outside of the county to commute up here • Bradford county should spend more time preserving it's natural beauty • Focus on environment, community, communications, and economic development.
School	<ul style="list-style-type: none"> • Schools are good, but the school taxes are too high - lower taxes for people who don't have kids in school • Need to better prepare students not college bound for opportunities that are available in the county

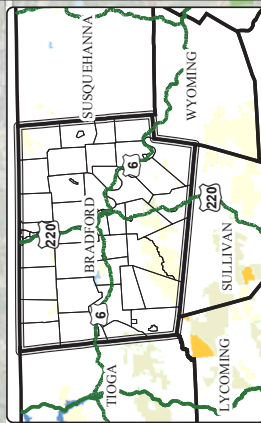
Category	General Characterization
Business	<ul style="list-style-type: none"> • Need training for people to work in local industries • Focus on saving historical homes and buildings in the area. (ex: downtown wyalusing). Give incentives or grants to help restore and renovate historical buildings for business reuses • Many guthrie employees work in sayre yet live in ny since the corning, ithaca and other surrounding communities have much more amenities • The rural character is what i am drawn to, but jobs are needed to maintain a healthy community. • Need more farmer / local artisan markets
Drug	<ul style="list-style-type: none"> • We have a drug problem - top issues • No one will come here until we address the drug problem • We are becoming known as a " drug capital." tourism is useless with this reputation • Need more collaboration and expansion of dealing with the drug issues in bradford county
Internet	<ul style="list-style-type: none"> • Internet provider in the County is horrible and has a monopoly • Need better cell phone and internet services to remain competitive • Need to increase or expand internet access to rural areas/communities across the county
Tourism	<ul style="list-style-type: none"> • Local signage (e.g. Sayre victorian businesses) does nothing to promote access or awareness of what this is – need to promote this resource regionally • Need to develop materials that highlights all the tourism resources including outdoor activities and river recreation • Need more promotion of natural habitat and wildlife and agricultural resources • With Sayre's rich railroad history i'd think there could be a tourism spin on it • Have never seen any activity, event or attraction promoted in this area at work or at home (you don't promote anything).
Recreation	<ul style="list-style-type: none"> • Need more trails and walking paths • Need to better develop and capitalize on quality of life amenities that will attract new residents such as trails, park and interconnected facilities • Biking and hiking trails are a priority and could bring wonderful opportunities for business and community development

BRADFORD COUNTY COMPREHENSIVE PLAN UPDATE
On-Line Comment Mapping – Received Comments

