



Destination

Lock Haven

Volume 2

**City of Lock Haven Comprehensive Plan
Adopted April 2021**



Community Engagement Results



Existing Condition Profiles

City of Lock Haven Comprehensive Plan

Destination Lock Haven

Adopted April 2021

Volume 2

Prepared by the City of Lock Haven



Prepared with assistance from:



This project was funded in part by the Commonwealth of Pennsylvania, Department of Community and Economic Development (DCED) Strategic Management Program (STMP) and from the federal Department of Housing and Urban Development (HUD), under the administration of the Commonwealth of Pennsylvania, Department of Community and Economic Development (DCED) Community Development Block Grant (CDBG).

CITY OF LOCK HAVEN

RESOLUTION NO. 2021-12

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

- WHEREAS, The Lock Haven Planning Commission (the Commission) serves as the official planning agency for the City of Lock Haven (City); and
- WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247 as reenacted and amended) requires that municipal plans be generally consistent with the adopted county comprehensive plan; and
- WHEREAS, The City Council and the Commission organized a planning advisory committee to oversee the preparation of the Comprehensive Plan, including the development of goals, policies and action strategies to achieve the City's vision for the future, and to conduct a public involvement process by holding community meetings and conducting stakeholders' meetings to gain insights on existing conditions and issues under their purview; and
- WHEREAS, the socioeconomic and housing data, transportation and land use patterns, sustainability, cultural and environmental resources, and City facilities and services were analyzed to create the framework for the plan; and
- WHEREAS, the Comprehensive Plan is a guide to future growth, development, land use, and community character; and
- WHEREAS, The Planning Commission has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and
- WHEREAS, The Planning Commission distributed copies of the draft of the goals and objectives of the Comprehensive Plan to adjacent municipalities and Keystone Central School District, and a draft of the Comprehensive Plan to the Clinton County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Comprehensive Plan;


NOW, THEREFORE, BE IT RESOLVED by the City Council of Lock Haven, a City of the Third Class self-governed under Article V of the Optional Third Class City Charter Law (Act of Jul. 15, 1957, P.L. 901, No. 399)

THAT the Lock Haven City Council recognized the Commission as the official planning commission for Lock Haven and that such agency promotes public interest in, and understanding of, the Comprehensive Plan and the planning profession; and


- THAT the Comprehensive Plan submitted by the Planning Commission is hereby adopted by the City Council as the official Comprehensive Plan of the City of Lock Haven, rescinding the Lock Haven Comprehensive Plan adopted in 2005; and
- THAT the Lock Haven City Council will consider the community development goals and objectives presented in the Comprehensive Plan when dealing with planning issues requiring action by the City Council; and
- THAT the Lock Haven City Council strongly urges all Authorities, Boards, and Commissions in Lock Haven, as well as county and state agencies, to review and consider the Comprehensive Plan in their planning and decision-making processes; and
- THAT the City Clerk shall distribute copies of this Resolution to the proper staff, Authorities, Boards, and Commissions in the City whose further action is relied upon to achieve the purpose of this Resolution.

Adopted this 19 day of April 2021


APPROVED:



Gregory Wilson, City Manager



Joel Long, Mayor



Abigail Roberts, City Planner

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COMMUNITY ENGAGEMENT RESULTS

Community Engagement Results

The Destination Lock Haven Team, consisting of Abigail Roberts, City of Lock Haven Planner and Development Coordinator, Kasey Campbell, Director of Community Life, and Gregory J. Wilson, M.P.A, City Manager along with Mark W. Lazzari, AICP from The EADS Group, Inc., and Barbara Hauge, P.L.A, ASLA, GIP from UpStreet Architects, Inc. carried out multiple community engagement initiatives during the planning process. Members of a convened Steering Committee and City Council members were regularly updated on the progress in completing the community engagement activities.

A combination of in-person meetings and field tours (pre-covid), socially distanced outreach events, virtual sessions, and online engagement were used to educate residents on the planning process and to get meaningful feedback from residents, local and county offices, and other stakeholders. Live, online broadcasting of meetings, via Facebook and YouTube, and posting of links to a community survey, interactive mapping, and a public review of the draft goals and actions on the City's website and Facebook sites significantly boosted the reach and extent of the community's involvement with this Plan. Publishing stories and information about the Plan by local media sources, most notably The Express, greatly contributed to the public participation success of this Plan. Here are the highlights from the community engagement efforts. Summary information for each event is provided on the following pages.

- **Kick Off Meeting** – held on January 30, 2020 in the City Hall Council Chambers. This meeting was used to introduce the goals for the update to the City's Comprehensive Plan to City Department representatives, Planning Commission members and City Council members. Fifteen (15) persons participated in the discussion.
- **Stakeholder Education Meeting** – held the afternoon of March 11, 2020 in the Rebecca F. Gross Community Room at the Ross Library. The meeting provided an opportunity for invited attendees to communicate the current issues, opportunities, needs, as well as strengths, and weaknesses of the City. Twenty-five (25) persons attended the event.
- **Public Education Meeting** - held the evening of March 11, 2020 in the Rebecca F. Gross Community Room at the Ross Library. Community members discussed their personal reflections of the City, issues and opportunities, and future goals as it relates to the community. Fifteen (15) persons attended the event.
- **Suggestion Box Summary** – attendees of the Stakeholder and Public Education Meetings were provided with a suggestion box slip to provide additional written comments regarding community strengths, issues, and problems, and community needs/wants. Fifty-nine (59) additional suggestions were submitted.
- **Community Survey** – <https://www.surveymonkey.com/r/Lock-Haven-Survey>. An online survey was prepared to gather local input on issues and opportunities. Advertisement of the survey was included on the City of Lock Haven Website and Facebook page and through local media

sources. A total of 193 responses were received. The Survey was open generally between March and December 2020.

- **Virtual Town Hall Meeting** – held on June 24, 2020. This online meeting focused on updating City representatives, including local, and county officials, residents, and other stakeholders on the planning process for the Comprehensive Plan. Several members of the community participated live while others viewed the recording of the live session using the City’s Facebook or through the City’s YouTube Channel.
- **Interactive Comment Map** – [Lock Haven Comprehensive Plan Interactive Comment Map](#). This online map application provided an additional approach for engaging the community and giving residents an opportunity to illustrate where they would like amenities, facility improvements, and community events throughout the City. The Comment Map was open generally between July and December 2020.
- **Virtual Focus Group Sessions** - held on July 14 and 16, 2020. Four (4) focus group sessions were held for individuals with a high level of advocacy, expertise or perspective on these topics: Business, Housing, Service Providers, and County-City interactions. Over thirty (30) community members participated in the sessions.
- **Public Outreach Event** – held on August 21, 2020 in downtown as part of the Pedestrian Mall/Summer Concert Series. The Destination Lock Haven Team interacted with fifty (50) residents/visitors during the event.
- **Draft Plan Community Workshop** – held on November 5, 2020 in Hangar 1 at the William T. Piper Memorial Airport. Twenty (20) community members attended this Workshop. Countless others viewed the Workshop remotely as part of the City’s Live Stream broadcast of the Workshop.
- **Public Review of the Draft Goals and Objectives** – following the Draft Plan Community Workshop, the Destination Lock Haven Team conducted a “no contact” review of the draft goals and objectives using Google Forms. Public access to the Google Form presentation was provided through an electronic link: <https://forms.gle/xKGeb3W3asTHSSY38> posted on the City’s Website and Facebook site. Media coverage of the Workshop promoted the public review of the draft goals and objectives.
- **Draft Plan Presentation** – the Draft Comprehensive Plan was presented to the City Planning Commission and City Council in February 2021. A set of edits and layout revisions were provided for consideration. The Planning Team appropriately updated the Draft Plan. The revised Plan was then made available for public review.
- **Final Plan Hearing** – members of the community were invited to a virtual public hearing held on April 19, 2021. City Council and Planning Commission members along with Lock Haven residents participated in the hearing. The Planning Team reviewed the planning process, main sections of the Plan, the Plan’s branding, the public review period and how the Plan will be used in the future.

KICK OFF MEETING - JANUARY 30, 2020

A Kick-Off Meeting was held in City Hall Council Chambers to introduce the Comprehensive Plan update effort to City Department representatives, Planning Commission members and City Council members. Attendees communicated their priorities, issues and goals to the Consultant Team. After some initial remarks, the Destination Lock Haven Team provided an overview of the Comprehensive Plan update process, the scope of work to be completed and types of public participation and engagement activities to be completed. The input received is summarized below into Priority, Issues, and Goals categories.



Code Enforcement

Priority - Add staffing to better handle the high number of building code and property maintenance investigations, permitting reviews and applications, and a number of other services.

Issues:

- Two (2) staff persons are responsible for handling a high number of tasks and responsibilities.
- Prioritizing duties becomes difficult due to continual public need.
- Major issue with public understanding about timeliness.

Goal - Better promotion of and more efficient attention to the process of code enforcement.

Community Life

Priority - The Community Life Department is responsible for promoting the quality of life in the community and engaging residents to address and promote the living conditions in Lock Haven.

Issues:

- Local parks need programming for residents' entertainment.
- Work with local organizations to assist with programming in the parks.
- Promote city to residents and others to better attract others to Lock Haven.

Goals:

- A major focus is updating and maintaining the park system.
- An objective is to become more sustainable in the community.
- The City is currently a certified silver community and would like to reach gold level within the next year.

Fire Department

Priority - Replace aged fire apparatus and maintain an adequate numbers of volunteer firefighters and support manpower.

Issues:

- Over the past 15 years, there has been a declining trend in volunteer firefighters.
- Advertising, recruiting, and raising awareness is a major issue that the department faces.

Goals:

- Purchasing a new fire truck estimated at \$1.3 million. Department is in the early stages of internal and external discussion about purchasing the apparatus.
- Better promotion of the Department in general, increasing sense of pride of their volunteers, their need for volunteers and new fire apparatus.

GIS Department

Priority – continue to support other City Departments by continually digitizing, updating and maintaining relevant City data and information.

Issue - one (1) staff person and a large amount of work.

Goals:

- Currently in the process of building a repository of capital improvements for each Department.
- Currently in the process of transforming old hard copy sewer, water and storm water information into digital files.
- Acquire new software to improve capacity and to develop a system to create and track work orders.

Planning Department

Priority – to engage with the community to identify issues, needs, and wants for the City and build a better standard of living for all residents.

Issues – Shifting the department to blend community input into new and existing projects.

Goals –

- Involve residents, groups, and community organizations in planning for projects that are of interest to them.
- Collaborate with City departments and other entities to build complete projects during time of application.
- Apply for funding sources that were not previously investigated to further leverage City funds.

Police Department

Priority - Increase the number and types of public community engagement activities.

Issue - The Department averages 4,000 calls a year. Drug related calls are increasing.

Goal - Host more youth and public engagement activities to create goodwill and to increase their non-confrontational presence in the community.

Public Works

Priority - Processing and utilizing information in the decision-making process is of high importance in this department.

Issue - A major issue is the aging infrastructure in the City and recent turnover of long-tenured staff who had institutional knowledge.

Goals:

- A recent study identified that 400 gallons of water has been lost in the City and steps are being taken to address related issues with the water department.
- The sewer piping infrastructure has been aging rapidly and is identified as a major need for replacement or alternative options.

Watershed Manager

Priority - Implement the Forest Management Goals from the Lock Haven *City Authority's* (LHCA) FSC-Certified Forest Management Plan of 2013:

- Preserve the high drinking water quality and ensure the safety and quantity of the water supply.
- Improve the capacity and financial return of the watershed and its properties.
- Promote ecosystem health, resilience, diversity, and sustainable management of all resources.
- Manage public access to the land for recreation uses.

Issues:

- There is a lack of a sustainable and managed trail system on LHCA land.
- Existing and future trails must be compatible with the Forest Management Plan.
- Consensus is lacking on a vision for an ideal trail system.
- Recreation opportunities and public access will be impacted during the scheduled work at Ohl and Keller Reservoirs (approx. 2021 – 2025).
- Land areas and buildings at Zindel Park have deteriorated over time.
- Better communication of management activities, water quality, forest management, habitat, and trails is needed with the community.

Goals:

- Continue to work with LHCA, The Nature Conservancy and city forester on property management, trail development, Zindel Park improvements and to implement the Forest Management Plan.
- Gather community input for developing the trail system and Zindel restoration.
- Create a Master Site Development Plan for the trail system and Zindel Park to expand and improve recreational opportunities.
- Develop a Communication/promotion strategy to inform the community about impacts of reservoir construction, watershed management, trails, and various property activities.

City Manager

Priority - Public feedback will be the most important part of this planning process as it will show what residents, business owners, and stakeholders seek to achieve for Lock Haven's future.

Issue – Want to provide everyone in Lock Haven the opportunity to be part of the planning process and include their input in the new plan.

Goals:

- It is important to recognize and understand that prioritization is very important. The City of Lock Haven cannot support all of the wish list items of the departments.
- Public input will serve as the basis for prioritizing goals and objectives.

**Planning Commission**

Priority - There is a high interest in emergency planning to include how to mitigate emergency situations.

Issue – Defining their role in Implementation Actions.

Goal - Continue serving as a problem-solving entity by including lively discussion rather than just standard plan and subdivision reviews at meetings.

City Council

Priority - Better communication between the government and the public.

Issues:

- The Community Center is underutilized - more community related events can be held:
 - Family & age-appropriate events that promote interest in Lock Haven.
 - More greenspace and beautification projects.
 - Farmer's market.
- The Library is a County facility. The building that houses the Library is owned by the City. A need for more Library funding and promotion of the Library.
- Rising rent prices can be an impediment to retaining younger residents the City.
- Traffic speeds need to be addressed in some locations in the city - more police-resident engagement is needed to address specific areas.
- 2020 Census Data will not be available for this comprehensive plan update -alternative data sources will be used.



Goals:

- Educate residents on the aging infrastructure in the City and need to address it.
- Incorporate Lock Haven into surrounding community and county-wide events.
- Community Life Department has an important impact on Clinton County.
- Local media needs to be a part of the process to engage and educate the public.
- Interviews and advertising can be essential tools in the planning process for new initiatives.
- Business incubator programs can be beneficial in Lock Haven.
- Objectives and goals in the past comprehensive plan may still be relevant.

COMMUNITY EDUCATION MEETING - MARCH 11, 2020

A Community Education Session was held on this date at 2:00 PM in the Rebecca F. Gross Community Room at the Annie Halenbake Ross Library. The meeting educated and informed community organizations, groups and residents about the Comprehensive Plan update effort and provided an opportunity for them to communicate their current issues, opportunities, needs, as well as strengths and weaknesses of the City to the Destination Lock Haven Team. A total of twenty-five (25) persons attended. In addition, City Manager, Gregory Wilson and



Abigail Roberts, Planner and Development Coordinator attended and participated in the meeting. After some initial remarks, the Planning Consultants provided an overview of the Comprehensive Plan update process, why and how the Comprehensive Plan will be developed, and laid out a tentative schedule for public engagement efforts. The types of public participation methods that will be used to gather input and feedback from the City residents were also reviewed. Community stakeholder members were then afforded time to discuss strengths and weakness, issues and opportunities, and future goals as it relates to them and the City. The input received is summarized below.

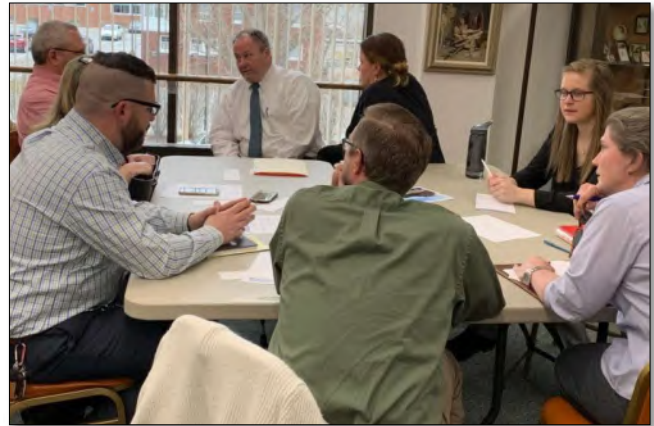
General Comments

- It would be beneficial for residents to hear from City officials on how this Comprehensive Plan is being funded.

Community Strong Points

- City of Lock Haven has many free or low-cost opportunities for recreation, parks, concerts, views, vistas, YMCA, library, festivals, camps, and open spaces.
 - Summer concert series – 2 events each weekend in summer.
 - Music, arts, theater opportunities are found in Lock Haven as well as paid events.
 - Many free activities and programs available.
 - Focus on advertising these events to the public.
- Many positive, service-oriented organizations within Lock Haven community (i.e. Elks, Lions Club, foundations, Kiwanis, Rotary, etc.).
- Lock Haven University sponsors and holds a significant amount of activities and student engagement events – existing partnerships with community like the combined Homecoming parade.
- Lock Haven University – strong asset brings in young people and professors.
- Education is a major strength as there are many opportunities beyond Lock Haven University to address general educational advancement.
- City of Lock Haven has many resources, facilities, assets, and is easily available and assists residents with any education-related needs.
- The City's designation as a River Town is an asset and reflects its connection to the River.

- City of Lock Haven has effective emergency services that provide support to the community.
- A deep culture of patriotism found in City of Lock Haven.
- Family oriented environment that makes Lock Haven a good place to raise a family.
- Businesses in the area are well-rounded and diverse with industrial businesses coexisting with other commercial and residential properties.
- Many instances where blighted property removal is occurring and this should continue throughout areas in the City.
- Piper Memorial Airport with internationally known Piper Aviation Museum that serves as an asset for the community and the City can capitalize on the tourism that it creates.



Community Issues and Problems

- Many cost challenges in the community.
 - Difficult to find good quality student housing at an affordable rate.
- A perception that diversity is a negative thing within the community.
- Difficult for the City to attract people from I-80 and other main transportation corridors to visit. Lacking signage on I-80.
- Improvements to public transportation network are needed, primarily bus or transportation options to downtown and Renovo. (taxi trip is \$30 one way).
- A current need for children and youth activities in community.
 - These activities should also target middle aged activities 12 through 18 (teens).
 - Possibilities of activities can include organized runs on existing river walk.
- Future development will need to address connectivity issues.

What we want in 10 or 20 years

- Make Lock Haven a *destination*.
- Partner with Lock Haven University on activities and student events in coordination with the City and Downtown.
- City of Lock Haven can improve on general signage and wayfinding (unify) throughout the City to promote cultural and recreational resources found locally.
 - This will enhance the beautification and cultural aesthetic value of the City.
- Continue renovating existing buildings to attract wealthier/professional demographic.
 - More higher-end housing - condos, etc – to increase the tax base.
 - Attract management-level, professionals.
 - Add service industries to accommodate needs of professional (lawn service) and needs of diverse population (add variety, hair salons).
- Recognize that the City can have housing options for a range of residents – from younger and lower-income residents to older and professional level residents.
- Promote coordination between City officials and school administrators.
- Add adult and continuing education programs.

PUBLIC EDUCATION MEETING - MARCH 11, 2020

A Public Education Session was held on this date at 6:00 PM in the Rebecca F. Gross Community Room at the Annie Halenbake Ross Library. The meeting educated and informed community members about the Comprehensive Plan update effort and provided an opportunity for them to communicate their current issues, opportunities, needs, as well as strengths and weaknesses of the City to the Destination Lock Haven Team. A total of fifteen (15) persons attended. An overview of the Comprehensive Plan updating process including why and how the Comprehensive Plan will be developed and the types of public participation methods that will be completed were reviewed. Attendees were then given ample time to discuss strengths and weakness, issues and opportunities, and future goals as it relates to them and the City. The public input received is summarized below.

Community Strong Points

- City of Lock Haven currently has many good clubs and organizations that bring positive value to the community (Sons of Italy, Rotary Club, United Way, etc.)
- Lock Haven has a very advantageous location with mountains and the river situated between many well-travelled cities and towns.
 - Locations of highways in area add to connectivity to nearby regions.
- Areas around Lock Haven are tourist destinations as there are cabins within 10-15 minutes of Lock Haven serving several recreational/seasonal activities to attract prospective tourists.
 - Pine Creek is a world-wide fly fishing destination that provides Lock Haven an opportunity to capitalize on tourism generated from this nearby amenity.
- Festivals and Local Races bring in people from all over – reach out to organizers to attract folks to Lock Haven.
- City of Lock Haven is a very walkable and generally safe community.
- Larger industries are expanding and are providing a solid economic base within the community.
 - Job security is certainly sustainable for the future within these industries.
- Lock Haven University has many benefits such as bringing youth and younger demographics into the area while providing a stable college education opportunity for local residents.
- Façade grants from years ago resulted in good improvements in the City.

Community WORKSHOP

**City of Lock Haven
Comprehensive Plan Update**

Come join us...

TO LEARN MORE ABOUT THE PLAN UPDATE

WHERE
Annie Halenbake Ross Library
3rd Floor in the Gross Community Room
232 West Main Street
Lock Haven, PA

WHEN
Wednesday
March 11, 2020
at 6:00 PM

Light refreshments will be provided.

Child Care will be provided on the
2nd floor in the Gould Youth Room
during the meeting.

WHAT
The City of Lock Haven is beginning to update their Comprehensive Plan. The Plan will provide action oriented strategies focused on community priorities. It is vital that City residents are meaningfully engaged as the Plan is being developed. Therefore, a Public Education Session will be held to introduce and to provide information regarding the comprehensive planning process.

TOPICS
Representatives from the City and The EADS Group / UpStreet Architects Team, the consultants for this planning effort, will discuss the planning process and will provide information on the various types of public engagement opportunities that are part of the process. Opportunities for residents to provide their local knowledge on issues, assets and opportunities will also be provided.