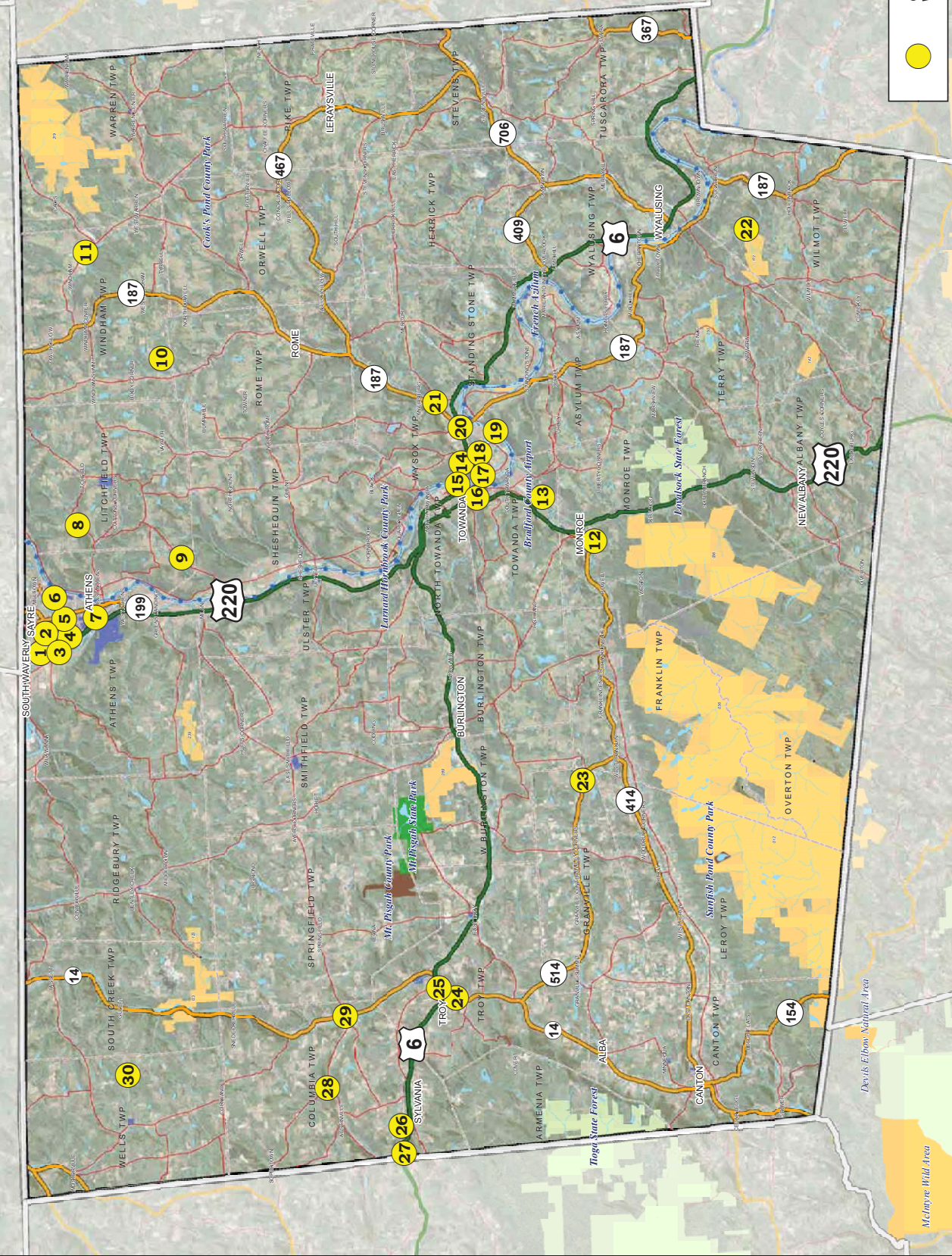
No.	Type	Comment	Location
1	Other	Cole St has been a disaster for years now! It needs to be fixed! Filling potholes with gravel every other month is not the solution to the problem!	Athens Township
2	Other	Please turn Cole St back into a cul de sac! The thru traffic from Vista Dr is ridiculous!!! Cars fly through this area! One day, someone is going to get hit!	Athens Township
3	Other	I think it is a shame that Sayre and Guthrie have paired up to control people who live and work in Sayre area we all pay taxes. I thought we were in America, free to live not being a enemy in our own country that we have lived our whole life unlike most doctors.	Sayre Borough
4	Other	Westbrook Street is in desperate need of resurfacing!	Athens Township
5	Transportation	This road (N Pennsylvania Ave.) needs resurfaced between Lockhart street and Pitney	Athens Township
6	Community Services/Facilities	How about a sidewalk from Guthrie Parking lot to the bridge? We were "asked" to pay an extra fee for maintaining roads; this would be a nice benefit- and healthy alternative to taking a bus.	Sayre Borough
7	Other	Rebuild the Valley Playland. Although located in Athens Borough this is a community park that is overseen by 501 c 3 Friends of The Valley Playland. The current structure is 25+ years old and needs immediate attention to address safety concerns.	Athens Borough
8	Other	Barely any cell phone service with verizon. Have to buy a booster just to make a call.	Litchfield Township
9	Community Services/Facilities	Average internet speed of 1.0 megabyte/second through Verizon DSL	Athens Township
10	Other	Phone and cell service need improvement	Windham Township
11	Community Services/Facilities	location of an old blacksmith shop - has everything needed to restore it except the blding itself	Warren Township
12	Other	A levee project, which has been in the planning stages for decades, is now moving forward. Easements are being gathered, soil boring and archeological surveying will begin shortly.	Monroe Township
13	Transportation	Extend the Runway	Towanda Township
14	Transportation	Sidewalks that span the length of the golden mile. Make the shopping center more accessible, and breathe some life into storefronts in Wysox.	Wysox Township
15	Economic Development	Some kind of riverside access for restaurants. The creation of a miniature boardwalk area on the Merrill Parkway.	Towanda Township

BRADFORD COUNTY COMPREHENSIVE PLAN UPDATE
On-Line Comment Mapping – Received Comments

No.	Type	Comment	Location
16	Economic Development	Allow for old buildings to be torn down. Allow for creation of new buildings and businesses.	Troy Township
17	Natural Resource/Land Use	Remains of North Branch Canal lock are here and it is possible to retrace a section of the canal here down along the river.	Towanda Township
18	Economic Development	Attract more businesses in the town center; make it better accessible and more useful. Add sidewalks and bike paths to get here.	Wysox Township
19	Community Services/Facilities	Missing road to access river along leisure drive. No facilities here. Could be improved.	Wysox Township
20	Community Services/Facilities	Potential site for park - across from Country Cottage.	Wysox Township
21	Transportation	Coolbaugh Rd no longer continues since the bridge was removed and not replaced. Map needs fixing. Bridge replacement would still be a good idea as it would reduce congestion at the 5 way intersection at the Wysox Dandy light during peak times.	Wysox Township
22	Community Services/Facilities	Lack of internet services. Frontier is the only choice and it goes down 2-3 times daily. Downloading of any documents is impossible.	Wilmot Township
23	Other	Improve internet and cellular service access in this area.	Granville Township
24	Natural Resource/Land Use	Continue to explore the development of a trail facility long the former Northern Central Rail Corridor between Trout Run and the State Line. This could serve as a major economic boom for the western half of the County.	Troy Township
25	Transportation	King Street coming down from the school is in DEPLORABLE condition - This is a disgrace to our community.	Troy Township
26	Other	CELL SERVICE (improvements are needed)	Sylvania Borough
27	Transportation	BRADFORD COUNTIAN ACCESS TO MANSFIELD U: Public transportation westward leaving 7 a.m. from Towanda, -connecting- cooperate with Tioga County (PA) public transportation for a connecting bus into Mansfield University & evening return route.	Columbia Township
28	Community Services/Facilities	Cell Service Improvement	Columbia Township
29	Transportation	Repair Entry from Rt 14 on to Austinville Road - Bumpy	Columbia Township
30	Other	There is a residence at this location	Wells Township



This map was created using County of Bradford Geographic Information System digital data, but this is a secondary product and has not been verified and is not authorized by the County of Bradford



Submitted Comment

**Bradford County Comprehensive Plan Update
Planning Advisory Committee – Meeting No. 1
Kick-Off Meeting
April 19, 2017**

The first Planning Advisory Committee meeting was held on Wednesday, April 19, 2017 at the Bradford County Airport in Towanda, PA at 7:00 PM to kick off the planning process. A total of eighteen (18) people signed the attendance sheet (copy attached). Mark Lazzari, a planner with The EADS Group, attended and facilitated the proceedings. Matthew Williams, County Planning Director, and other County Planning staff, including Scott Molnar, Emily Vollmer and Rich Lasko, were in attendance and participated in the meeting. The Bradford County Department of Community Planning and Mapping Services is spearheading the planning effort in consultation with The EADS planning staff.

Matthew Williams welcomed the attendees and provided introductory remarks. Mr. Lazzari then gave a presentation providing an overview of the work plan for the County Plan update, background information on planning in general and the planning process/approach being followed with an emphasis on the public participation methods. A County Base Map was provided for review and comment. A draft version of the Community Survey and the on-line Comment Mapper was provided and reviewed with the attendees. The remainder of the meeting involved participation by members of the Planning Advisory Committee. Input received on major issues facing the County is summarized below.

➤ **Retain and Attract Millennials, Families & Senior Aged Residents**

The discussion initially centered on Youth retention. Attendees insightfully noted that concentrating just on youth retention was too narrow of a focus. It was pointed out that the Plan should address how to attract and keep younger residents (i.e. millennials (approx. 18-34 yrs of age), families and senior aged residents in the County. The discussion centered on creating reasons why and creating the ability for these age groups to stay in the County. Initial objectives included:

- Better connect residents to existing County assets and resources, including State Lands, County and local parks.
- Better connect younger residents and families to groups and organizations offering kid friendly events, activities and services. Reported that the Bradford County Airport often hosts kid themed events and aviation related education events.
- Provide affordable housing choices for recent college graduates and other professionals entering the workforce to give them opportunities to transition into independent living.
- Provide housing choices (retirement communities and similar senior living housing) for seniors
- Educate high-school students and their parents on the types of quality jobs available in the County and the type/level of education/technical

training necessary to obtain those jobs. Reported that Guthrie has 500 available jobs.