Welcome to the City of
LOCK HAVEN

Community Issues and Problems

- Local Neighborhoods lack any universal identity or cohesiveness within the City as a whole.
- A lack of free gathering opportunities within the City that promotes collectiveness and general public use.
 - There is an immediate need for space to hold these types of opportunities/events within the City (i.e. Community Center).
 - City can hold additional free and inviting opportunities in the downtown to serve residents who wish to be involved with community events (play games/pick-up basketball).
- A perception of lack of coordination and general communication between the University and City officials on community events.
- Several identifiable blighted properties that need to be rehabilitated or outright demolished.
 - Fairview Street is the gateway to the University and is an eyesore to prospective students and parents who wish to enroll in the University.
- Current housing rental market is high with rental prices exceeding the quality of housing that is available to the renters.
 - Rent prices are still based on when the gas industry market was booming in Lock Haven and have not declined since those companies left a decade ago.
 - In some areas in the City, it is cheaper to own a home than to rent.
- High-end rental options are not found in the city which would attract the professional demographic to the area and lift community up.
- Extremely low availability in housing options for 55 years and older that do not qualify for low-income subsidized housing.
- Many downtown storefronts sit empty that could provide an opportunity to attract new businesses into the area.
 - Business hours located in the downtown frequently are closed at 5pm on most nights and on Sunday which provides working residents few opportunities to shop downtown.
- Seasonal business markets (Fishing, Kayaking, and general recreation-based stores) have a perception that they are not sustainable and are only available for 3-4 months out of the year.
- School district has many underlying issues that need to be addressed to improve the educational services in the City.
 - Currently improving but more improvements are needed.
- An aging demographic is in the City of Lock Haven and focus should be on retaining younger University graduates and attracting younger professionals to the area.



What we want in 10 or 20 years

- First Friday/Sunday events could provide the community an opportunity to engage in community events more frequently than traditional scheduled events.
 - Advice would be to not let surrounding area events impact the City decision-making on holding local events.
 - Allow time for yearly events to grow.
 - Encourage shops to open on Sunday.
- A need for a major retailer in the Downtown to bring customers into the City to shop.
 - Make City of Lock Haven self-sustaining.
 - Close streets sometimes for events.
- Long-term plan to make Lock Haven a destination.
 - Find a niche that only Lock Haven provides so people choose to come here opposed to alternatives in the region (Lumber Days, Mystical Beast – GiWoggle Celebration at Halloween – drinks, ghost stories).
- Expand outside of recreation market to bring alternative business markets to the area.
 - Funnel visitors who are in the area for outdoor recreation opportunities into the City for entertainment, restaurants, and groceries.
 - Anchor store in downtown to attract others. Create a town that can attract a downtown retailer.
 - Boutique shops, clothing stores, and farmers markets
 - Hip lodging opportunities and apartments that cater to outdoor enthusiasts.
- A desire to bring the median age down and attract younger professionals.
- Connect University students to the Downtown district.
 - Integrated connection between University and Downtown (physical and social).
- Retain students from Lock Haven to become residents would help stabilize the existing demographics in the City.
- Possibly a need for a signature brewery or restaurant that attracts people to the City.
- Add mixed-use developments, rooftop bars with views of the River and a walking/biking route along Water St. to bring Lock Haven University closer to downtown.

SUGGESTION BOX SUMMARY - MARCH 11, 2020

A suggestion box slip was provided to everyone who attended the Stakeholders and Public Education Sessions. Attendees were given an opportunity to write down and submit any additional comments or questions they had about Lock Haven. There were fifty-nine (59) written suggestions received between the two education sessions. The public input is summarized below.

Community Strengths

- There are some parts of town that are very walkable during the day and at night.
- Community Civic Groups– Sons of Italy, Elks, Moose, Eagles, VFW, American Legion.

Community Issues and Problems

- There are some parts of town are not very walkable during the day or at night.
- River cleanup – was told in 2018 that no one could swim in the water. Is it safe now? How to keep it clean?
- Why does the Susquehanna River stink? Is that pollution?
- High rental costs/ with absentee landlords that don't maintain their building (-)
- Communicating with the public better about events/activities.
- Better schooling towards REAL LIFE knowledge, not just test scores.

Community Wants

Community Infrastructure

- A need is: an effort to enhance the business district from the streets upward... i.e. you've done the streetscapes, which is great, but what about enhancing the upper floors – marketing 2nd floor businesses, upscale apartments, etc.
- Long term, sustainable public transportation (buses).
- Bike lanes/there are none.
- Bike Paths/Lanes: As the town grows into this century and learns to use new technology and gadgets, it might find more people using different modes of transportation, such as electric bikes and the like. Bike paths (that aren't off-road) are really helpful for getting around, especially down to Mill Hall and back (think Walmart). As it stands, it's pretty annoying to compete with regular traffic if you're on a bike.
- Bike paths using alleys.
- Eliminate one-way streets downtown.
- Downtown red lights do not allow pedestrians to "walk". Add pedestrian actuators.
- A focus on the "locks" in Lock Haven. (i.e. an actual map or stripes on the road showing exactly where the actual path was across the land).
- Signs are needed on I-80 and 220 directing [motorists] to attractions like the Piper Aviation Museum, Woolrich, Lock Haven University, etc.
- Unified signage throughout the city – various amenities, resources, etc. Directional, large signs at intersections, pathways, similar to large cities (i.e. Philadelphia/ Center City). Arts pathway, fitness, nonprofit, historical, etc.

- Overall better downtown signage.
- More obvious Lock Haven University signage & presence in downtown.
- Strong, bold sign on Paul Mack Blvd. at City gateway (overhead welcome).
- Bring County government service offices back downtown.
- Wifi hotspots. If a drop-on center idea isn't implemented, perhaps designated areas where wifi hotspots can be put in, with laptop or phone charging stations (outlets) could be scattered across a cheap parking lot area. Make sure to add some roofing/shelter for rainy days and you could even repurpose it as a drive-in theater for the right events.

Community Life

- There could be more events for kids (pre-school and younger) that are in the evening so working parents can attend.
- Community Center for the entire community.
- Consider a "leisure counseling" or "wellness mentors" for those not of means AND busy high-end people...seriously. Think about the CYS social worker that helps with families who have issues with handling children. Many of us have issues with experiencing recreation and happiness no matter our income level.
- Programming for kids and adults.
- Evening programs for children.
- Community Center for young people to gain buy in / connections to the community.
- Partnerships are such a positive. We could have more open community round table discussions. There are so many organizations that could collaborate even more.
- Signature LH Holiday event centered on local mythological creature at Halloween with plenty of advertising and hype.
- Giwoggle Festival as a branded event.
- Lock Haven Birthday Celebration (local holiday).
- More areas for homeless people to hang out in. As it stands, homeless people only have a few places to congregate; the Library, the soup kitchen, or loitering around places they shouldn't be (i.e. laundromats). What if there were more community spots to legally hang out in for people down on their luck? Example - a "drop-in center" that had pool tables, TVs, a kitchen, and a laundry room. Note: the shelter in town expects you to be outside during the day.
- Replace gazebo in Triangle Park with bandshell/stage.
- Planned parenthood/abortion options – closest one is at least 2 hours away.
- Programs to get people off of government assistance and on their own feet (mandated).
- Support education.

Business Opportunities

- Business Downtown – More home goods; more retail (clothing, etc.). Would like to see more options for activities for younger professionals (age 25-45), not necessarily bars.
- Need more shopping centers (clothing, home goods, boutiques, etc.).
- Niche shops to bring in people.
- Downtown facelift (Fitness Unlimited, Penny Lane, Stores close too early, Sunday hours).
- Business Improvement District.

- More robust & visible Town-Gown initiatives.
- Recruit more small businesses (i.e. bakery, record store, athletic wares, Escape Rooms, wine bar).
- Outfitter(s) to grow recreational opportunities - Paddle shop and bicycle rental shop.
- Dispensary to bring \$ to our community not just surrounding areas.
- Find ways to bring in young professionals.
- Facilitate business incubator/ maker space.

Community Housing and Development

- Efficiency Housing/Apartments. I was thinking... housing gets too expensive in the area, and the apartments that do become available, even single bedroom ones, are usually too big for one person anyway. So why not cut cost AND space by making apartment buildings full of efficiency apartments? This keeps the older population out of student housing. Also, I would take the money saved by making a higher number of smaller apartments and use that to insulate and soundproof the walls/ceilings/floors better to reduce spying/arguments/etc.
- Relaxing the street setback requirements for development.
- More homeless/emergency shelter options.
- Higher-end apartments/housing in downtown.
- Housing that meets habitability standards, affordability, and meets fair market value.

VIRTUAL TOWN HALL MEETING – JUNE 24, 2020

A Virtual Town Hall meeting focused on updating City of Lock Haven representatives, including local and county officials, residents and other stakeholders on the Comprehensive Plan updating effort was held on this date at 5:00 PM using the City's Zoom platform. This virtual meeting was designed to introduce the next steps in the planning process and to advise the community of upcoming public participation opportunities and options in light of COVID-19 restrictions.

The meeting provided an opportunity for participants to ask the EADS/UpStreet planning consultants and City Planning Staff questions and to discuss current issues and opportunities, within the City.

This was a unique event for the City and for the planning process. Participants who wished to appear in the meeting were asked to request a Zoom invite. This allowed them to actively participate in the meeting. The event was broadcast as a live stream event through the City's Facebook Group. The event was recorded and was made available through the City's YouTube Channel and Facebook Group.

The following provides an overview of the meeting's agenda and topics of discussion addressed during the meeting.

Introductions

City of Lock Haven Planning and Development Coordinator, Abigail Roberts along with Kasey Campbell, the City's Director of Community Life made introductory remarks and acknowledged the City Council persons, County Commissioner and other local stakeholders who were participating in the meeting. The planning consultants facilitated discussions and answered questions.

Community Survey Results

An important part of this meeting was an interim review of results and trends from the Community Survey conducted during the planning process. Mr. Lazzari highlighted information about how the results would be used to develop community priorities and eventually Action Strategies. Ms. Hauge discussed some of the major issues and major positives that were identified in the survey. Information related to Business, Housing and Community Improvement Priorities were reviewed. Ms. Roberts discussed the range of potential Plan Titles and Themes suggested by survey responders.

Destination Lock Haven

A plan that puts Lock Haven at the center

Join us for a virtual public meeting on Wednesday, June 24 at 5:00 PM as we discuss the City of Lock Haven's 2020 Comprehensive Plan.

-  The meeting will introduce the next steps of the planning process including targeted meetings, public outreach, and upcoming events.
-  Everyone is encouraged to get involved by tuning into the meeting's live stream on the City's Facebook Group and YouTube Channel. Please add your comments during the meeting.
-  If you would like to appear in the meeting, email Abigail Roberts at aroberts@lockhavenpa.gov to request a Zoom invite.

We look forward to continuing this process and shaping Lock Haven as a destination for all!

Public Participation

The Consultant Team gave a brief overview of the public participation efforts completed to date and described how participation would be continued within the COVID-19 restrictions. Certain realities that were apparent as a result of COVID were discussed with the participants. These included not being able to meet in person with members of the Destination Lock Haven Team, having regular in-person working meetings with the City and not being able to conduct a series of anticipated in-person workshop meetings with various City stakeholders. The Team did present an approach for working around the COVID issues. Of particular interest were opportunities for conducting a virtual planning charrette with targeted focus groups, public outreach during Lock Haven's Summer Concert Series, and conducting public outreach via an online Interactive Mapping Application.



Interactions with the Audience

A number of questions were submitted by the participants for the project team to answer. Many of these questions covered the planning timeline, organization of the plan and presentation of information. There were some questions/scenarios that the project team asked the participants. These ranged from preferences on outdoor gather spaces (greenspaces vs. park areas vs. street closures), to outdoor business preferences (outdoor markets vs. sidewalk sales) to outdoor recreation preferences (walking and biking paths vs. playgrounds).

TARGETED FOCUS GROUP SESSIONS – JULY 14 - 16, 2020

A series of targeted focus group sessions were held virtually on July 14 and 16, 2020. These sessions substituted for in-person meetings that would have been held without COVID restrictions. The purpose of these sessions was to review the public input received from community engagement efforts completed to date. These mainly included the Public Education Sessions and Community Workshops, Stakeholder meetings, the virtual Town Hall meeting and preliminary results from the Community Survey and Interactive Comment Map. The expectation for these sessions was to gain consensus on the top priorities that the Plan would address and to begin identifying specific projects and action items that would address these priorities.



Four (4) targeted focus group sessions were held. Each session focused on a major Plan category including Business, Housing, Service Providers and County-City interactions. Participants in each session were individually invited to participate based their related advocacy, expertise, and perspective. Their input was much needed and was very valuable in helping to address a number of important topic areas.

Each session was hosted by the City of Lock Haven and was facilitated by the Destination Lock Haven Team. Each session started with a brief introduction on the format and purpose of the session. The Team prepared a detailed list of suggested priorities based on the input received from the community engagement efforts. Developing the list of suggested priorities was a strategic way for the Team to bring together all the input and guidance received in a more concise and manageable form. The following is a listing of all the suggested priorities that were considered during each session.



Housing Session

- Building code and property maintenance investigations - Prioritizing City staff duties.
- Better promotion of the City's code enforcement responsibilities and process.
- Reestablish Façade grants – previous program was good improvement to the City.
- Blight removal program - several blighted properties that need rehabilitated or demolished.
- Address Fairview Street – as a gateway to the University.

- Address high-cost rental market - prices exceeding the quality of available housing.
- Is there a need to promote higher end rental options – for the professional demographic.
- Promote more affordable housing options for the 55 years and older market.
- Make Water Street *the* place to be – add mixed use housing/commercial developments.
- How do we provide more market rate/affordable housing options and choices.
- Place emphasis on affordable starter homes, housing for seniors and those with lower incomes.
- Place emphasis on encouraging renovations/conversions & encouraging downtown living.

Business Session

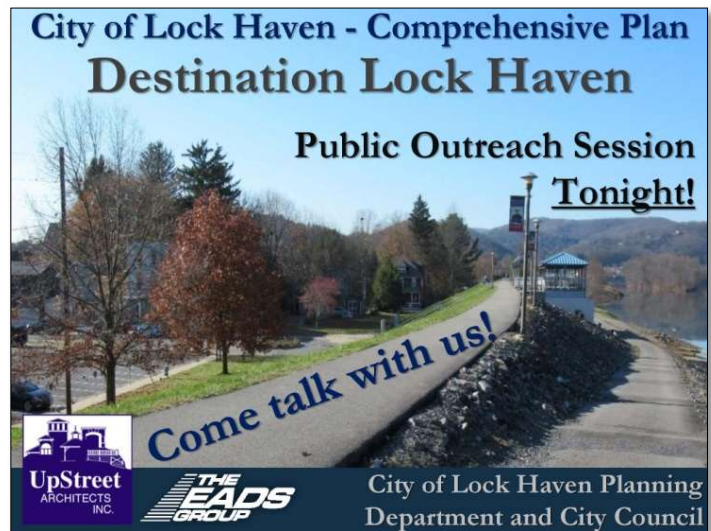
- Develop a Business Attraction Strategy / Incubation program.
- Develop a Strategy to make Lock Haven a retail/shopping destination.
- Capitalize on Lock Haven's centralized location – regional highways/proximity to other cities.
- Divert/attract travelers from I-80 and other main transportation corridors.
- Connect empty storefronts with opportunities to attract new businesses.
- Extend Business hours – provide more evening and weekend opportunities to shop.
- Capitalize on nature & outdoor based markets - attracting eco tourists (example: Pine Creek).
- Attract a major retailer to the downtown.
- Provide more tangible items - clothing, gifts, craft supplies, sit-down restaurants, and ice cream.
- Connect Lock Haven Students to local jobs/businesses – Incorporate into business strategy.
- Developing outdoor markets and shopping experiences / street fares.

Service Provider Session

- Develop opportunities for more targeted children and youth activities.
- The Police Department has a desire to increase community engagement activities.
- The Fire Department wants to build community awareness and pride to support their volunteers, to recruit new volunteers and to gain community support for when they need new fire apparatus and equipment.
- Establish better communication between the government and public needs.
- The City of Lock Haven currently has many good clubs and organizations that bring positive value to the community (Sons of Italy, Rotary Club, United Way, etc.) – harness their potential.
- City of Lock Haven has many free or low-cost opportunities for recreation, parks, concerts, views, vistas, YMCA, library, festivals, camps, and open spaces – promote these opportunities.
- Enhance the family-oriented environment that makes the City a good place to raise a family.
- What are effective ways the City/this Plan can support STEP, Inc and their Community Needs priorities – without duplicating or taking over efforts.

PUBLIC OUTREACH SESSION – AUGUST 21, 2020

The Destination Lock Haven Team conducted a public intercept event as part of the pedestrian mall/summer concert series on August 21, 2020. The team set up an interactive booth on E. Main Street to gather input and guidance from residents and visitors who may not have been able to participate in a previous community engagement activity. The intercept provided an opportunity for the consultant team to casually talk with business owners and to experience a pedestrian mall event. Consultant Team member, Mark W. Lazzari, from The EADS Group, stayed in town for the weekend in order to conduct additional field work and to experience additional aspects of the City with his family. The following highlights and



summarizes some of the comments and reflections obtained during this intercept session.

- The area beside airport was identified as a good place with lots of parking for farmer's market and community garden.
- A suggestion was made that Main Street only be closed in the late afternoon/evening during the pedestrian mall events – in order to keep access open to local businesses during the morning hours.
- City develops ways to attract people to business off of Main Street during the pedestrian mall events. There is concern that businesses in other areas of downtown are losing business because the focus is too much on Main Street.
- Art Council Building could be a place for music and events to draw people to this area in the City.
- Old VFW could be another place to hold events and draw people.
- Additional activities during the pedestrian mall should be for all age groups and should incorporate food, visual arts, music, local farmer/SPCA connections.
- Look into Friday night events again – it may be the right time to revisit these types of events.
- Broken Axe – collaboration with arts. Can happen in a non in-person way.
- Downtown housing opportunities were desired from several interactions.
- Incorporate a Memorial Wall in the City to remember September 11th, 2001.



- Consensus that people look forward to the summer concerts – it was suggested that a Christian Rock band would be nice to add.
- A family who had recently dropped off their daughter at Penn State said they were staying in Lock Haven because hotel rates are much less expensive than in State College. They also said they were staying in Lock Haven because of its proximity to other attractions like the PA Grand Canyon.
- Lock Haven's affordability and proximity to regional attractions can be promoted.
- Business owners noted that unkempt vacant storefronts filled with the previous tenants discarded items makes it difficult to lease the space and has an overall detrimental impact to the business district.
- Business owners encouraged that the Plan identifies options the City or other groups can do to decoratively cover windows, visually improve the spaces or other ways to help potential businesses/entrepreneurs reimagine the vacant space as their own ('Imagine This As'...type campaign).
- Business owners suggested that the 15-minute free parking period was helpful, but a longer (20-30 minute) time frame would be better and would allow shoppers to visit more than one (1) business during a stop.
- Odd Fellows restaurant is the number one (1) rated restaurant on various travel sites – this comes from positive comments and reviews posted from patrons. It was noted that this type of online marketing has been very effective in attracting locals, students and travelers on 220/80 to the restaurant. They often get travelers from 220/80 who stop in because they saw their high ratings.
- Other local shops and restaurants could benefit from this type of social media marketing.
- Identified that East Water Street has the most potential to become a designated bike route from the Lock Haven University side of the City into the Downtown.
- Adding Food Trucks or Stop & Go eating choices during the Summer Concert Series. One group was looking to grab a sandwich and continue watching the concert and was not interested in a longer sit-down dining experience.



- Most of the parks or playgrounds one family visited were outside of the City. They suggested there is an opportunity to create a destination child play area or facilities within existing park areas.
- Favorable interest in shared space for offices and artists.
- Property maintenance in the City should be improved.
- The Pedestrian Mall is a great thing, brings people downtown and the atmosphere is enjoyable. Some changes could be made, but the idea is great.
- Farmer's Market should happen more often. Many referenced the market that was held on Vesper Street in the past.
- City parks could use more amenities like walking/biking path, upgrade to skate park, basketball courts.
- Bike path through alleys would be appropriate. Noted that main streets are tough to ride on with traffic.



COMMUNITY SURVEY – MARCH - DECEMBER 2020

There were 193 responses to the Community Survey. Nearly 60% of the responders were from the City of Lock Haven. An additional 20% were from the surrounding Allison, Castanea, Woodward Townships or from Flemington Borough. Responses were also received from residents scattered among various other Clinton County communities and the surrounding region. The Survey was opened in March 2020 and remained active through December. A majority of the responses were received in the spring and summer months.



The responses came from a good cross-section of the community. Approximately 60% of the responders were in the Adult (30-59) age group; 25% were older than 60 years of age; 16% were between 19 and 29 years of age; and two (2) responses came from persons under 18 years of age. These numbers demonstrate that the input gathered addresses the needs, wants and priorities for many different segments of the community.

The range of responders also balanced out the types of responses received. Responses from City residents likely reflected direct quality of life issues and opportunities. Those coming from residents outside of the City more likely reflected their experiences and interactions in the City. Responses from younger residents likely are oriented towards more active types of community facilities, programming, and other improvements. Those representing older residents likely suggested more passive leisure types of facilities and improvements. While those middle aged residents likely have an orientation focused on spending time with family and friends, leisure time activities, enjoying open spaces, and existing community amenities and assets. Together, the responses provide a good representation of community priorities.