- Strengthen Educational Partnership Opportunities by aligning career pathway opportunities with local schools and universities. School Districts (administrators and Guidance Counselors) and the Northern Tier Career Counselor Initiative are seen as having a key role in connecting students with job opportunities.
- It was suggested that former residents be surveyed on why they left the County and what they would need to come back.

➤ **Housing Availability and Choice**

Several of the issues here overlap with issues identified in the previous topic area.

- There is a lack of affordable housing for recent college graduates and other young professionals entering the workforce.
- There is a lack of senior housing options including retirement communities and other types of senior housing.
- Housing stock upgrades are needed in proximity to the Guthrie Hospital:
 - To provide suitable opportunities for new nurses, doctors and other employees to live and work in the County.
 - Temporary housing is also needed to help new nurses, doctors and other employees transition into permanent housing in the County.

Attendees noted that recent rental and housing unit developments are not meeting the housing needs identified above. Most recent housing developments have been geared towards Low and Middle Income residents (LMI).

➤ **Work Force Development**

The Progress Authority and Guthrie are key stakeholders that can provide important insights and guidance in addressing Work Force Development Issues.

- Guthrie is preparing to roll out a “Value Proposition” program with employees. The program will market the benefits of working and living locally. A question was raised regarding do other employers have similar programs in place and how do they market the County to prospective employees.
- The Progress Authority has recently worked with the public relations firm DCI to complete a study that surveyed regional employers. The Progress Authority will provide The EADS Group with a copy of this study.

➤ **Competiveness of the County**

Attendees noted that Bradford County is losing jobs and residents to surrounding Counties including those in New York. It was said that surrounding counties are in competition with Bradford County. Attendees encouraged that the Plan identify ways that the County can better compete with surrounding Counties. Initial objectives included:

- Telecommunications upgrades – provide reliable higher speed Internet/bandwidth necessary for existing businesses and potential entrepreneurs in developed areas and improve cellular service throughout the more rural portions of the County.
- Housing upgrades – provide the types of housing choices desired by young professionals and seniors.
- Create more attractive communities – with emphasis on walk-able communities.
- Develop a unified marketing strategy geared towards retaining existing residents/businesses and attracting new residents/businesses to the County. Need a consensus on the County's identity and what assets should be highlighted.

➤ **Marcellus Shale Gas Development**

Impacts on housing, including a legacy of higher rents and hotel vacancies from the past boom in gas development, are still being felt in the County. It is further recognized that the next phase of the natural gas industry is the development of major transmission pipelines, transmission stations and related infrastructure necessary to convey the gas to regional markets. The County must be proactive so it can manage this type of development and minimize land use and community impacts.

- The Bradford County Department of Community Planning and Mapping Services is starting the process of updating its Subdivision and Land Development Ordinance (SALDO) independent of the Comprehensive Plan Update. The updated SALDO will address anticipated natural gas infrastructure development.
- The Plan can identify corridors that would sustain minimal impacts from pipeline construction.
- The Plan can identify ways that the County can benefit from future development in the natural gas industry.
- The Plan can identify ways to mitigate existing housing related impacts. suggested that vacant hotels could be converted into residential units.

Communication and Outreach Plan

A number of methods for distributing information about the Plan Update and ways to advertise upcoming meetings and to announce the launch of the Community Survey and on-line Comment Mapper were identified. In addition to posting information on the Bradford County website and distributing meeting advertisement posters, outreach methods will include Social Media postings; press releases to the local media; e-mail blasts to the Planning Advisory Committee, municipalities and others on e-mail lists maintained by the Bradford County Department of Community Planning and Mapping Services; direct follow up with the East and West Council of Governments (COGs) and the Chamber of Commerce. Members of the Planning Advisory Committee are encouraged to share information received during the planning process.

Follow Up Activities

Those in attendance were given the opportunity to review the draft Community Survey, the on-line Comment Mapper and the Base Map. Any revisions/comments are to be provided to the Bradford County Department of Community Planning and Mapping Services no later than May 3rd. Attendees were asked to advise the Bradford County Department of Community Planning and Mapping Services of other key persons that may be interested in serving on the Planning Advisory Committee.

Focus Groups for Community Workshop No. 2

Potential Focus Groups that could be invited to participate in Community Workshop No. 2 were identified through the course of discussion. Those groups include:

- School District Representatives - Guidance Counselors and Administrators
- Natural Gas Industry – Operators and Suppliers
- Housing – Building Contractors, Hotel Proprietors and Rental Owners

AGENDA
Bradford County Comprehensive Plan Update
Planning Advisory Committee Meeting No. 2
September 20, 2017

1. Update on process
 - a. Public Participation
 - b. Plan Components
2. Community Survey and Interactive Comment Mapper
 - a. 575 survey responses; 35 On-line comments
 - b. Deadline September 30th, 2017
 - c. Interim Summary 8/17/17 – *(provided to PAC 8/31)*
 - d. Overview
3. Issues - Gaining Consensus
 - a. Questions/Comments
 - b. Revisions
4. Community Workshop No. 2
 - a. Multi-day - six (6) Focus Group meetings and wrap up session
 - b. Focus Groups/invitees
 - c. Schedule – dates/location(s)
5. Next Steps
 - a. Finalize Community Survey/Comments summary
 - b. Finalize plans for Workshop No. 2
 - c. Invites



**Bradford County Comprehensive Plan Update
Planning Advisory Committee – Meeting No. 3
February 15, 2018**

A meeting with the Planning Advisory Committee meeting was held on Thursday, February 15, 2018 at the Progress Authority Building in Towanda, PA at 6:00 PM. A total of fifteen (15) people signed the attendance sheet (copy attached). Mr. Mark W. Lazzari, AICP, a planner with The EADS Group facilitated the meeting. Mr. Jordan Treaster of EADS also attended. Matthew Williams, County Planning Director, and other Bradford County Planning staff, including Scott Molnar, Emily Vollmer, Megan Johnson and Rich Lasko, were in attendance and participated in the meeting. The purpose of this meeting was to receive final comments of the prepared Community Survey Summary and comments of the Community Workshop No. 2 recap and highlight information. Copies of the Summary and Workshop information were provided to the Planning Advisory Committee in advance of this meeting. The remainder of the meeting involved participation by members of the Planning Advisory Committee in the review of a set of preliminary goals and actions for the Plan. Input received during the meeting is summarized below.

➤ **Community Survey Summary**

No additional comments or revisions were requested by the Planning Advisory Committee.

➤ **Community Workshop No. 2 Recap and Highlights**

No additional comments or revisions were requested by the Planning Advisory Committee.

➤ **Preliminary Goals and Action**

- A listing of Goals and Actions developed out of Community Workshop No. 2 was presented to the Committee. The attached Preliminary Goals and Actions documents the comments made by the Committee.

Bradford County Comprehensive Plan
Preliminary Goals, Recommendations and Actions
Planning Advisory Committee

Goal/Recommendation/Action	Priority/Comment
Greater Coordination Amongst and Across Groups <ul style="list-style-type: none"> The Plan highlights the need for – and how groups can work together Connect resources through active engagement with county residents Provide opportunities for different groups to come together to work on specific projects Breaking down boundaries that are keeping groups from working together Solutions are not as simple as one agency/organization taking the lead 	<p>A top priority of the Plan. The action is to provide the opportunities from groups to come together and to discuss issues and develop solutions. The Plan then becomes the frame of reference to follow. It is up to the Planning Commission to facilitate these opportunities by identifying key groups, organizations and individuals, establishing new task forces and hosting a series of informal meetings that will bring them together to establish their ownership in plan.</p> <p>Lack of cohesiveness between groups and organizations. Groups need the forum to communicate more amongst each other. They need a better level of connectedness to effectively work on improving assets within the county.</p>
Greater Connecting of Natural, Heritage, Historic and Community Resources <ul style="list-style-type: none"> Education, events, programming and outreach Driving tours, itineraries to connect Common digital access to trails maps on State/County Land Local and Regional Wayfinding and Interpretive markers 	<p>With discussion on connecting resources should be a discussion on maintaining the natural beauty of the County by improving the appearance of manmade structures to align with the County's natural beauty. Examples are blighted properties, vacant lots, vacant buildings</p>
Acknowledge/Assist/Support Rt. 6 Corridor, Susquehanna Greenway, Endless Mountain Heritage Region's Efforts – and Efforts to develop/promote Local Historic Resources <ul style="list-style-type: none"> County Plan focuses on Heritage Promotion Develop new tours around unique historic assets Exs: Battle sites, war veteran grave sites, monuments 	
Capacity Building Among the Five (5) Chambers of Commerce <ul style="list-style-type: none"> Facilitate coordination between County Tourism office and Chambers Educate chambers on Hotel tax grant for websites 	
Renewed Focus on Technical Training in Addition to 'Soft' Skill Training	<p>Including in the Plan will allow the economic development agencies and other agencies to reference the Plan when they apply for Workforce funding. Noted that the County Plan is important for economic agencies to use to apply for grant and funding. The County Plan supports certain aspects that will help with funding.</p>
County Website – Functional Improvements <ul style="list-style-type: none"> Continual maintenance – accuracy of information User Friendliness and ease of navigation County Agency control of content and quality control 	<p>The new County web site may be completed prior to the Plan being completed. The Plan should recommend continued consistency in the operation and maintenance of the new web-site as the priority.</p> <p>Desired that departments will have control of their own content/section. The new site should be easier to navigate and to for information. Encourage consistency between county departments. There will be press releases to educate residents of the new website when completed.</p>
County Identifies the Barriers for Communication Between Industries and Education Stakeholders Data Collection and Acquisition of Information Relating to Why Employees are Leaving <ul style="list-style-type: none"> Continual surveys Define the why, causal reasons and trends 	<p>Focus is to learn why employees are leaving – and how to attract new employees. Is it quality of life, ameni ties something else.</p>