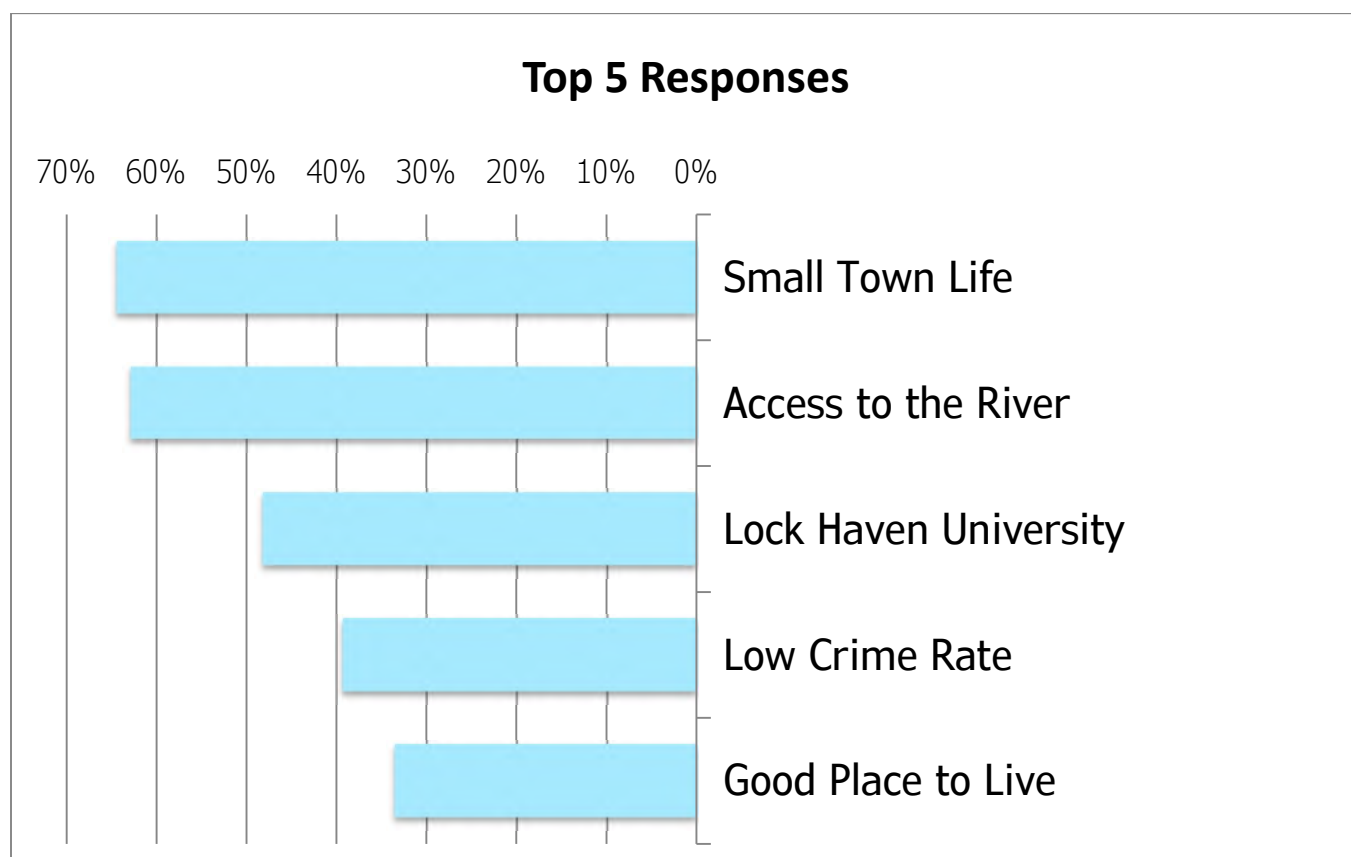
The Survey also provided a good glimpse into why residents choose or otherwise why they reside in the City. Most common among the responses is that they were born and raised in Lock Haven or they live here to be with or close to family. This result points to the strong connection residents and their families have with Lock Haven. There is high level of caring and passion toward the City that can be expected from residents. Perhaps most importantly, this gives City staff, officials, and other stakeholder's encouragement that future projects and positive actions taken to improve the City will have lasting value and will be serving loyal and dedicated residents and visitors to the City.

Things Liked the Most -

Respondents were asked to choose characteristics they like most about the City of Lock Haven from an array of choices. The following information and graphic below highlights the top five (5) responses. A listing of other notable responses is also provided below.

Top Five (5) Responses:

1. Small Town Life
2. Access to the River
3. Lock Haven University
4. Low Crime Rate
5. Good Place to Live



Other Notable Responses: Other higher-ranking responses included the following:

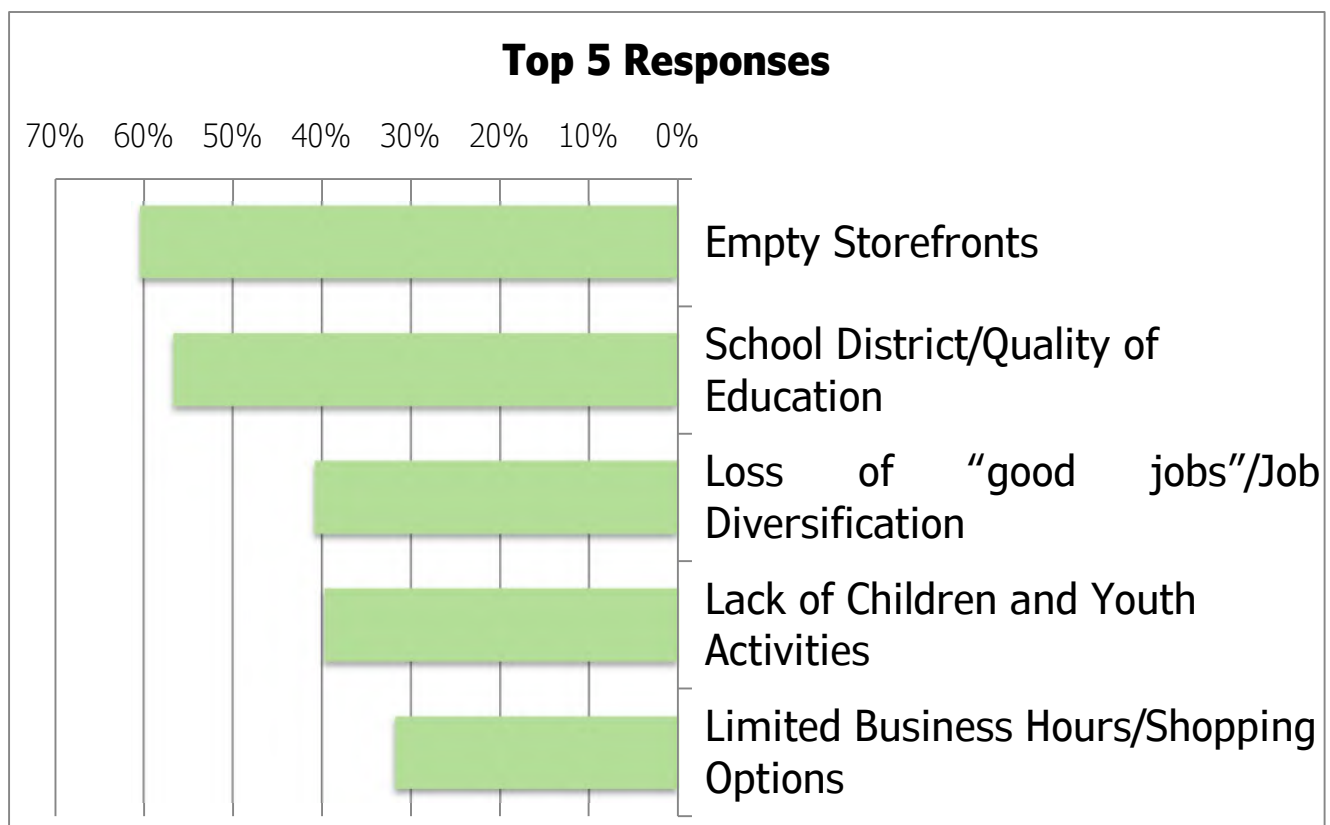
- Outdoor Recreation Opportunities
- Clean Environment
- Sense of Community
- Community Pride
- Local Events/Activities
- Comfortable Quiet Atmosphere

Major Problems/Negatives-

Respondents were asked to identify what they thought were the City of Lock Haven's major problems. These 'negative' responses, perhaps more than the 'positive' responses, provide the City with guidance on what needs to be fixed, addressed, and improved. The following information and graphic below highlights the top five (5) responses. A listing of other notable responses is also provided below.

Top Five (5) Responses:

1. Empty Storefronts
2. School District/Education
3. Loss of "good jobs"/Job Diversification
4. Lack of Children and Youth Activities
5. Limited Business Hours/Shopping Options



Other Notable Responses: Other higher-ranking responses included the following:

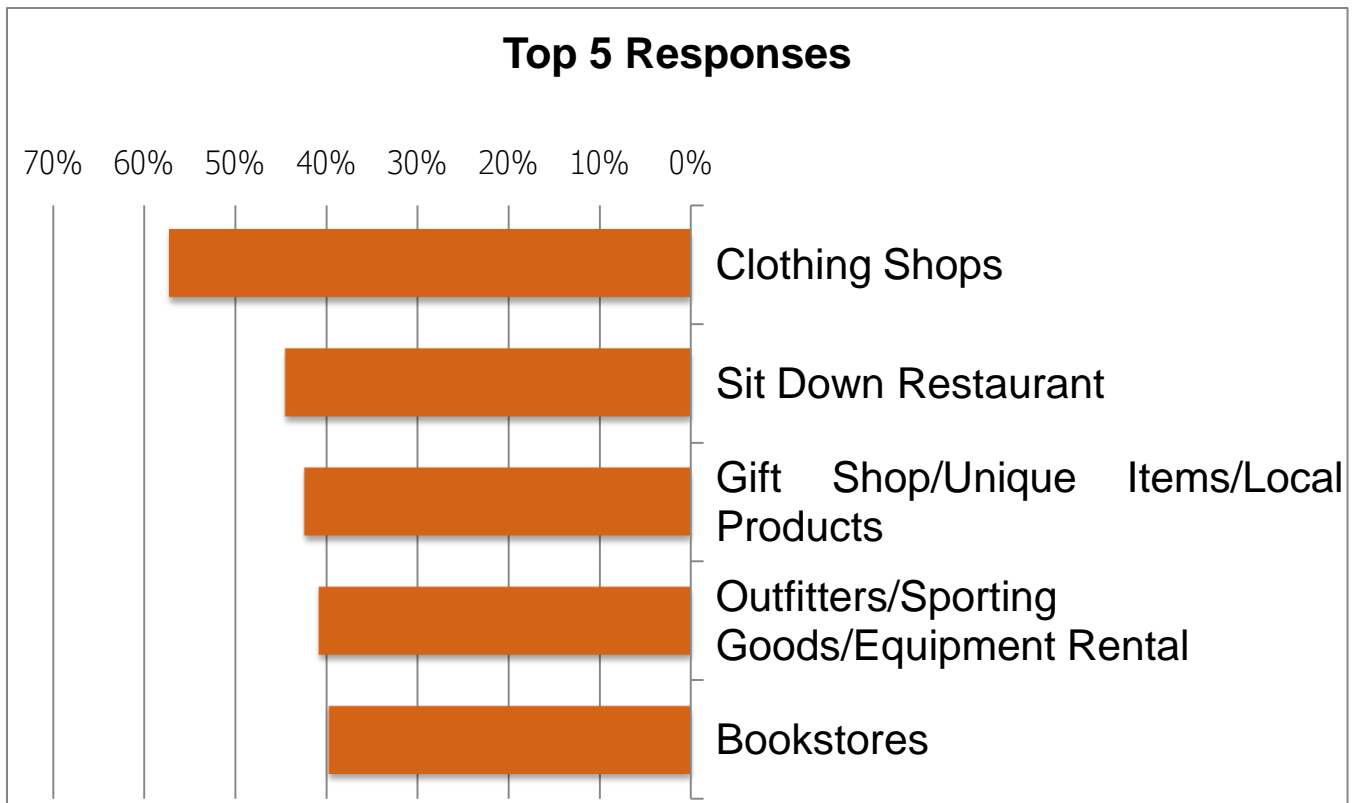
- Lack of housing options/choices
- Lack of a business/recruitment strategy
- Visual quality/blight issues.
- Lack of public spaces for gatherings
- Aging population

Business Priorities -

Respondents were asked to identify what kind of businesses they would like to see in the City. Overall, there is a want for more stores that provide tangible items like clothing, gifts, craft/fabric supplies, nutritional foods, fitness/exercise, home good, books, and unique items made locally or in PA. More sit down restaurants, entertainment and art venues, and ice cream parlors are desired in the downtown area. The following and the graphic below highlights the top five (5) responses. A listing of other notable responses is also provided below.

Top Five (5) Responses:

1. Clothing Stores
2. Sit Down Restaurant
3. Gift Shop/Unique Items/Local Products
4. Outfitters/Sporting Goods/Equipment Rental
5. Bookstores



Other Notable Responses: Other higher-ranking responses included the following:

- Ice Cream/Treats
- Home Goods
- Specialty/Gourmet Foods
- Game Stores/Escape Rooms
- Antiques/Specialty Items

Community Improvement Priorities -

Respondents were asked to identify what kind of Community Facilities, Amenities, and Initiatives they would like to see in the City. The following and the graphic below highlights the top responses.

Initiatives:

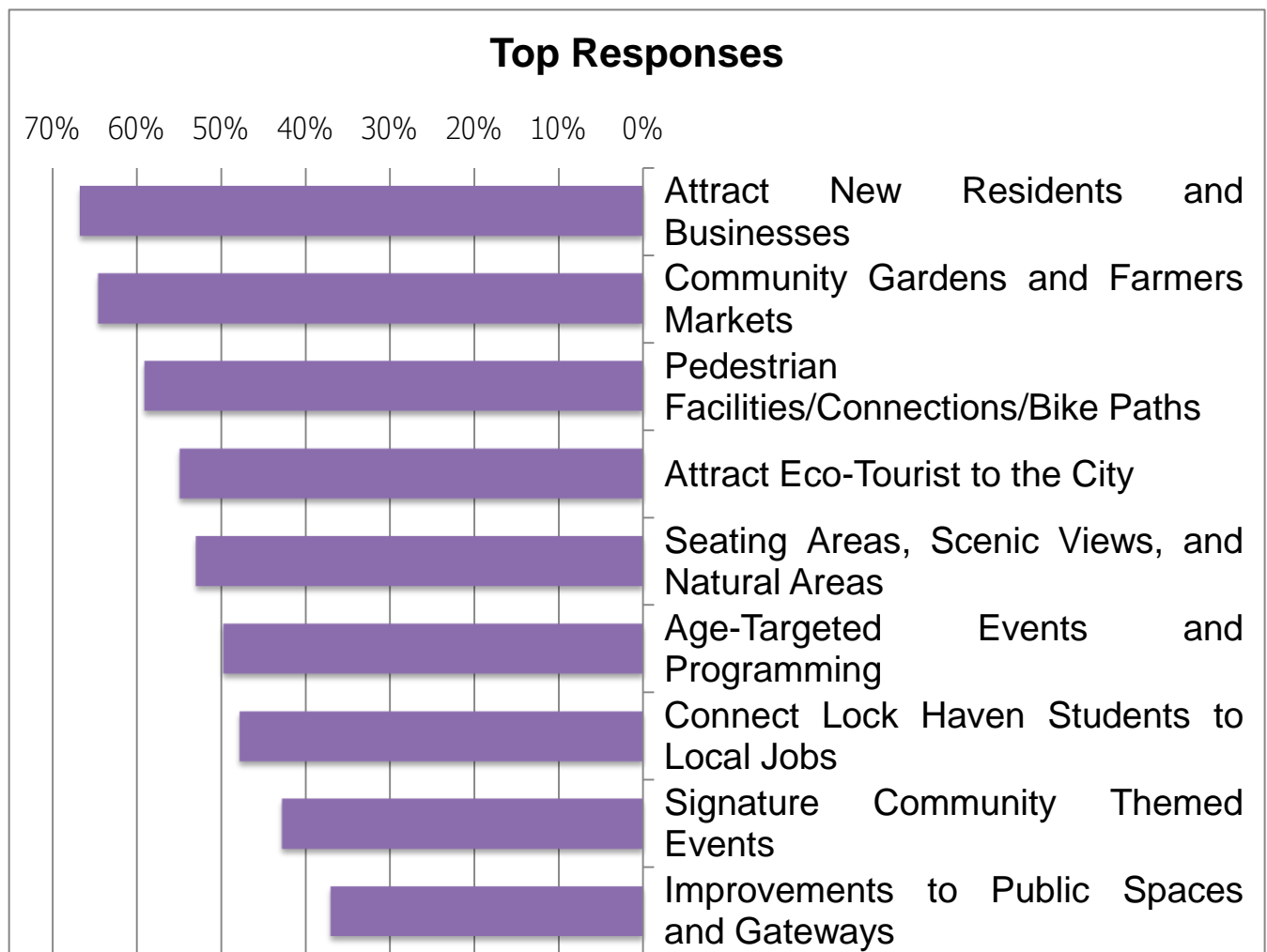
1. Attract New Residents and Businesses
2. Attract Eco-Tourists to the City
3. Connect Lock Haven Students to Local Jobs

Amenities

1. Community Gardens and Farmers Markets
2. Age-Targeted Events and Programming
3. Signature Community Themed Events

Facilities

1. Pedestrian Facilities, Connections, and Bike Paths
2. Seating Areas, Scenic Views, and Natural Areas
3. Vegetation, Beautification and Other Improvements to Public Spaces and Gateways



Comments

Space was provided to allow respondents to make any additional comments related to improvements to the City of Lock Haven. 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 *People, Downtown, Businesses and Buildings*. The responses were compiled into these four (4) categories. The responses are delineated and further characterized below.

Category	General Characterization
People	<ul style="list-style-type: none"> • Communicate who we (Lock Haven) are, what we do and why we do it with residents and visitors. • Consider what kinds of destinations residents and visitors would want in the City. • Improve crosswalks and intersections to make it easier for people to move around the City • More events to attract people to the City. • Improvements centered on the boat dock and at the airport to help draw people to local businesses. • A community garden would be great to help people obtain healthy low cost food. • Build a tighter community bond among residents. • People in this community care very deeply for it and are very interested in seeing it succeed in the future. • We as a community need to respect and improve our community.
Downtown	<ul style="list-style-type: none"> • Revitalize downtown with small businesses to create an atmosphere with shops and restaurants and with a college town and historic feel. • Encourage outdoor activities and downtown involvement. • Eliminate parking meters to encourage people to come downtown. • The City needs a branding campaign. • Loosen restrictions on outdoor dining and open containers. • Lock Haven is a wonderful downtown and is seen as home by all who reside in Clinton County as it is the heart.
Businesses	<ul style="list-style-type: none"> • Encourage businesses to be open when people can shop – weekends and after 5pm. • The City should put more time and effort into building up the locally-owned downtown business district. • Focus on supporting and encouraging small businesses.
Buildings	<ul style="list-style-type: none"> • There are many homes and buildings that look as if they are ready to fall over. Target areas in the City for aggressive remediation efforts. • Provide help to building owners to have them repaired - low interest loans, strengthen the building codes, or purchase the buildings and have them refurbished or torn down.

INTERACTIVE COMMENT MAP – JULY - DECEMBER 2020

In addition to the Community Survey, the Destination Lock Haven Team developed an Interactive Comment Map application that enabled users to add site-specific comments and to show where they would like to see amenities and facilities related to Open Spaces and Gathering Areas, Community Gardens and Outdoor Markets, Beautification Projects and Natural Areas, and Walking/Biking Facilities and Connections in the City. A summary of the comments received is provided below. The map on the following page highlights the location of each comment. Suggested routes for pedestrian and biking connections are also shown on the map.

Comment Summary
Hanna Park - Would be a nice location for a community garden
Hanna Park - Consider incorporating a dog park and a walking loop
Hoberman Park - Suggested that new skate park should be considered at this location
Adjacent to Taggart Park - Is there potential to use/develop this site for a community benefit - additional recreation, housing development, business area, etc.). Would be nice to use the space instead of letting it sit there
Triangle Park - Events that are held here include: live music (Summer Concert Series), Domestic Violence Vigil, movies in the park, and more. Is there potential to re-imagine the site as a year-round outdoor public gathering/work space location
Main Street Parking Lot - Could be disposed of and converted into a social space/park that would serve the public for outdoor dining, markets, and other events year-round. Example: IRMC Park in Indiana, PA
Fallon Alley - Suggested that the entire alleyway should be remodeled and turned into a more visually appealing space
Grafius House (215-217 E. Water St) - Is one of the oldest buildings in Lock Haven and should be targeted for renovations
The Fallen House - Encouragement is given for some local person(s) or an outside investor or some entity to takeover the property and to refurbish it
Downtown Buildings - Start a solar co-op or install green roofs to utilize the empty roofs downtown and gain energy efficiency
Courthouse Parking Lot - Is a good location for various types of weekend outdoor markets
Canal Park - Suggested that this space could be improved by adding additional benches and/or outdoor work stations
Downtown Area - Explore opportunities for expanding outdoor dining capacity. Suggested that temporary boardwalks could be installed in parking space areas on streets to extend adjacent sidewalk areas and/or to provide ADA walking space around sidewalk seating. Example - Annapolis, MD
N. Henderson St. Parking Lot - Identified as a good location for a weekend or evening marketplace. Attract residents and encourage patronage of surrounding businesses
Near the Clinton County Office parking lot - Identified as a very favorable location for a community garden spaces. Would be in view of Piper Building Security cameras and users would have plenty of places to park - (local Organic Grower and Herbalist Grace Collins has volunteered to assist with this project)
Explore opportunities to clean up the exterior of buildings and to encourage reuse

- 1

Hanna Park - Would be a nice location for a community garden
- 2

Hanna Park - Consider incorporating a dog park and a walking loop
- 3

Hoberman Park - Suggested that new skate park should be considered at this location
- 4

Adjacent to Taggart Park - Is there potential to use/develop this site for a community benefit - additional recreation, housing development, business area, etc.). Would be nice to use the space instead of letting it sit there
- 5

Triangle Park - Events that are held here include: live music (Summer Concert Series), Domestic Violence Vigil, movies in the park, and more. Is there potential to re-imagine the site as a year-round outdoor public gathering/work space location
- 6

Main Street Parking Lot - Could be converted into a social space/park that would serve the public for outdoor dining, markets, and other events year-round. Example: IRLC Park in Indiana, PA
- 7

Fallon Alley - Suggested that the entire alleyway should be remodeled and turned into a more visually appealing space
- 8

Grafius House (215-217 E. Water St) - Is one of the oldest buildings in Lock Haven and should be targeted for renovations
- 9

The Fallen House - Encouragement is given for some local person(s) or an outside investor or some entity to takeover the property and to refurbish it
- 10

Downtown Buildings - Start a solar co-op or install green roofs to utilize the empty roofs downtown and gain energy efficiency
- 11

Courthouse Parking Lot - Is a good location for various types of weekend outdoor markets
- 12

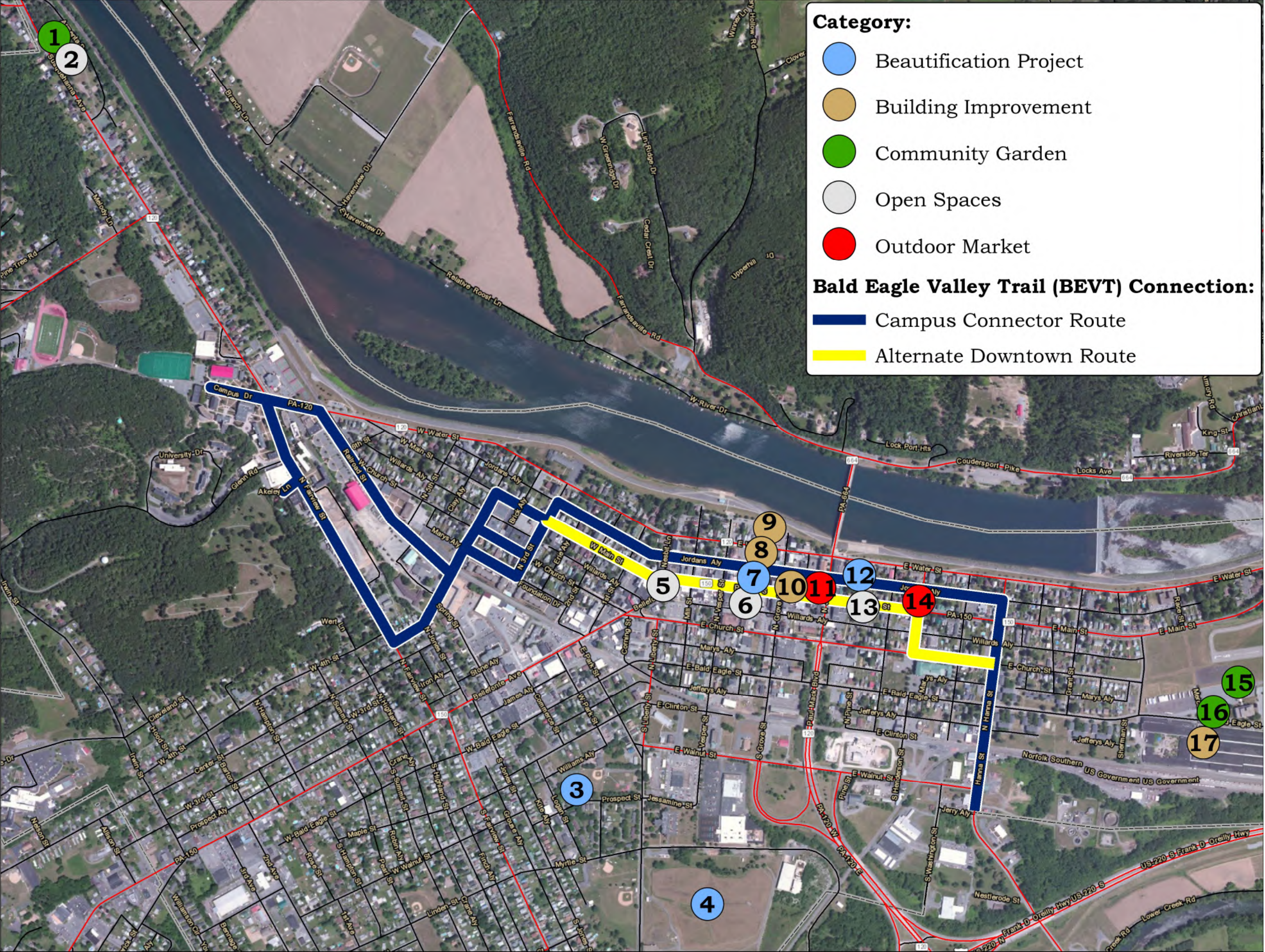
Canal Park - Suggested that this space could be improved by adding additional benches and/or outdoor work stations
- 13

Downtown Area - Explore opportunities for expanding outdoor dining capacity. Suggested that temporary boardwalks could be installed in parking space areas on streets to extend adjacent sidewalk areas and/or to provide ADA walking space around sidewalk seating. Example - Annapolis, MD
- 14

N. Henderson St. Parking Lot - Identified as a good location for a weekend or evening marketplace. Attract residents and encourage patronage of surrounding businesses
- 16

Near the Clinton County Office parking lot - Identified as a very favorable location for a community garden spaces. Would be in view of Piper Building Security cameras and users would have plenty of places to park - (local Organic Grower and Herbalist Grace Collins has volunteered to assist with this project)
- 17

Explore opportunities to clean up the exterior of these buildings and to encourage reuse



DRAFT PLAN COMMUNITY WORKSHOP – NOVEMBER 5, 2020

The City of Lock Haven hosted a Community Workshop on November 5, 2020 to review the draft Plan Priorities and Action Items to be included in the Plan. The meeting was held in Hangar 1 at the William T. Piper Memorial Airport. The meeting was also live streamed and posted to YouTube so that additional community members could be involved during the meeting.

The Destination Lock Haven Team presented information on the Plan's main goal categories. The goals were grouped into five (5) categories: Housing, Business, Service Providers, Recreation, and Community Improvements. The Team presented information on the priority goals and action items that the Plan will include. The Team facilitated a very productive discussion among the attendees.


Attendees provided constructive comments, guidance, and additions to the initial listing of priority goals and actions items. The participants also helped with prioritizing the priority goals, recommendations, and actions items. Each suggested comment was considered and appropriate revisions were made to the priority goals and actions items.

Destination Lock Haven

Community Workshop

Where:
William T. Piper Memorial Airport
Hangar 1
353 Proctor Street
Lock Haven, PA 17745

When:
Thursday, November 5th
4:00 PM to 6:00 PM



The Destination Lock Haven Plan will provide action-oriented strategies focused on community priorities. The public is encouraged to attend to provide their local knowledge and guidance on how the Priority Goals will be achieved.

Representatives from the City with The EADS Group and UpStreet Architects Team will be available to review the Priority Goals that the Plan will include.

Social distancing guidelines must be followed, including masks.
Light refreshments will be provided.

PUBLIC REVIEW OF GOALS AND OBJECTIVES – NOVEMBER - DECEMBER 2020

Following the November 5, 2020 Draft Plan Community Workshop, the Destination Lock Haven Team generated a public “no contact” review of the goals and objectives that will be part of the Plan. The team compiled the information presented at the community workshop into a Google Form.

The team provided an electronic link on the City’s website to the Google Form presentation:

(<https://forms.gle/xKGeb3W3asTHSSY38>).

This enabled residents to see the draft goals and objectives and to provide their feedback. Participants in the online review were asked to leave comments for each set of goals and objectives. They were also asked to help prioritize the goals and action items within each category by commenting on which ones they felt were most important to Lock Haven. Coverage of the Workshop by The Express helped to promote the public review of the draft goals and objectives.

Destination Lock Haven - Review of Goals & Objectives

We have asked many questions throughout the planning process and your overwhelming responses have led to the creation of goals and objectives for the City of Lock Haven to accomplish in the next 10 years. This form gives you a chance to see the draft goals and objectives created for the plan and give us your feedback. The goals are grouped into five (5) categories: Housing, Business, Service Providers, Recreation, and Community Improvements.

As you move through the form, please leave your comments! Help us prioritize the goals within each category by commenting on which ones you feel are of most importance to Lock Haven (most vs. least for each). Also please suggest any changes or additions to the objectives you think would better benefit the City of Lock Haven.

If there are any questions about these topics, please contact Abigail Roberts at aroberts@lockhavenpa.gov.

Thank you for your participation!

City offers virtual comprehensive plan review | News, Sports, Jobs - The Express

The Express

BREAKING NEWS PA adds 8,818 cases of COVID-19

City offers virtual comprehensive plan review

LOCK HAVEN — Following a workshop on Nov. 5, Lock Haven city staff and contractors are offering a look at the proposed 10-year comprehensive plan update, “Destination Lock Haven.”

“As promised, we have generated a “no contact” review of the goals and objectives to be implemented as part of Destination Lock Haven,” City Planner Abbey Roberts said.

The information gathered over the last year as well as additions made during the workshop last Thursday are available to view by visiting <https://forms.gle/xKGeb3W3asTHSSY38>.

The link leads you to an interactive presentation that splits the proposed goals into five categories: Housing, Business, Service Providers, Recreation and Community Improvement.

Residents can view the goals and offer comment underneath each one.

Roberts is encouraging all residents to take a moment to review the proposed plan and provide feedback so she and representatives from The EADS Group and Upstreet Architect – design firms hired to assist in creating the plan – can continue learning what is best for the city.

Destination Lock Haven will be presented to Lock Haven City Council in December for their approval.

DRAFT PLAN PRESENTATION

A complete working draft of the Comprehensive Plan was presented to the City Planning Commission and City Council in February 2021 for their review. The working draft reflected input and feedback obtained through public review of the Plan's goals and objectives. The draft Plan was also reviewed by Abigail Roberts, City of Lock Haven Planner and Development Coordinator, Kasey Campbell, Director of Community Life, and Gregory J. Wilson, M.P.A, City Manager. A collective set of content edits, organization changes, and layout revisions were suggested to the consultant team. The City also revised specific action items to better reflect what the City is capable and responsible for completing and to better reflect how the City completes projects. A Style Guide was prepared by the City to assist with making the requested organizational and layout revisions. The working draft Plan was subsequently revised and a final draft Plan was prepared for public review. Public access to the draft Plan was made available via a link provided on the City's website. Hard copies of the draft Plan were also made available at public locations for review.

FINAL PLAN PUBLIC HEARING

A final public hearing for the Plan was held on April 19, 2021. Members of the Destination Lock Haven Planning Team, the City's Planning Commission, and City Council participated in the hearing. Residents and other community stakeholders were also invited to participate. The Planning Team discussed the planning process and reviewed how the Destination Lock Haven brand emerged as a perfect summation of the Lock Haven experience and how it asserts that Lock Haven is a growing community and not a gateway to someplace else. The Team emphasized that the brand challenges the

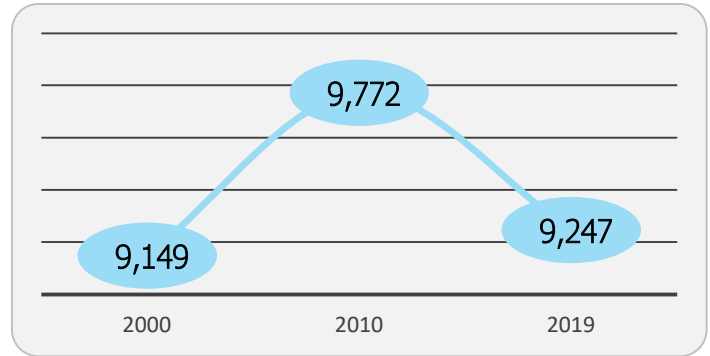


community to want to improve and enhance its business atmosphere, housing market, quality of life standards, and visual qualities to better establish itself as a destination. The Team also emphasized that the Plan strongly emphasizes rediscovering connections with Lock Haven University; rediscovering community connections; rediscovering community pride; and rediscovering the natural beauty and historic characteristics that make residents and visitors want to be in Lock Haven. Major takeaways from the planning process were also discussed. These included creating a renewed community enthusiasm and building a collective feeling of 'We are in this Together'. Participants acknowledged the efforts of the consultant team and specifically thanked Abigail Roberts, City of Lock Haven Planner and Development Coordinator, Kasey Campbell, Director of Community Life, and Gregory J. Wilson, M.P.A, City Manager for their leadership and support during the planning process.

EXISTING CONDITIONS PROFILE

Population Profile

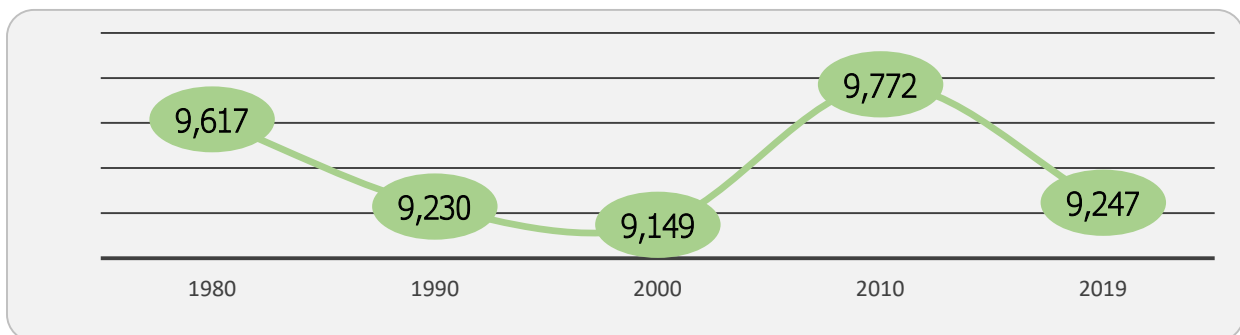
The City of Lock Haven has experienced a remarkably stable population over the past 40-years. As shown in the table and the graphic below, since 1980, the City's population has slightly decreased by approximately 400 persons (-3.85%). In recent times, Lock Haven's population peaked in 2010 when its population was reported to be 9,772. Since 2010, the year of the most recent US Decennial Census, the City has fewer residents. Overall, the population has remained stable. The most recent population figures published by the US Census in the 2015-2019 American Community Survey 5-Year Estimates indicates the population of Lock Haven is approximately 9,247. This is similar to the City's population in 2000.



Population Trend - 1980-2019

Population						% Change 1980 - 2019	% Change 2000 - 2019
Municipality	1980	1990	2000	2010	2019		
Lock Haven	9,617	9,230	9,149	9,772	9,247	-3.85%	1.07%

Source: Lock Haven Comprehensive Plan (2005), US Census 2015/19 ACS 5-year Estimates



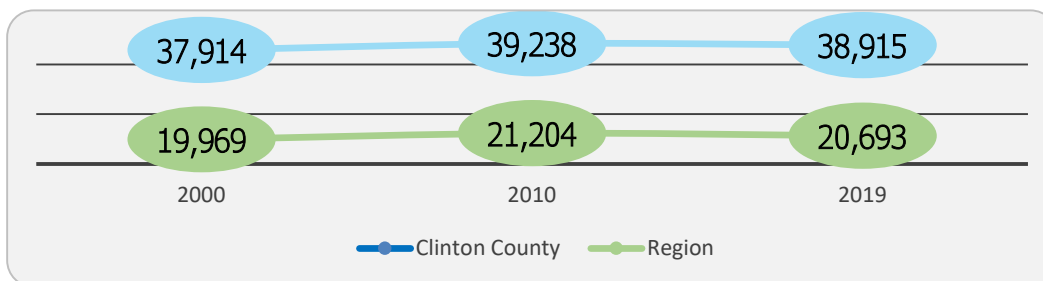
Regional Population Trends

The following provides population information for Clinton County, Lock Haven, and surrounding municipalities (region) during the 2000 to 2019 time period. The population in Clinton County as well as in the Lock Haven region has increased slightly since 2000. The County's population grew by approximately 2.6% (1,001 persons) between 2000 and 2019. The regional population also increased by approximately 1,000 persons since 2000. It can be suggested that the County increase came out of the Lock Haven region. The following also highlights population change on a County and regional level between 2000-2010 and between 2010-2019. As shown, since 2010, the County's as well as the regional population has slightly decreased. Comparison data from the 2020 US Census will help to verify the accuracy of this downward trend. As stated previously, even with this more recent downturn in population, the population in Lock Haven has been relatively stable over the past 20 years.

Regional Population Trends

Area	2000	2010	2019	2000-2010		2010-2019	
				#	%	#	%
Clinton County	37,914	39,238	38,915	1,324	3.49%	-323	-0.82%
City of Lock Haven	9,149	9,772	9,247	623	6.81%	-525	-5.37%
Allison Township	198	193	347	-5	-2.53%	154	79.79%
Bald Eagle Township	1,898	2,065	2,077	167	8.80%	12	0.58%
Castanea Township	1,233	1,185	1,160	-48	-3.89%	-25	-2.11%
Dunnstable Township	945	1,008	1,053	63	6.67%	45	4.46%
Flemington Borough	1,319	1,330	1,362	11	0.83%	32	2.41%
Mill Hall Borough	1,568	1,613	1,774	45	2.87%	161	9.98%
Wayne Township	1,363	1,666	1,261	303	22.23%	-405	-24.31%
Woodward Township	2,296	2,372	2,412	76	3.31%	40	1.69%
Region	19,969	21,204	20,693	1,235	6.18%	-511	-2.41%

Source: Lock Haven Comprehensive Plan (2005), US Census 2015/19 ACS 5-year Estimates



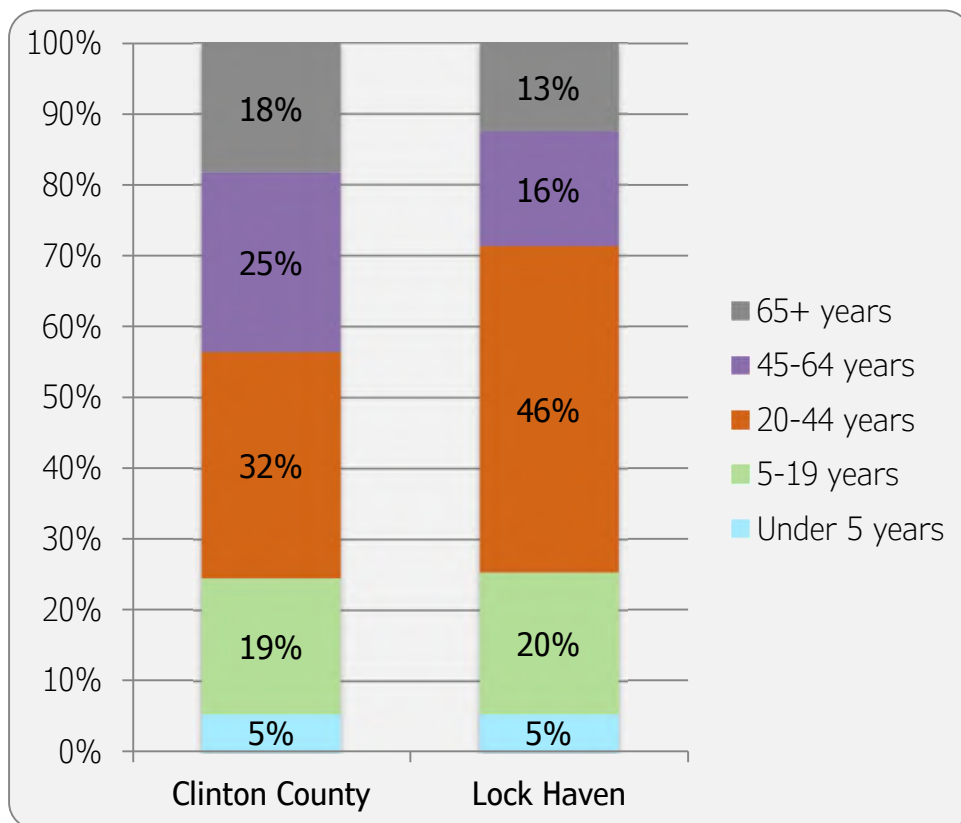
Age Profile

An age profile for Lock Haven is displayed in the table and graphic below. There is a noticeably higher percentage of the population in the traditional family age group (20-44) in Lock Haven in comparison to the County. The City also shows a comparatively low percentage of its population between 45-64 years of age and over 65 years. A median age comparison is provided on the following page. This information highlights that the median age in Lock Haven is staggeringly low at 25.2. This is well below what is reported for the County and in the surrounding municipalities. The Lock Haven University students obviously influence the overall age demographic in the City. An overall younger population is a positive statistic for the City and is viewed as an asset. This informs the City and its Planning and Community Life Departments that events, services, and amenities can be geared to a slightly younger audience than what may be found in other communities in the surrounding region. This information can assist existing retail businesses to align their products and hours of operation to serve this younger age group.