Bradford County Comprehensive Plan
Preliminary Goals, Recommendations and Actions (cont.)
Planning Advisory Committee

Goal/Recommendation/Action		Priority/Comment
County Facilitates Partnerships Amongst Guthrie, Industries, other Stakeholders and Communities <ul style="list-style-type: none"> • Focus on identifying solutions for lower building costs for new home builds • focus on Community revitalization efforts 		
County-SALDO Updates Add – Pipeline Safety <ul style="list-style-type: none"> • Considers: pipeline safety, line strikes, corrosion of aging infrastructure – multi faceted 		Remove County SALDO as a Goal/Action. Updating the County SALDO is already underway. This will be replaced with Natural Gas Issues and will consider pipeline safety, line strikes, corrosion of aging infrastructure as priority issues
Health Care, Senior Services and Transportation <ul style="list-style-type: none"> • Coordinate with Area Agency on Aging and other health care providers • Focus on seniors and their transportation needs and how do they consume information 		The Plan will not identify specific actions to solve this issue. The Plan will recommend that meetings with transportation agencies be facilitated so the experts can work on this problem. BeST Transit, Guthrie patient transportation program, etc. Let these experts come up with the solutions.
Coordinate with Bradford County Drug Coalition <ul style="list-style-type: none"> • Continue Outreach and Education efforts • Align with Project Bald Eagle and on-going efforts in surrounding counties 		Remove – already done
Agricultural Mentorship <ul style="list-style-type: none"> • Mentorship Program targeting the 30+ yrs of age farmer • Identify new niche markets - Hops 		Priority is to help educate farmers by connecting them to other experienced farmers.
Agri-tourism Enhancements <ul style="list-style-type: none"> • expanding existing, developing new farmers markets • Farmers markets tour (following wine and quilt tour models) • Combine with similar resources (wine, flea markets, artisan) 		Connecting heritage and cultural resources and agricultural resources (farmers markets, products, events)
Telecommunication Improvements <ul style="list-style-type: none"> • Plan will focus attention on completing the “Last Mile” • Agriculture is in the “Last Mile” 		<p>The Middle mile is in process of being developed therefore the Plan will focus on the Last Mile considerations. The Plan will support developing the middle mile in reaching last mile goal. The Plan will be used to help existing organizations acquire funding for infrastructure upgrades. The Plan will explain what/where is the last mile. The Plan will note that most of the agricultural areas in the County are in this last mile area. A connection will be made between the agricultural industry and the need for broad band connectivity in those areas. Farms are not able to take advantage of newer technologies due to the not being able to access a reliable telecommunication network. Follow up with Chris Brown for details on wording to be used in the Plan. County Planning and Progress Authority will drive telecommunication improvements. The Plan will make the case, not development the how to.</p> <p>The plan is not intended to say how the last miles is being connected but it will be connected that is important and how to advance in certain aspects/issues</p>