Age Profile

Factor	Clinton County	Lock Haven
Population	38,915	9,247
Under 5 years	5%	5%
5-19 years	19%	20%
20-44 years	32%	46%
45-64 years	25%	16%
65+ years	18%	13%

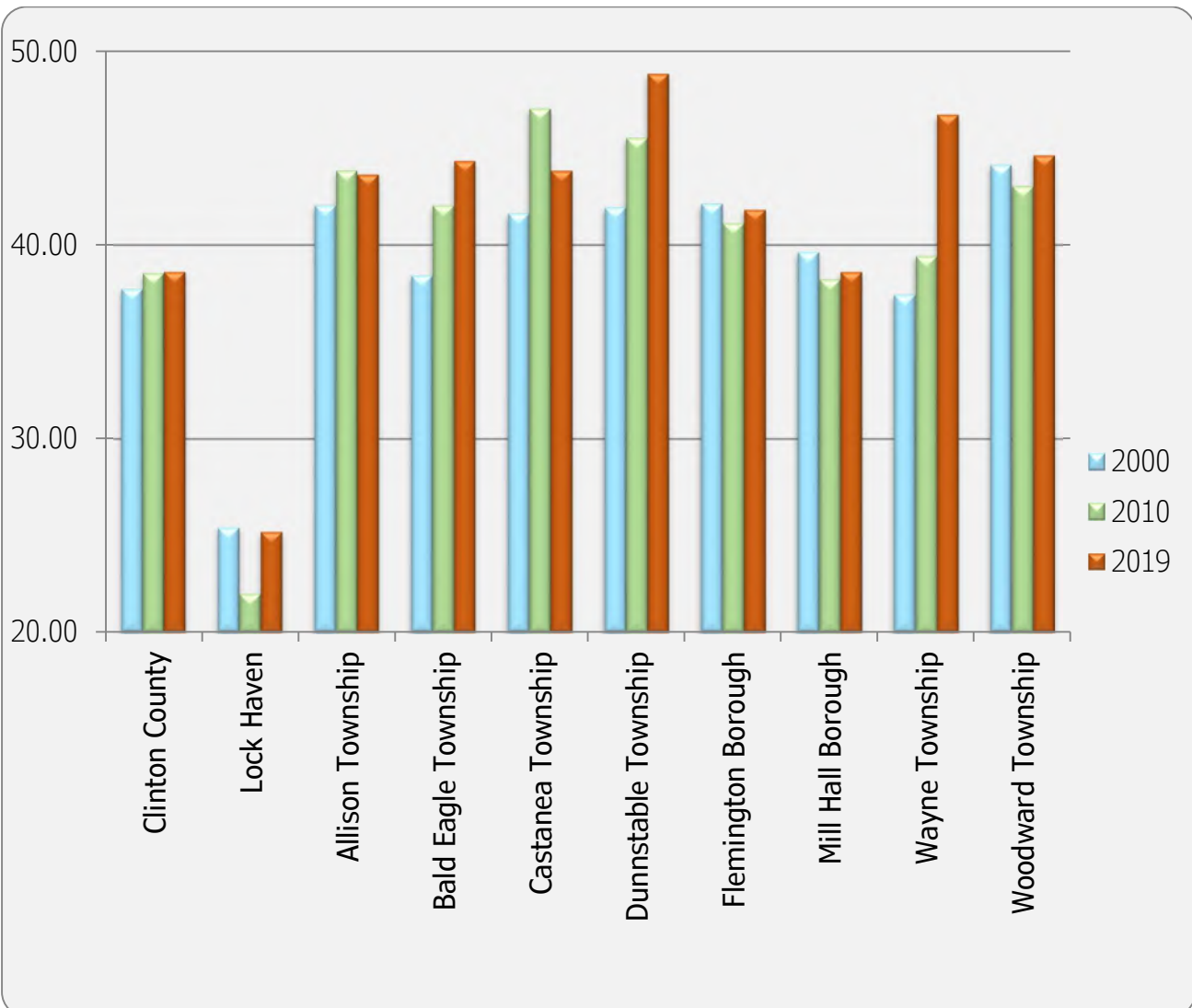
Source: US Census 2015/19 ACS 5-year Estimates



Median Age Comparison

Area	2000	2010	2019
Clinton County	37.7	38.5	38.6
City of Lock Haven	25.4	22.0	25.2
Allison Township	42.0	43.8	43.6
Bald Eagle Township	38.4	42.0	44.3
Castanea Township	41.6	47.0	43.8
Dunnstable Township	41.9	45.5	48.8
Flemington Borough	42.1	41.1	41.8
Mill Hall Borough	39.6	38.2	38.6
Wayne Township	37.4	39.4	46.7
Woodward Township	44.1	43.0	44.6

Source: US Census 2015/19 ACS 5-year Estimates

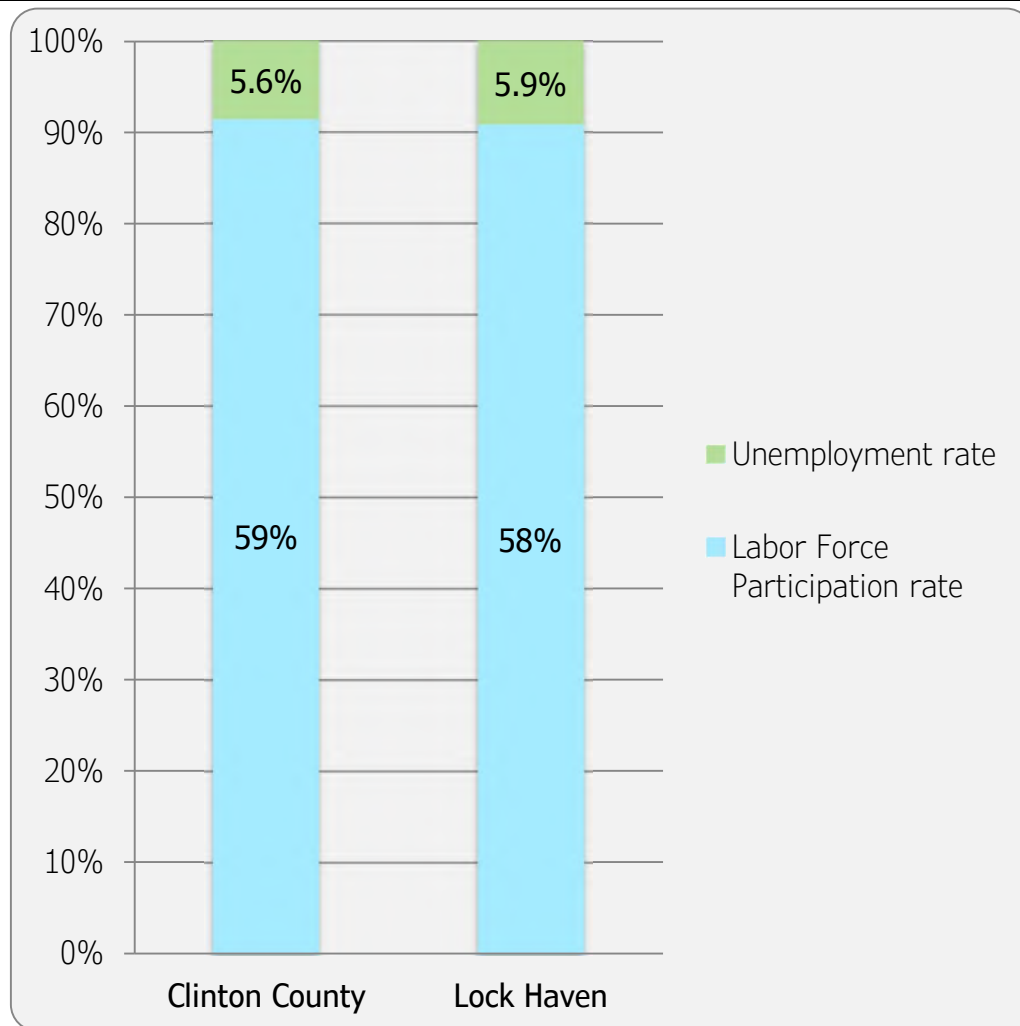


Economic Profile

The following provides an interesting set of numbers that helps to characterize general economic conditions in the City. Focus is placed on employment, incomes, workers and commuting characteristics. The following provides a general employment profile for the City. As shown, a large portion of the City's residents is over 16 years of age and are participating in the labor force. The labor force participation rate information provided describes that portion of the population in the Civilian (non-institutional) Labor Force or those who are actively seeking a job. The participation rate and unemployment rate for both the City and County are at a relatively strong level.

General Employment Profile

Factor	Clinton County	Lock Haven
Total Population	38,915	9,247
Population 16 years and over	31,915	7,881
Labor Force Participation rate	59%	58%
Unemployment rate	5.6%	5.9%



Source: US Census 2015/19 ACS 5-year Estimates

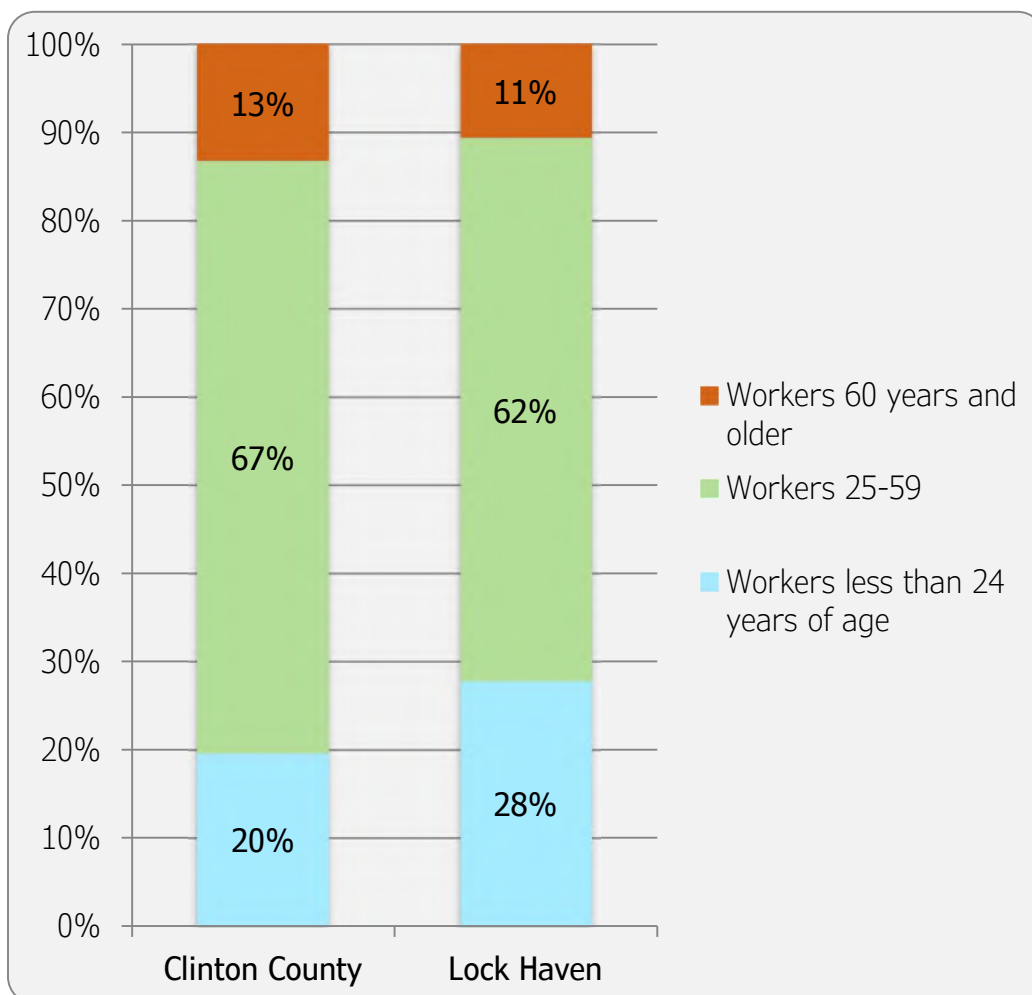
Worker Profile

The following provides a brief overview of the current age of workers living in the City. Comparison data is provided for the County as well. An important result of the community engagement effort was an understanding that connecting Lock Haven students and other younger workers with local job opportunities was a strategic way to retain them in the City. The results below clearly show that there is a high percentage of workers less than 24 years of age living in the City. This percentage is considerably higher than what is found across the County. This condition informs local employers that there is an ample pool of students and other younger workers that can be incorporated into their businesses through internships, work-to-learn arraignments, mentorship scenarios, or other creative methods.

Age of Worker Profile

Factor	Clinton County	Lock Haven
Workers less than 24 years of age	20%	28%
Workers 25-59	67%	62%
Workers 60 years and older	13%	11%
Median age of Worker	41	38

Source: US Census 2015/19 ACS 5-year Estimates



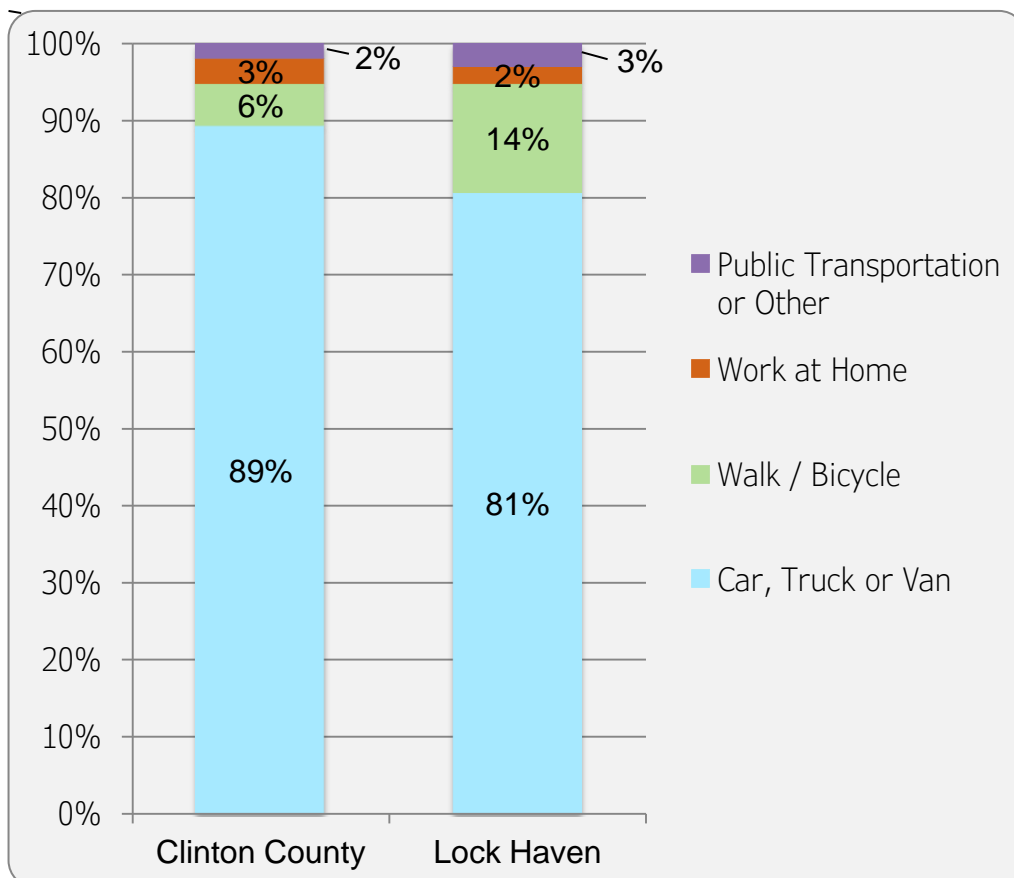
Transportation to Work Profile

It is not surprising that a high percentage of Lock Haven residents use some kind of motor vehicle to get to their place of work. This is a known trend in rural communities of the State. However, it is encouraging that a significant percentage of Lock Haven residents are able and willing to walk/bike to work. This shows that the pedestrian system in Lock Haven has good connectivity making it possible for residents to use this type of work commute. It also highlights that a good portion of residents are willing and capable of making such a commute. It is a positive point that Lock Haven has a mobile population. This bodes well for continuing to invest in streetscape projects, pedestrian connection projects, and the creation of designated biking and walking routes in the City. The trend of people working from home may be increased due to the coronavirus' impact on businesses.

Transportation to Work Profile

Factor	Clinton County	Lock Haven
Car, Truck or Van	89%	81%
Drove alone	78%	72%
Carpooled	11%	9%
Public Transportation	0.02%	0.1%
Walk/Bicycle	6%	14%
Work at Home	3%	2%
Work in Clinton County	66%	71%

Source: US Census 2015/19 ACS 5-year Estimates



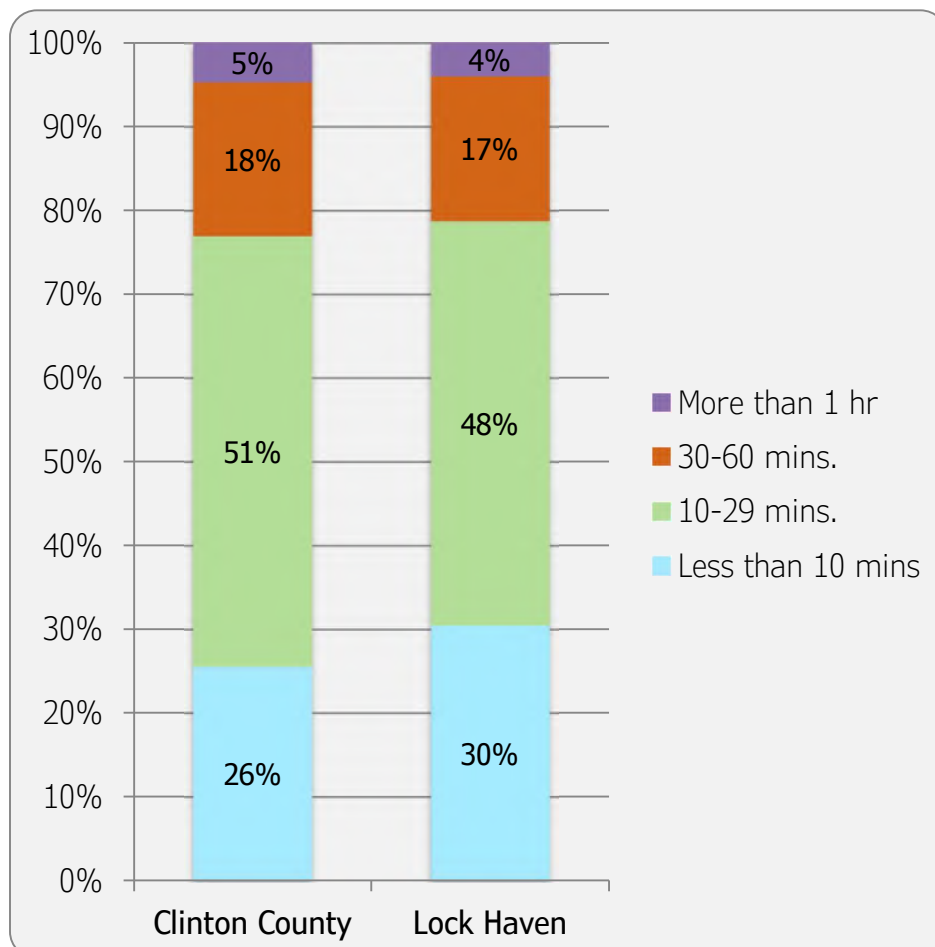
Travel Time to Work Profile

Another positive condition in Lock Haven is found in the following Travel Time to Work information. As shown below, 30% of workers travel less than 10 minutes to work and nearly three-quarters of residents travel less than 30-minutes to their work. The mean travel time to work is just over 21 minutes for Lock Haven residents. This information coupled with the understanding that 14% of workers walk or bike to work presents a clearer understanding suggesting that Lock Haven is an ideal place to live and work. This fact goes beyond a slogan level argument. It is shown in actual known conditions.

Travel Time to Work Profile

Factor	Clinton County	Lock Haven
Less than 10 minutes	25.5%	30.4%
10 - 29 minutes	51.4%	48.3%
30 - 60 minutes	18.4%	17.3%
More than 1 hr.	4.7%	4.0%
Mean Travel Time to Work (minutes)	24.1	21.8

Source: US Census 2015/19 ACS 5-year Estimates



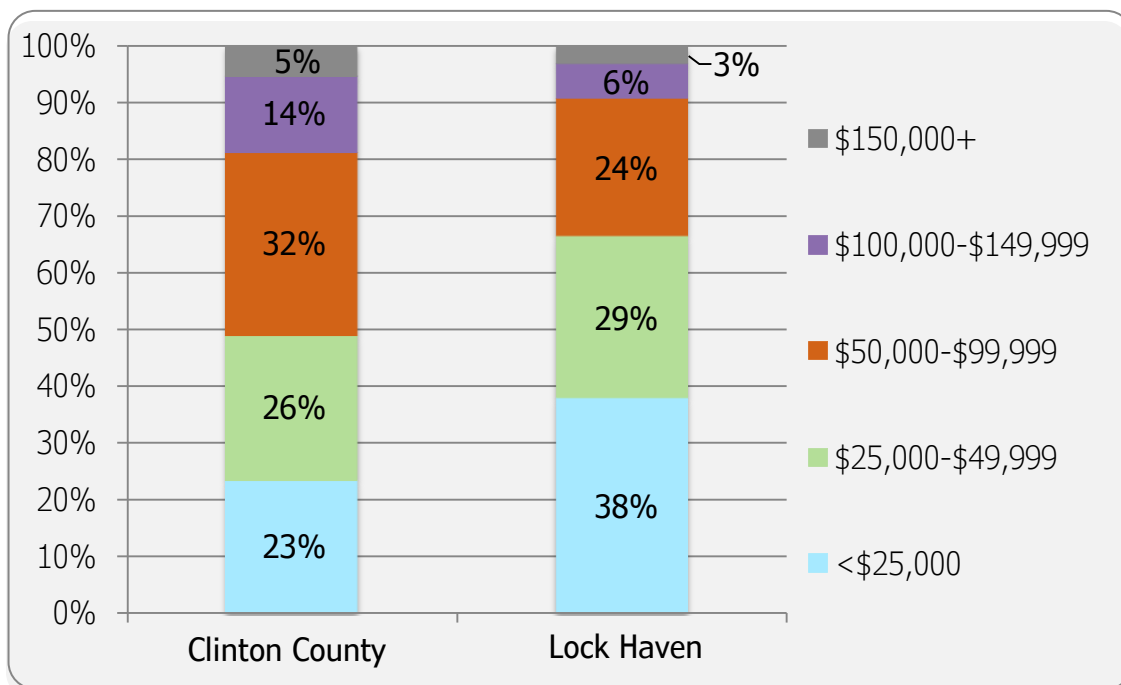
Income Profile

Median income is a barometer of wealth that divides the income distribution into two equal groups, half with income above that amount (i.e. the “median”) and half with income below. The information presented below summarizes and compares median incomes and income ranges for Lock Haven and the County. In terms of the overall median household and family incomes, conditions in Lock Haven are actually well below what is reported for the County as a whole. This could be explained, in part, due to the large number of students who fall into the ‘workers less than 24 years of age’ category. Although the percentage of Lock Haven households earning less than \$50,000 per year is rather high, it is more noteworthy that a low percentage of households earn over \$100,000 a year. This in part could be reflecting that higher earning professionals do not live in the City. Several comments were made during the Community Engagement process that ‘professionals’ do not always live in the City due to a lack of services and higher end housing options. This certainly is something to take into account when looking at what types of businesses would be successful in the City or what type of housing is needed in the City. This also adds to the value of having low to no cost activities and services available to City residents.

Income Profile

Factor	Clinton County	Lock Haven
Per capita income	\$25,794	\$19,221
Median income of workers	\$41,159	\$30,321
Median household income	\$50,923	\$34,293
Less than \$25,000	23%	38%
\$25,000 - \$49,999	26%	29%
\$50,000 - \$99,999	32%	24%
\$100,000 - \$149,999	14%	6%
\$150,000 or more	5%	3%
Median family income	\$64,516	\$50,583

Source: US Census 2015/19 ACS 5-year Estimates



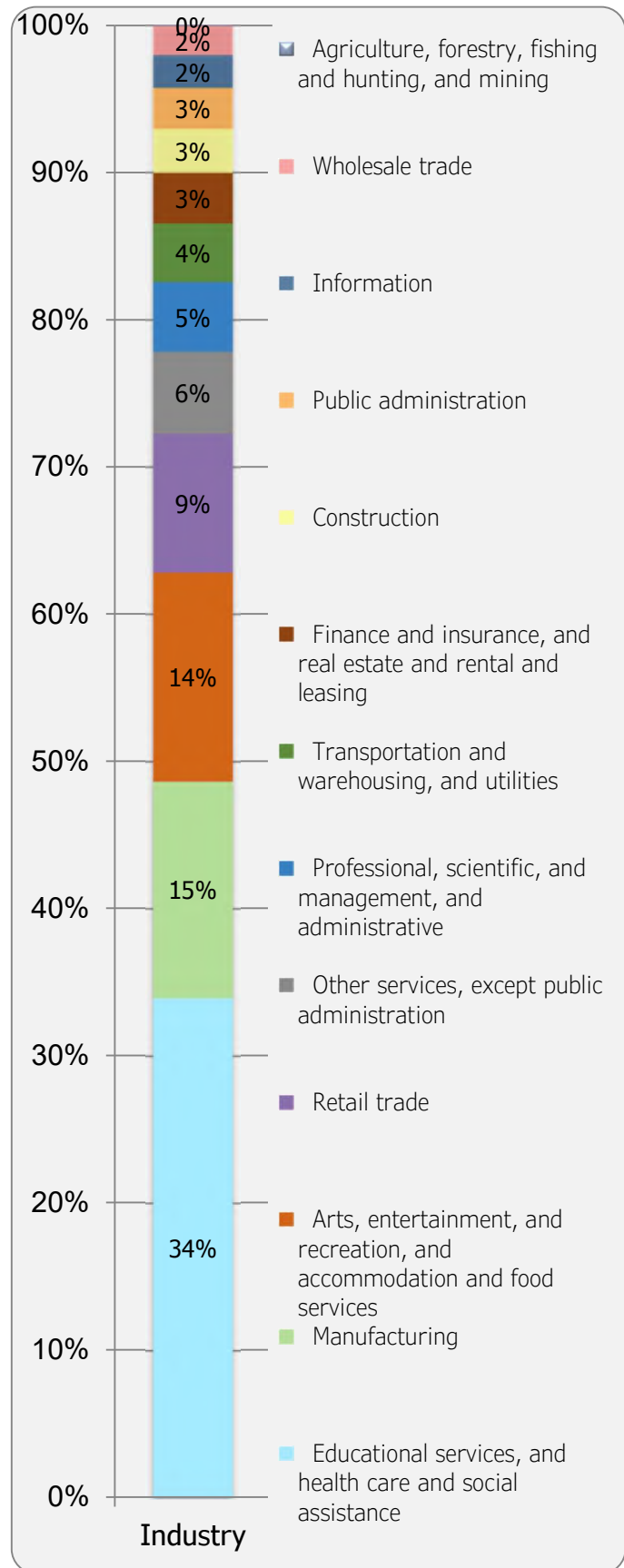
Type of Employment Profile

The table below shows the number of Lock Haven residents employed in a range of industries. The data suggests a relatively good level of economic stability and some diversification among areas of employment. Of note is the higher percentage of employees within the educational services, health care, social assistance, and manufacturing industries. This is not too surprising given the presence of the Hospital, University, school district and County services facilities, and manufacturing types of businesses in and near the City.

Major Industry Profile – Lock Haven

Industry Description	#	%
Civilian employed population 16 years and over	4,328	
Educational services, and health care and social assistance	1,467	34%
Manufacturing	638	15%
Arts, entertainment, and recreation, and accommodation and food services	616	14%
Retail trade	405	9%
Other services, except public administration	244	6%
Professional, scientific, and management, and administrative	202	5%
Transportation and warehousing, and utilities	173	4%
Finance and insurance, and real estate and rental and leasing	145	3%
Construction	131	3%
Public administration	121	3%
Information	96	2%
Wholesale trade	88	2%
Agriculture, forestry, fishing and hunting, and mining	2	0.05%

Source: US Census 2015/19 ACS 5-year Estimates



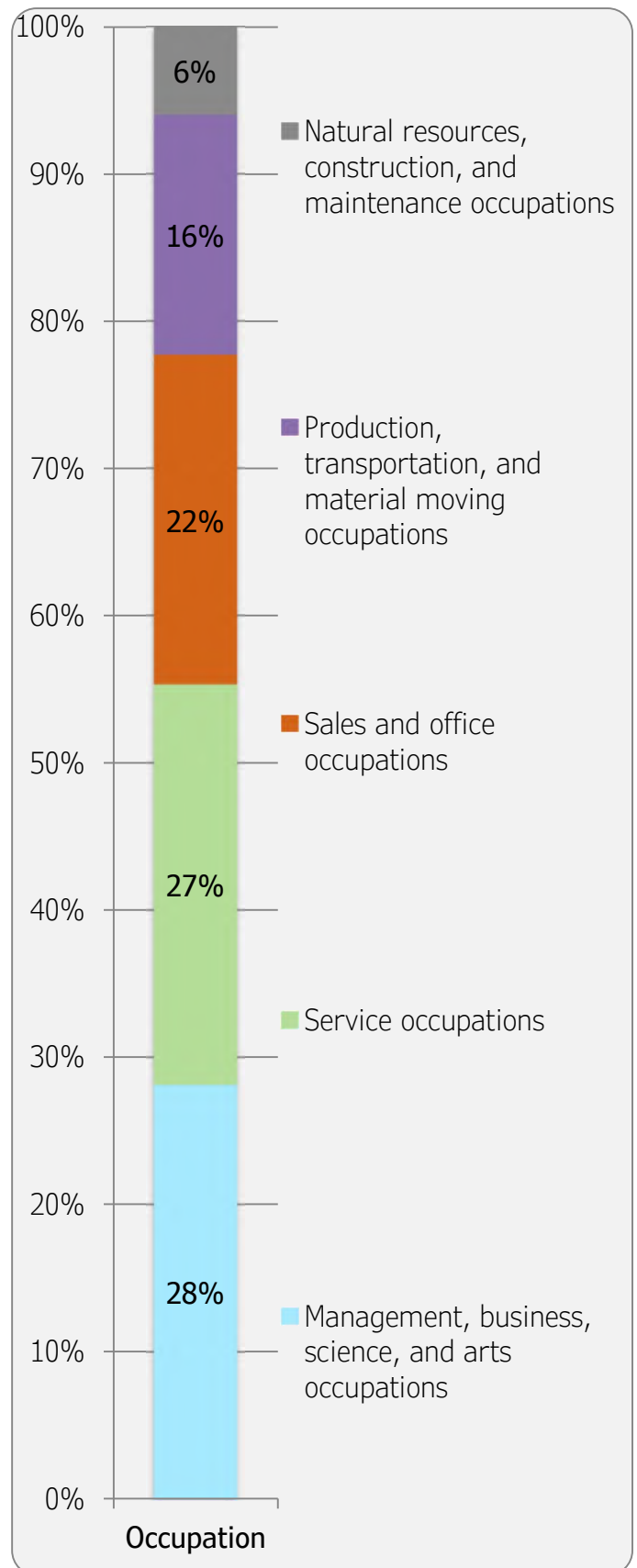
Occupation Profile

The tables below show the number of City residents employed in certain types of occupations. The data suggests that a majority of residents are in some type of management, business, service, and sales occupations.

Major Occupation Profile – Lock Haven

Industry Description	#	%
Civilian employed population 16 years and over	4,328	
Management, business, science, and arts occupations	1,218	28%
Service occupations	1,177	27%
Sales and office occupations	970	22%
Production, transportation, and material moving occupations	704	16%
Natural resources, construction, and maintenance occupations	259	6%

Source: US Census 2015/19 ACS 5-year Estimates



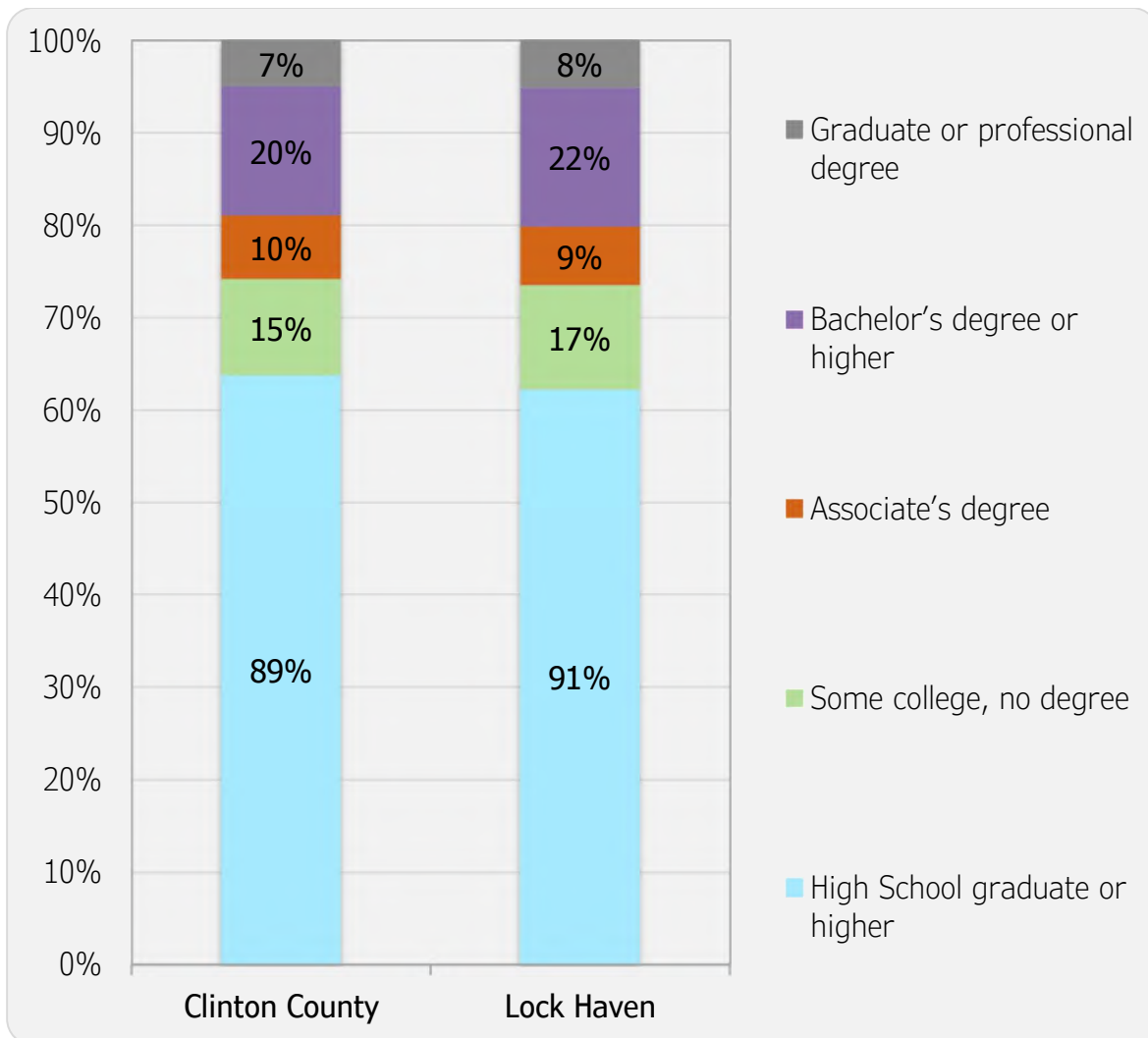
Educational Attainment Profile

The information presented on the following two (2) pages highlights Educational Attainment and Enrollment information for the City. Comparison information for Clinton County is also provided. Both the County and Lock Haven exhibit strong education attainment numbers. The percentage of City residents with college or higher level degrees is higher than what is found across the County. This is a positive result for the City.

Educational Attainment Profile

Factor	Clinton County	Lock Haven
High School graduate or higher	89.3%	91.1%
Some college, no degree	14.6%	16.5%
Associate's degree	9.7%	9.3%
Bachelor's degree or higher	19.5%	22.0%
Graduate or professional degree	7.0%	7.5%

Source: US Census 2015/19 ACS 5-year Estimates



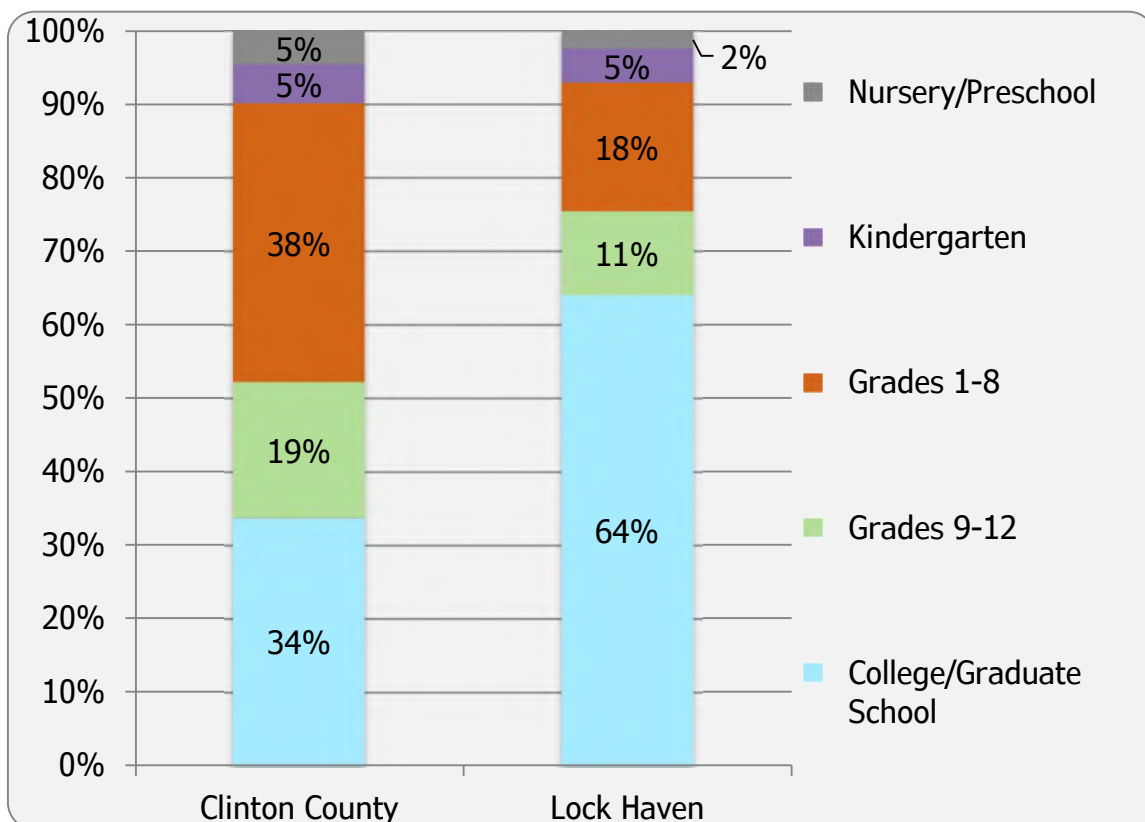
Education Enrollment Profile

The following enrollment profile for Lock Haven is interesting to understand. This is one of those conditions strongly influenced by Lock Haven University, so it is not surprising that an extremely high percentage of the population is enrolled in a College or Graduate School. However, there is value to this result. This younger, higher educated, component of the City's population can be positively capitalized on. As said previously, participants in the community engagement process seemed more ready than ever to rededicate efforts to include Lock Haven students into the community. There seems to be a better understanding now that Lock Haven students are an asset to the community, and they can have a vital impact on retailers, businesses, professional offices, and similar types of employers in the City. There also seems to be an understanding that the student population can be a source of technical assistance and inspiration that can help existing retailers and businesses better succeed in today's digital and online marketplaces.

Educational Enrollment Profile

Factor	Clinton County	Lock Haven
Population 3 years+ enrolled in school	9,096	3,229
Nursery/Preschool	5%	2%
Kindergarten	5%	5%
Grades 1-8	38%	18%
Grades 9-12	19%	11%
College/Graduate School	34%	64%

Source: US Census 2015/19 ACS 5-year Estimates



Housing Profile

This subsection profiles various characteristics of the housing stock in Lock Haven. Housing is a vital component of community life in Lock Haven and affords choices to current and future residents.

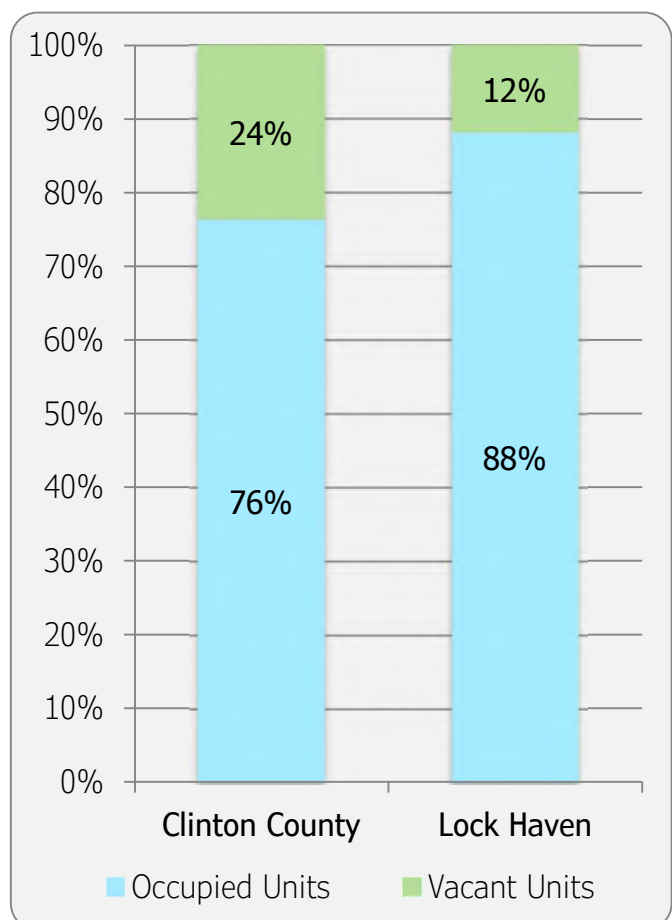
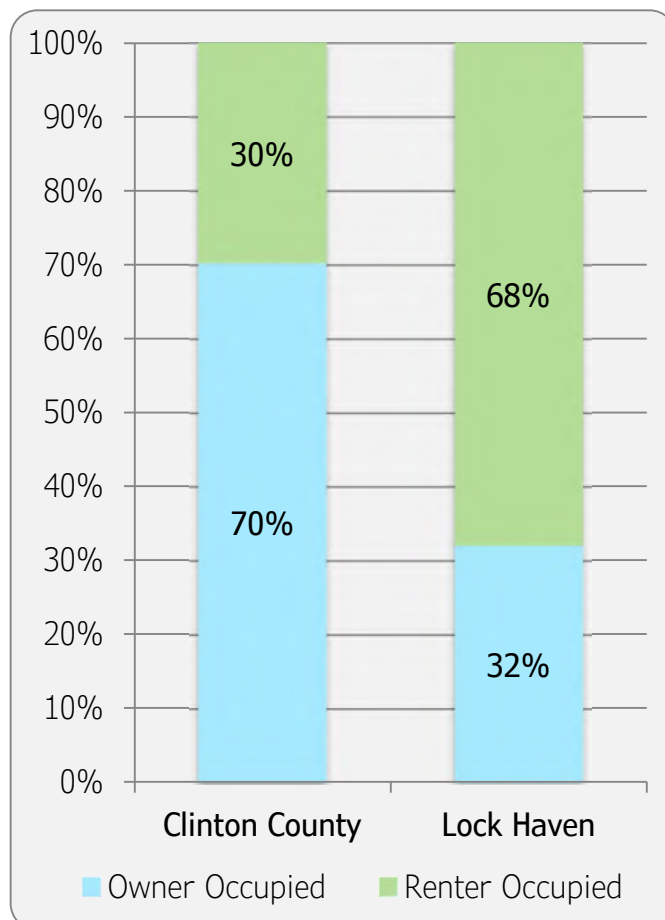
Housing Occupancy

The information below provides recent housing unit trends for Clinton County and Lock Haven. It is positive that the amount of housing units in Lock Haven has a high occupancy rate when compared to the County. When looking at the owner occupied versus renter occupied units, Lock Haven has a significantly higher number of units being rented. This can be explained in part by the amount of the impact from the University with the transient student population.

Housing Profile

Factor	Clinton County	Lock Haven
Total Housing Units	19,250	3,860
Occupied housing units	14,688 (76%)	3,401 (88%)
Owner occupied units	70%	32%
Renter occupied units	30%	68%
Vacant housing units	4,562 (24%)	459 (12%)

Source: US Census 2015/19 ACS 5-year Estimates



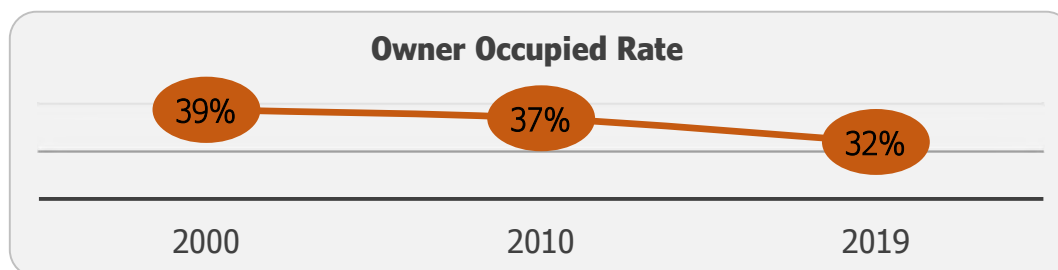
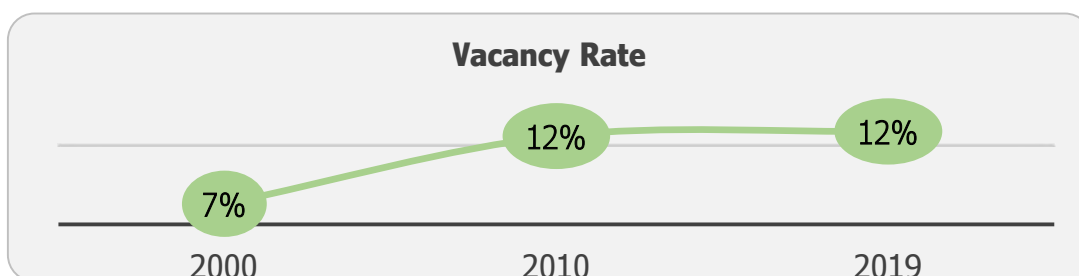
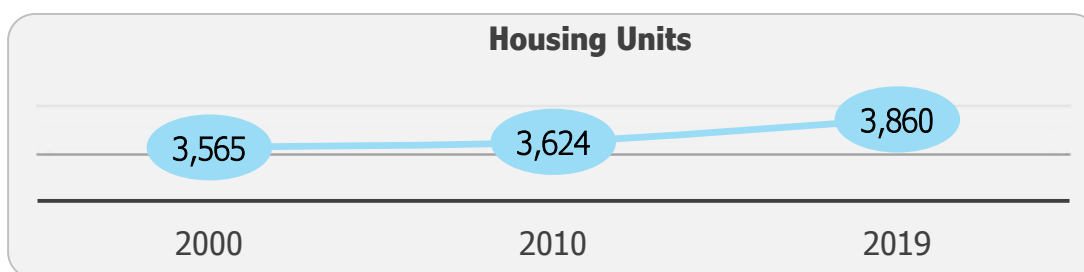
Housing Trends

The information below provides some recent housing unit trends for the City of Lock Haven. It is positive that the amount of housing units in the City has steadily increased since 2000. However, the percentage of occupied housing units has been decreasing and conversely, the percentage of vacant housing has been increasing, since 2000. The balance of owner occupied versus renter occupied has also changed over time. The percentage of owner occupied housing has dropped from 39% in 2000 down to 32%.

Housing Trend – City of Lock Haven

Factor	2000	2010	2019
Total Housing Units	3,565	3,624	3,860
Occupied housing units	93%	88%	88%
Owner occupied	39%	37%	32%
Renter occupied	61%	63%	68%
Vacant housing units	7%	12%	12%

Source: US Census 2015/19 ACS 5-year Estimates



Households and Families

Housing related information often differentiates between *households* and *families*, with a household being one or more persons (i.e. related or unrelated) living in the same dwelling unit, while a family is comprised of two or more persons related by ancestry or marriage living in the same dwelling unit.

The table below provides an overview of households and families for Clinton County and Lock Haven. The percent of households in Clinton County and Lock Haven with one or more people under 18 years of age is similar with Lock Haven having a lower percentage. It is notable that almost half of the households (41.4%) in Lock Haven are single person households. The percentage of single person households where the householder is over 65 years of age is higher in Lock Haven than that found in Clinton County.

Household and Family Profile

Factor	Clinton County	Lock Haven
Total Families	9,296	1,499
Total Households	14,690	3,401
Households with one or more people under 18 years	26.2%	24.1%
Households with one or more people over 60 years	43.8%	30.7%
Single Person Households	28.5%	41.4%
Single Person Householder 65-yrs and older	14.4%	16.9%
Average Household Size	2.54	2.35
Average Family Size	3.12	3.20

Source: US Census 2015/19 ACS 5-year Estimates

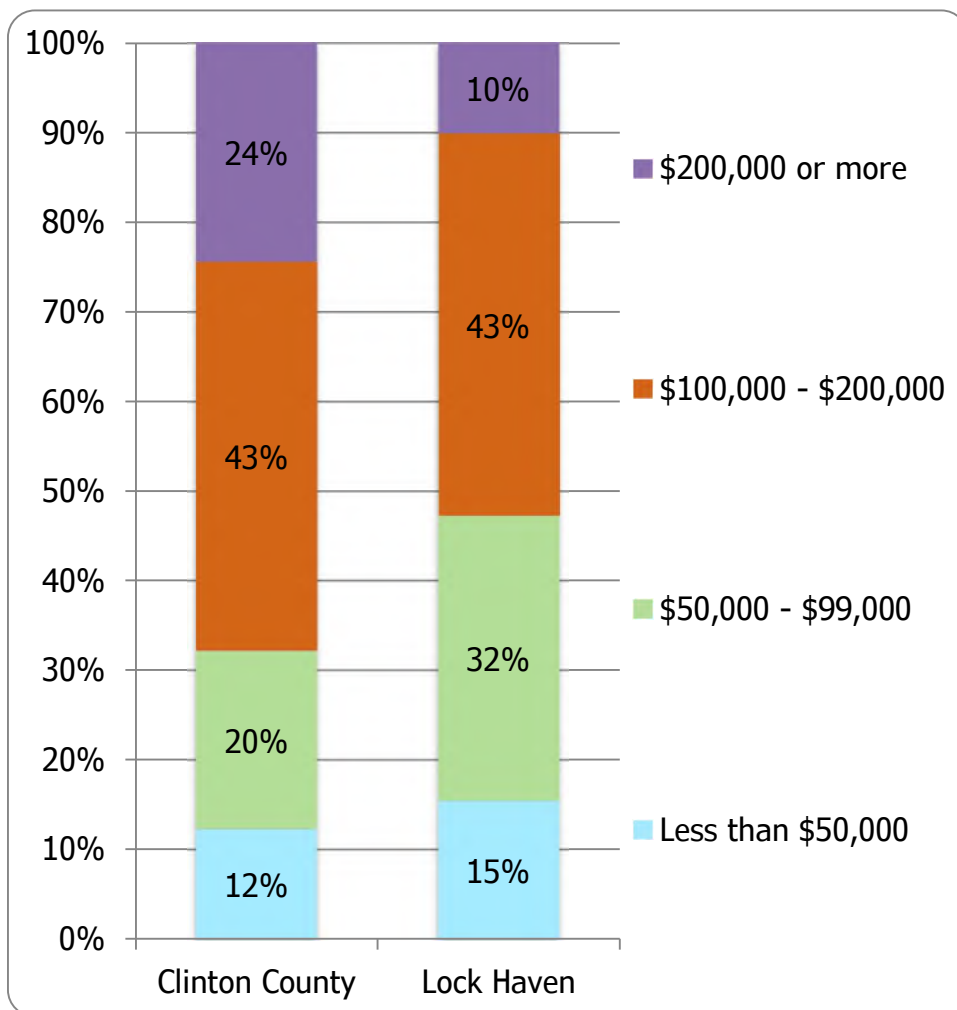
Housing Values

The information below provides recent housing values for Clinton County and Lock Haven. The houses in Lock Haven with the highest percentage are the houses between \$50,000 and \$200,000. The majority of the housing with values between \$50,000 and \$99,000 are predominantly found in Lock Haven when compared with the County. Houses above \$200,000 are the smallest percentage of housing types in Lock Haven with the majority of this higher end stock in other areas of Clinton County. Houses with a value less than \$50,000 have a higher percentage in Lock Haven than in other areas of the County.

Housing Value Profile

Factor	Clinton County	Lock Haven
Less than \$50,000	12%	15%
\$50,000 - \$99,000	20%	32%
\$100,000 - \$200,000	43%	43%
\$200,000 or more	24%	10%

Source: US Census 2015/19 ACS 5-year Estimates



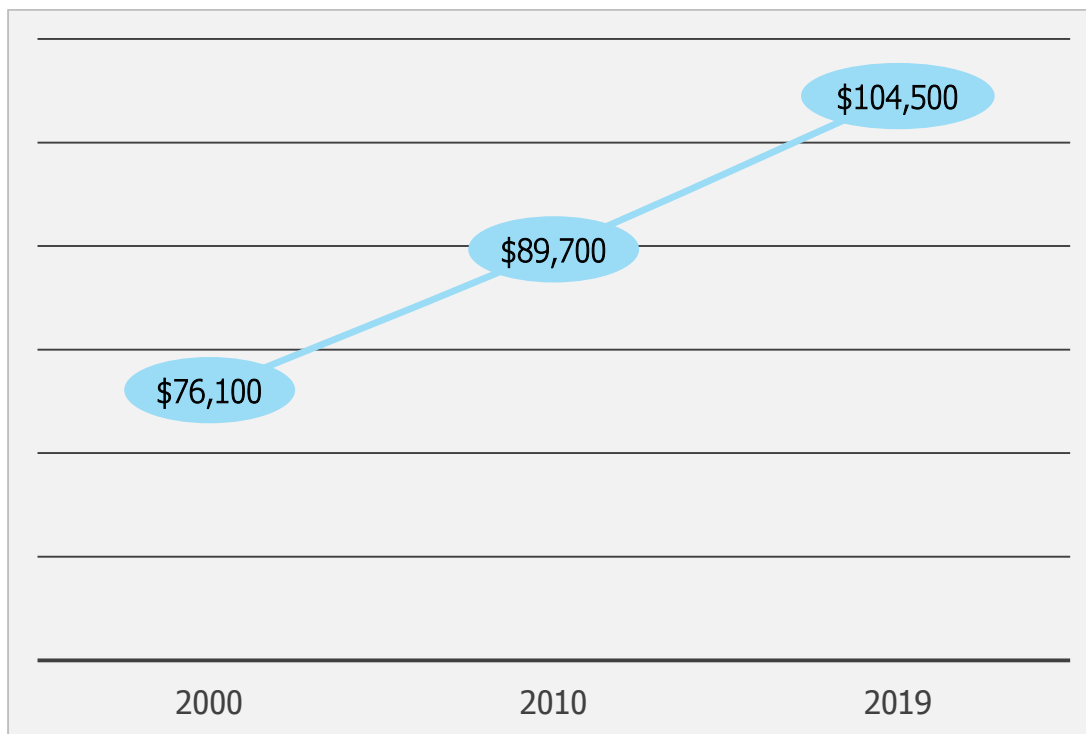
Housing Values Trends

The information below provides recent housing values trends for Lock Haven. It is notable that housing values in the City of Lock Haven has steadily increased since 2000.

Housing Value Trend – City of Lock Haven

Factor	2000	2010	2019
Median Housing Value	\$76,100	\$89,700	\$104,500

Source: US Census 2015/19 ACS 5-year Estimates



Rent Profile

The information below provides a rent profile for Clinton County and Lock Haven. More than half of the occupied units paying rent in the County are in Lock Haven. The comparison of the amount of rent paid shows that a higher percentage of rents over \$1,000 are paid in Lock Haven. Also, a higher percentage of lower percentage rents, under \$500, are also paid in Lock Haven. There is a higher percentage of rents between \$500 - \$999 in other areas of Clinton County than in Lock Haven.

Rent Profile

Factor	Clinton County	Lock Haven
Occupied Units Paying Rent	4,104	2,272
Less than \$500	24.8%	31.0%
\$500 - \$999	49.9%	40.4%
\$1,000 - \$1,499	21.8%	23.1%
\$1,500 or more	3.5%	5.5%
Median Rent	\$736	\$747

Source: US Census 2015/19 ACS 5-year Estimates



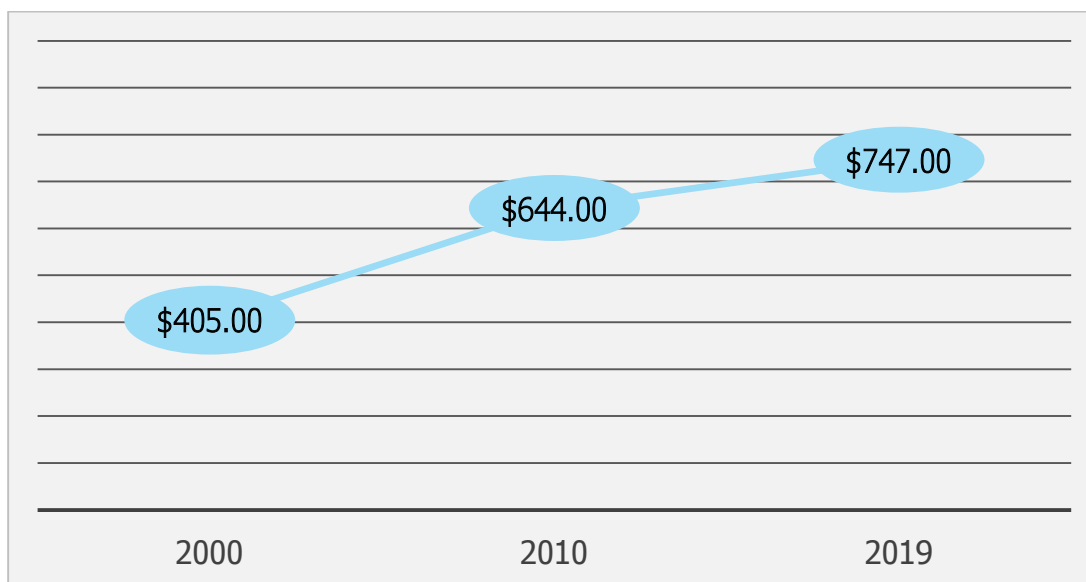
Rent Trends

The information below provides recent rent trends for the City of Lock Haven. It is noteworthy that median rent amounts have nearly doubled between 2000 and 2019. This is important since comments received during the community engagement noted that the rental “prices exceeding the quality of the available housing”.

Rent Trends – City of Lock Haven

Factor	2000	2010	2019
Median Rent	\$405	\$644	\$747

Source: US Census 2015/19 ACS 5-year Estimates



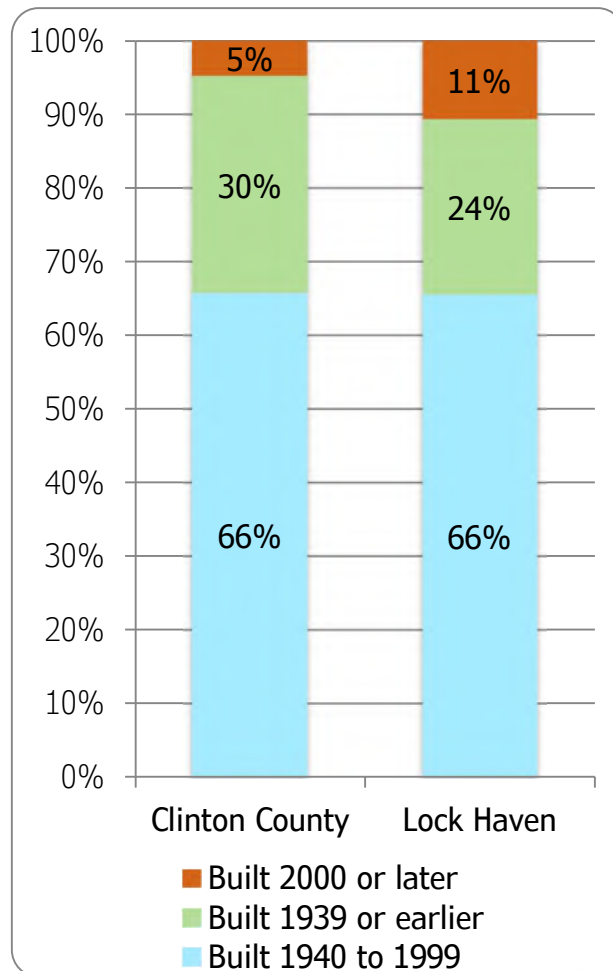
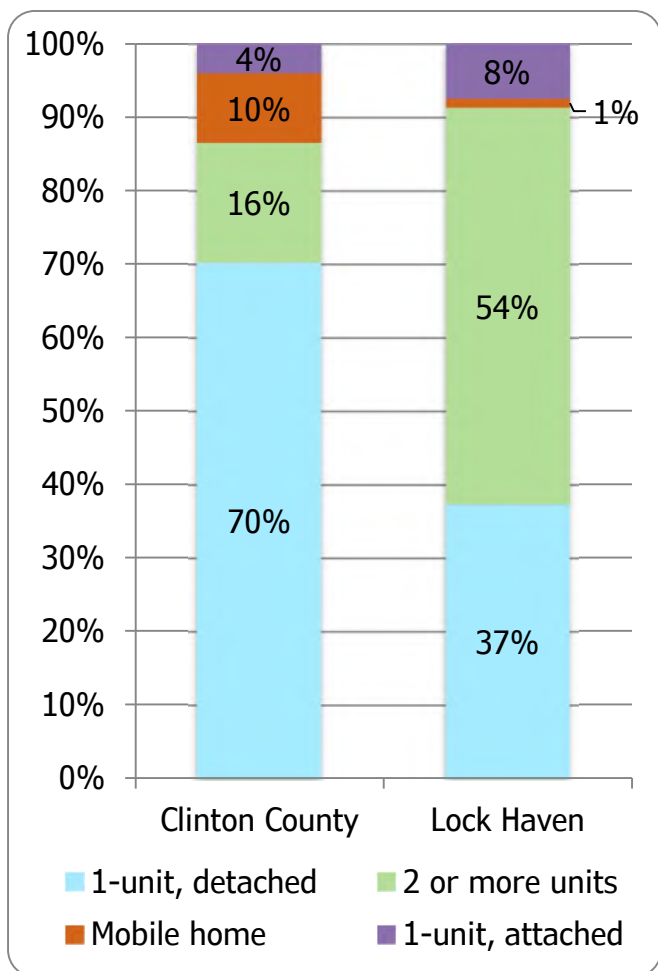
Housing Characteristics

The following table and graphs highlight the types of housing units found in the City of Lock Haven. Comparison information is also provided for Clinton County. Some of the more significant findings are summarized on the following page.

Housing Characteristics Profile

Factor	Clinton County	Lock Haven
UNITS IN STRUCTURE – TOTAL UNITS		
1-unit, detached	70%	37%
1-unit, attached	4%	8%
2 or more units	16%	54%
Mobile home	10%	1%
YEAR STRUCTURE BUILT		
Built 2000 or later	11%	5%
Built 2014 or later	1%	0.4%
Built 1940 to 1999	66%	66%
Built 1939 or earlier	24%	30%

US Census 2015/19 ACS 5-year Estimates

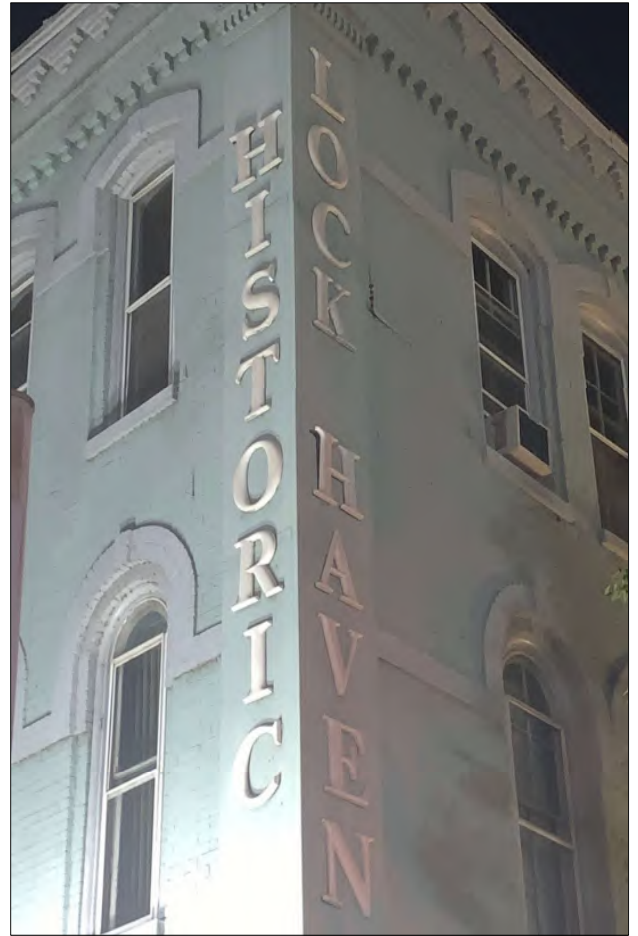


Summary of Housing Profile

- *Occupancy/Vacancy:* The housing vacancy rate is much lower in Lock Haven when compared with the County, which may explain some comments we received relating to the high cost of housing.
- *Tenure:* From 2000 – 2019 there has been a trend of converting owner occupied homes into rental properties. From the community engagement responses there is a preference to convert the rentals back into family homes to stabilize the neighborhoods with families. Overall an amount of rental options are needed to attract younger professionals and families to Lock Haven as they adapt to the community before buying.
- *Rents:* Median rent amounts have nearly doubled in Lock Haven between 2000 and 2019. This upward trend is anticipated to continue in the future.
- *Unit/Structure Type:* Single-family detached homes are the most commonly found housing unit type in Clinton County whereas the most common structure found in Lock Haven (54%) is those with 2 or more units. The majority of the mobile homes are found in other areas of the County and not in Lock Haven.
- *Age/Year Built:* The highest percentage of houses was built between 1940-1999 in both the County and Lock Haven. The lowest percentage for both the County and Lock Haven are of newer buildings (built 2014 or later). The highest percentage of houses built before 1939 are found in Lock Haven which contributes to the Historic District in the city and are desirable homes.

Natural and Historical Features Profile

The Community Engagement process revealed that residents appreciate the visual quality and small town atmosphere emanating from the existing natural and cultural resources located within the City. The engagement efforts also opened a real sense that the Susquehanna River, the Riverwalk and Amphitheater are vital connections to nature for residents, students and visitors to enjoy. This Comprehensive Plan update emphasizes that Lock Haven is a destination for residents and visitors and is a place that provides a desired small town atmosphere. There is no doubt that recent improvement efforts in the downtown area and surrounding neighborhoods have reflected a local appreciation of the value that natural, cultural, and historical resources provide the City. The Water Street Historic District and related resources throughout the Central Business District drives the small town atmosphere feel in Lock Haven. Appreciation of the natural and historical assets in the City must continue and must be at the forefront of all decisions regarding revitalization efforts throughout the City.



Saying that Lock Haven is a beautiful place is more than a wishful slogan. The natural setting created by the river and mountains and the preservation of historic features in the Water Street Historic District and downtown area make it a beautiful and enjoyable place to be. The planning process captured how the City's natural and historical resources can be essential tools used to further Lock Haven's appeal as a true regional destination.

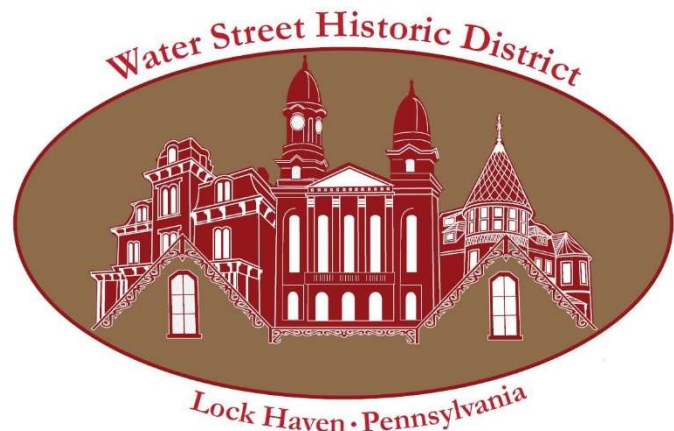
- Downtown and surrounding area improvement efforts should be promoted as projects/actions that help to maintain and improve the small town atmosphere and historic feel of Lock Haven. These community desires are directly addressed by the actions recommended in the Business, Housing and Recreation Strategies included in this Plan.
- Participants recognized that natural areas and resources surrounding Lock Haven such as Pine Creek and the PA Wilds are already attracting a high number of nature-based and outdoor enthusiasts to the region. Residents want attention to be given to attracting these types of visitors into the City Lock Haven. This community desire is also directly addressed by the Action Strategies included in this Plan.
- Developing and promoting a sustainable trail system on the Lock Haven City Authority watershed land and promoting the beauty of the natural and cultural resources of Zindel Park and the land will add to the Destination Lock Haven brand. Sustainably developing trails and open space recreation features on the watershed land will provide a destination outdoor

recreation and natural beauty area much closer than many other surrounding natural attractions. This will encourage nature tourists to remain closer to Lock Haven and to utilize local retail, dining, and lodging options.

Water Street Historic District

The Water Street Historic District captures the essence of the historical qualities of Lock Haven. It encompasses a sizeable portion of the downtown area and includes a number of Victorian era homes and churches as well as those constructed during the lumber industry boom. The actual historic district extends from North Henderson Street to just before Lock Haven University and includes portions of Church and Main Streets. A partial list of the historic structures in the district include the L.A. Mackey House (1854), the David Carskaddon Homestead (1858), the James White House (1856), the Winslow-Crawford House (1855), the Craig-Furst House (1860), the Clinton County Courthouse (1867), the Jacob Graftius House (1857), and the W.A. Simpson House (between 1872 and 1880).

A creative logo branding campaign was recently completed by the City's Community Life Department to better promote and designate the District visually to the community and visitors. The logo features three of the most recognizable buildings in the district: The Clinton County Courthouse, the Aurora Leigh Bed and Breakfast on W. Church Street, and the W.A. Simpson House on W. Water Street. This logo branding project is an excellent example of how to incorporate local historic and cultural assets into community improvement efforts.



Physical Features Profile

A wealth of natural features including surrounding mountain ridges, the West Branch Susquehanna River and its levee system are predominant physical features in the City of Lock Haven. The identification of other physical resources is an important part of the planning process and serves as a guide for future planning decisions.

- **Geology** – Lock Haven sits in the Bald Eagle Mountain valley. The City is situated on the relatively flat floodplain of the Western Branch Susquehanna River.
- **Steep Slopes** – Slopes with grades of 15 percent or greater are found along the river levee, along PA 120 between Bald Eagle Street and the US 220 interchange, and in areas on the Lock Haven University campus.



- **Surface Waters** – Lock Haven is located on the West Branch Susquehanna River. The River's confluence with Bald Eagle Creek is located just to the east. Sugar Run and Lusk Run enter the Susquehanna on the northwest end of the City. Stormwater runoff in the City eventually flows into the Chesapeake Bay. Mitigating any water quality impacts from erosion and sedimentation, and stormwater runoff should be a high priority for future land development projects.




- **Flood Protection** – The City maintains approximately 6.5 miles of earth levee that consists of 38 drainage structures, one sanitary pumping station, five ponding areas and five closure structures. The levee construction was completed in 1994.



- The City's water supply comes from two City owned reservoirs. These are the Keller Reservoir located in Wayne Township and the Ohl Reservoir located in Greene Township. The water comes from a large forested watershed located in Southeastern Clinton County.

Transportation Features Profile

The most significant transportation related themes generated out of the planning process dealt with connections and amenities. Important transportation related improvement projects were highlighted by participants during the Community Engagement process. Residents want wayfinding improvements, they want the City connected to the Bald Eagle Valley Trail, and they want reliable public transportation. The following summarizes these important transportation related themes.

- **Wayfinding Improvements** - A terrific concept was identified by participants in the Community Engagement process to develop a unified signage system throughout the City that would guide residents and visitors to a grouped set of amenities and resources. The concept would include installing color-coded (or similarly branded) directional signs to designate each unique pathway. Suggested pathways included a Community assets loop, Parks/Outdoor spaces loop, WiFi access areas loop, and a Cultural Resources loop. Installing wayfinding signage at the Riverwalk access points to better direct users to the downtown area was also suggested. This is another great example of how to creatively utilize existing community assets and resources. Creating these themed pathways will improve general wayfinding throughout the City while promoting cultural and natural resources found locally. This will also enhance the beautification and cultural aesthetic value of the City.
- **Bald Eagle Valley Trail Extension Route** - As of March 20, 2019, the 3.4-mile Phase II section of the Bald Eagle Valley Trail (BEVT) between McElhattan and Castanea was opened. Access to the trail in Castanea is provided at the Castanea Train Station access point. The BEVT is envisioned to ultimately run for approximately 11.5 miles from Castanea to the Jersey Shore Trailhead of the Pine Creek Valley Rail Trail. The Bald Eagle Valley Trail is a project of Clinton County Government. Participants in the Community Engagement process keenly identified creating a local walking/bike extension of the Trail into the City as an important project. This type of project would connect the Lock Haven University Campus, the Lock Haven Central Business District, and the Water Street Historic District to this regional Trail.
- **Public Transportation** – The River Valley Transit ceased operating the Clinton County Connector and the Clinton County Express at the start of 2021. The trial bus service began in 2018 with grant assistance from the Pennsylvania Dept. of Transportation. The announcement to end the service was made in early December 2020. This is a significant loss for Lock Haven residents and students at Lock Haven University. Lock Haven is the only 3rd Class in Pennsylvania without public bus service. River Valley Transit has said that PennDOT would possibly re-evaluate continuing this service when Covid restrictions are fully lifted. STEP Inc. still provides share ride service and medical assistance service.

Community Services Profile

The value of community services and the role that service providers play in improving the quality of life for residents in Lock Haven was a major theme in the Community Engagement process. In fact, residents described existing community services and service providers as major community strong points in Lock Haven. Participants noted that resources such as the YMCA and the Annie Halenbake Ross Library added to the quality of life found in Lock Haven. Residents expressed that City and County service-oriented organizations such as the Sons of Italy, American Legion, Elks, Lions Club, Kiwanis, Rotary, and similar organizations were among the most positive aspects of the City. Participants emphasized that the City's recreation programming, public concerts, and public events are valuable contributors to the family atmosphere found in Lock Haven.



Representatives of the Lycoming-Clinton Counties Commission for Community Action (STEP) were fully engaged in the planning process and effectively described their local service contributions. STEP representatives educated participants on STEP's programs that engage individuals, families, and communities in their own strategies for success. STEP representatives emphasized that their success is achieved through partnerships with complementary groups and entities that also assist individuals, families, and the community. There was a sense that the City could serve as a facilitator/liaison between the STEP resources and those being offered by a number of existing community organizations and groups.



Some service related gaps and suggestions for improving the delivery of community services were identified by residents. These primarily focused on a need for existing service providers to better coordinate with each other to reduce redundant services and competing events. There was also a sense that service providers need to improve their advertising and the promotion of their services and events to the public. This includes the City of Lock Haven doing a better job at distributing information about their resources and hosted events. Other community service improvements wanted by residents include providing more activities targeted for local youth and younger aged children and more events for kids (pre-school and younger) that are in the evening so working parents can attend.

Recreation Profile

Lock Haven maintains an adequate number of playgrounds and park areas throughout the City. Residents in the Community Engagement process keenly pointed out that the City should improve and enhance their public open spaces and park areas so they can be used as outdoor squares and plazas where younger residents and adults can stroll and gather. Many residents noted that some of the Parks and open spaces should be reimagined to include more amenities like walking/biking paths, public art, lighting, outdoor work stations, WiFi access, entertainment venues, and other facilities that will improve their overall draw and appeal for residents and visitors alike. The following highlights the recreation facilities provided in Lock Haven.

Playgrounds & Sports Parks

- Hammermill Park: this 2-acre park located between S Summit and Linden Streets provides a pavilion and play area.
- George Shade Field: Little League Ball Field located at Pearl and Linden Street.
- Hanna Park: this 6.5-acre park features basketball and tennis courts, a play area, three pavilions, a river look-out, and restrooms open dawn to dusk.
- Hoberman Park: this 5-acre site located at Park and Prospect Streets features a ball field, two ADA accessible play areas, a picnic pavilion, tennis and basketball courts, and a skate park. Restrooms are open during ball games only.
- Peddie Park: 10-acres of baseball, softball, and soccer fields are surrounded by 60-acres of riverside woodland.
- Piper-Harmon Park: this park features 1/10th of an acre community playground with ADA-compliant play area.
- Frank L. Taggart Park: Its 1.75-acres features two ball fields and concessions with restrooms.
- Tiger Den at Kistler Park: Playground located at E Bald Eagle Street and Kite Alley that includes a youth playground, picnic tables, and a green space.

Passive Parks

- Canal Park: located on the site of the West Branch of the Pennsylvania Canal between Church Street to Water Street.
- Memorial Park: This 5-acre green space at the eastern end of the city was developed shortly after WWI and features a small pavilion and parking for the Clinger Riverwalk.
- Triangle Park: The point of Main & Bellefonte Avenue featuring a gazebo and fountain.
- Veterans Park: This half-acre tribute park is located across the street from the Clinton County Courthouse.

Unique Facilities

- City Beach - The City's beach provides public swimming access on the Susquehanna River.
- William Clinger Riverwalk - this 2.5-mile paved walkway on top of the Levee extends from Lock Haven University to Memorial Park.
- The J. Doyle Corman Amphitheatre and floating stage provides a one-of-a kind entertainment area.
- Lock Haven City Authority Watershed land and Zindel Park - Acres of pristine natural open space and a developing trail system make this a destination outdoor space in the Lock Haven area. The Park is the gateway to the Lock Haven City Authority's watershed land

Community Facilities Profile

Maintaining equipment, keeping existing and recruiting new volunteers for various roles, and more community engagement for better promotion were the main needs and wants identified for the Lock Haven Fire and Police Departments. Replacing aged apparatus is always a primary concern of any public safety department. The City recognizes that capital improvements are needed on an appropriate schedule to assist its police and fire departments to adequately maintain their equipment and facilities. Developing a public safety capital improvement plan must be completed with mutually beneficial coordination between City government, the finance department, and representatives of the departments. Improving community relations by hosting/sponsoring more youth focused engagement activities is recommended to help the fire and police departments raise awareness of their departments and their value to the community. Better promotion will lead to better community appreciation which will improve the morale of staff and volunteer and will directly help with new volunteer recruitment efforts. Focus on the latter should be directed towards recruiting volunteers for front line positions (i.e. volunteer firefighter) and for much needed support positions.



The City of Lock Haven's Public Works Department is facing similar problems with the costs of replacing or updating aging infrastructure and long-tenure staff turnover. These issues are not unique to the City. Many similarly sized departments and infrastructure systems are facing these same issues. To their credit, the City's Public Works Department has been utilizing a progressive approach for effectively managing the public water and sewage systems in the City. This approach places a high priority on digitizing information and processing and utilizing existing information in the decision making process. The use of digital systems like GIS to document conditions, locations of lines and valves and other related facilities is an excellent way to preserve information and knowledge before it is lost due to staff turnovers. It is a proven approach for smartly connecting available budgets for cost-effective ways to address high priority projects and maintenance tasks. Continuing this type of approach is recommended.



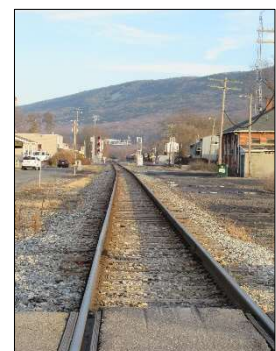
The City relies on only two Code Enforcement staff persons to complete a growing list of tasks and responsibilities assigned to the Department. Current staff levels are not adequate to handle the high number of building code, property maintenance investigations, permitting reviews / applications and a number of other services that need to be completed. Current staff levels often results in lagging response times and delayed field investigations. The City should consider options for increasing the capacity of the Code Enforcement Department to effectively address blight removal, building remediation, and property maintenance deficiencies support this important priority.

Land Use Profile

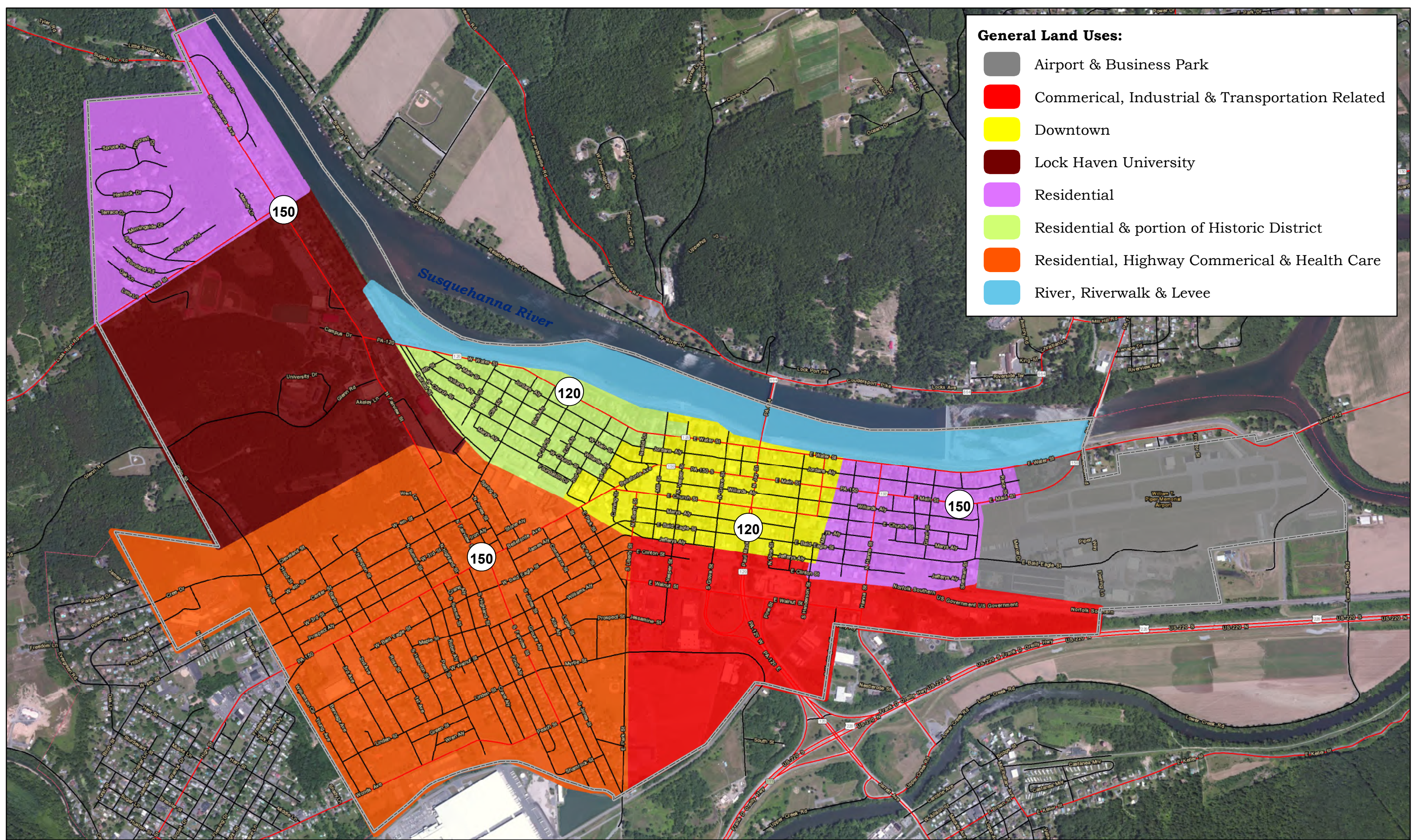
Lock Haven is a center of residential, business, retail, dining, lodging, recreation, education, and government in Clinton County. Lock Haven University and the Sunset Pines neighborhood characterize the northwestern edge of the City. The campus expands for nearly 175 acres. In a similar fashion, the William T Piper Memorial Airport and the Airport Business Park characterizes the eastern edge of the City. The Airport Business Park includes industrial, commercial, office, and County facilities. The Airport along with the Business Park covers nearly 175 acres and essentially is the eastern edge of the City. The major land use along the northern edge of the City include the West Branch Susquehanna River, the flood protection levee, the Riverwalk, and Amphitheatre. Although the River is obscured from view from most ground level vantages points in the City, the levee system is visible throughout all of the Water Street Historic District and most of the downtown area.



The heart of the City is its downtown area which includes the Central Business District and the Water Street Historic District. The mix of residential, educational, religious, and governmental buildings within the Historic District reflect the architectural qualities and visual appeal that residents and visitor connect with the Lock Haven experience. The Central Business District contains business/retail, financial, service, and government heart of the City. A significant amount of discussion during the Community Engagement process focused on improving the atmosphere, experience, and connections in the downtown area. The southwestern side of the City is characterized by a large residential area, UMPC Lock Haven, and a commercial corridor surrounding a portion of Bellefonte Avenue (SR 150). The southern edge of the City is characterized by commercial, industrial, and transportation related land uses.



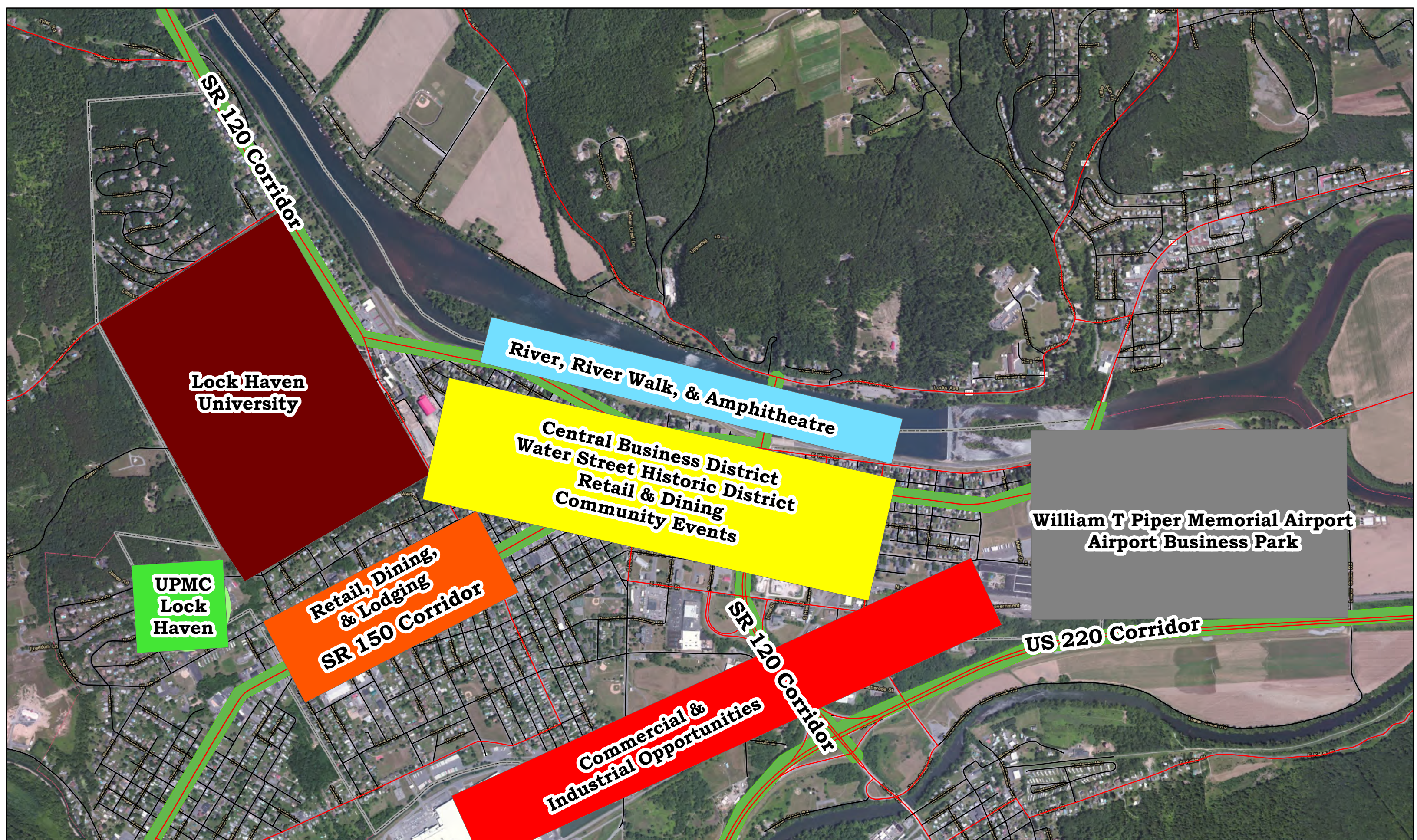
The generalized Existing Land Use Profile on the following page highlights many of the land uses described above.



- General Land Uses:**
- Airport & Business Park
 - Commerical, Industrial & Transportation Related
 - Downtown
 - Lock Haven University
 - Residential
 - Residential & portion of Historic District
 - Residential, Highway Commerical & Health Care
 - River, Riverwalk & Levee

The City of Lock Haven has several economic activity generators that will influence future land development patterns in the City. The following summarizes these generators while the map on the following page highlights their general location in the City.

- Highway and State Route Corridors – The US 220, SR 120 (Paul Mack Blvd, Jay St, and Water St.) and the SR 150 (Main St., Church St., and Bellefonte Ave.) corridors are major transportation features in the City that will guide future land development and growth patterns in the City.
- Health Care and Aviation facilities – The William T Piper Memorial Airport and UPMC Lock Haven will attract a diverse demographic and economic development opportunities into the City.
- Cultural and Educational facilities – including Lock Haven University, the Piper Aviation Museum, Heisey House Museums, and the Water Street Historic District. The facilities will continue to attract students and visitors to the City. They also improve the quality of life for current residents.
- Commercial & Industrial Opportunities – opportunities for new commercial, industrial, and mixed-use developments can be evolved out of available land and underutilized buildings in the Airport Business Park and areas in the southern area of the City.
- Retail, Dining, and Lodging – the growing mix of retail, dining, and lodging opportunities found within the Central Business District and surrounding corridors will continue to attract visitors into the City and will establish Lock Haven as a growing community.
- Community Events – events including the Summer Concert Series and Downtown Pedestrian Mall will continue to attract visitors into the downtown area.
- Recreation opportunities – The Susquehanna River, William Clinger Riverwalk, the J. Doyle Corman Amphitheater, Zindel Park, and the Lock Haven City Authority watershed property provide attractive outdoor recreation and entertainment opportunities.



SR 120 Corridor

Lock Haven University

UPMC Lock Haven

River, River Walk, & Amphitheatre

**Central Business District
Water Street Historic District
Retail & Dining
Community Events**

**Retail, Dining, & Lodging
SR 150 Corridor**

Commercial & Industrial Opportunities

SR 120 Corridor

**William T Piper Memorial Airport
Airport Business Park**

US 220 Corridor