

# REQUEST FOR QUOTATIONS

To be used for Professional Services less than \$250,000.  
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**SEDA-Council of Governments**

# **REQUEST FOR QUOTATIONS FOR PROFESSIONAL SERVICES PROVIDER**

**Zoning Update  
Comprehensive Planning  
&  
Zoning Rewrite**

Economic Development and Community Development Initiatives grant funding

City of Shamokin, Northumberland County



RFQ Solicited by:

SEDA-Council of Governments  
*On behalf of the City of Shamokin*  
201 Furnace Road  
Lewisburg, PA 17837

## REQUEST FOR QUOTATIONS

The City of Shamokin is seeking quotations for the services of a consultant (or team of consultants) to undertake a Comprehensive Plan and to update the current Zoning Ordinance to ensure compliance. Additionally, the firm must then overhaul and develop a complete and sound Zoning Ordinance in conjunction with the Comprehensive Plan. The Comprehensive Plan must meet the requirements of Article III of the PA MPC and utilize the Department of Community and Economic Development's implementable plan approach. The plan will be strategic and will outline workable action plans, means of financing, and capacity to implement. This project is being financed in part by the Economic Development and Community Development Initiatives grant from the Commonwealth of Pennsylvania, the Department of Community Economic Development. Required proposal format details may be obtained by contacting:

Betsy Kramer, Revitalization Coordinator  
SEDA-COG  
201 Furnace Road  
Lewisburg, PA 17837

Proposal details are also available at <https://seda-cog.org/request-for-proposals/>

Proposals will be accepted until 11 a.m. prevailing time, November 30, 2021, at which time they will be publicly opened at SEDA-Council of Governments, 201 Furnace Road, Lewisburg, PA. Proposals shall be on the forms required, sealed and clearly marked on the outside, "**Zoning Update, Comprehensive Plan & Zoning Rewrite**," and submitted to:

Betsy Kramer, Revitalization Coordinator  
SEDA-COG  
201 Furnace Road  
Lewisburg, PA 17837

**Proposals that are faxed or e-mailed to SEDA-COG cannot be accepted.**

**REQUEST FOR QUOTATIONS  
PROFESSIONAL SERVICES PROVIDER  
ZONING UPDATE, COMPREHENSIVE PLAN, & ZONING REWRITE  
CITY OF SHAMOKIN, NORTHUMBERLAND COUNTY**

The City of Shamokin proposes to use a recently approved Economic Development and Community Development Initiatives grant, acting through the Department of Community and Economic Development.

The following narrative outlines the major responsibilities of the proposers. These responsibilities include the completion of an immediate Zoning Ordinance update to ensure compliance, a Comprehensive Plan, and the complete overhaul of the Zoning Ordinance (rewrite) to support the outcomes of the Comprehensive Plan and current (separate and outside of this contract) Hydrologic & Hydraulic Study (H&H). The H&H study is expected to be completed in February of 2022.

RFQ proposals shall include the attached "Standard Professional Services Estimate" and be submitted to:

Betsy Kramer, Revitalization Coordinator  
SEDA-COG  
201 Furnace Road  
Lewisburg, PA 17837

All proposals shall be sealed and clearly marked on the outside, "**Zoning Update, Comprehensive Plan & Zoning Rewrite**," and must be received by 11 a.m., prevailing time, November 30, 2021, at which time they will be publicly opened at SEDA-Council of Governments, 201 Furnace Road, Lewisburg, PA 17837.

Questions regarding this request for quotations should be directed to:

Betsy Kramer, Revitalization Coordinator  
201 Furnace Road  
Lewisburg, PA 17837  
570-524-4491  
bkramer@seda-cog.org

## **PROJECT DESCRIPTION**

The City of Shamokin has recently been awarded an Economic Development and Community Development Initiatives grant for a critical need and wishes to pursue an immediate Zoning Ordinance update to ensure compliance, a Comprehensive Plan, and a complete overhaul of the Zoning Ordinance to support the outcomes of the Comprehensive Plan along with the current Hydrologic & Hydraulic Study (expected to be completed in February of 2022). It is expected that the Zoning re-write is completed following the completion of the Comprehensive Plan and the results of the Hydrologic & Hydraulic Study, to ensure that the comprehensive planning process, Zoning and Floodplain Ordinance are complimentary.

There is need for the Comprehensive Plan to outline implementable opportunities for Shamokin and to further provide a roadmap for these opportunities to occur. Specifically, the City's focus with the Comprehensive Plan is to provide the necessary data for updates to its Zoning Ordinances as well as outlining areas for community and economic development in both the downtown and adjacent neighborhoods.

The City of Shamokin is a densely settled community in the southern section of Northumberland County. It is surrounded entirely by Coal Township. According to 2010 Census, the population for the City of Shamokin stands at 7,374 persons. The community experienced an increased population decline during the decade 1990 to 2000 of 12.8%, as opposed to the 11.3% decline between 1980 and 1990.

The predominant land uses are family residential units, some being high density, pockets of commercial units, recreational areas, with larger areas of land related to former coal mining operations. The City has expressed a desire to maintain many of the current characteristics of the area while inviting a level of modernization in policy and patterns of development that would attract additional business while also protecting residential space. A review of these areas for highest and best uses would provide helpful guidance for future development. The results of the H&H study will provide greater context to planning for redevelopment in consideration of the federal floodplain maps.

The City of Shamokin considers playgrounds, recreation opportunities, and green space very important for the citizens of its a low- to moderate-income community. It has four (4) playgrounds, a community swimming pool, and a Community Park. The City Council has allocated \$195,000 of its FFY 2020 Community Development Block Grant (CDBG) funding to demolish two unsafe downtown properties at the center of its downtown revitalization area and create a pocket park, this project is to start later this year or early next year.

Specific tasks include:

- An immediate update of the existing ordinance to ensure compliance prior to the Comprehensive Plan development, time is of the essence.
- The creation of an implementable comprehensive plan in compliance with the PA Municipalities Planning Code.
- Development/Rewrite of a Zoning Ordinance based upon information gathered in the Comprehensive Plan and that is complimentary to the City's floodplain ordinance and findings of the H&H study slated for completion in February of 2022.

Optional tasks that may be included as additional line items include:

- The creation of an official map.

### **SERVICES TO BE PROVIDED**

The consulting team to be hired will provide the full range of planning services necessary for the completion of the Zoning Ordinance update, Comprehensive Plan and Zoning Ordinance rewrite. The selected consultant will be asked to focus its work on providing intelligence for decision making (not recitations of data), providing creative ideas and workable action plans, and helping the City recruit partners and create capacity to implement the plan. Interested consultants are asked to submit a scope of work describing their approach, methods, etc. for carrying out the prescribed work.

The Comprehensive Plan should be an "implementable plan" following principles and keys currently being promoted by the PA Department of Community and Economic Development.

The consultant's work and the Comprehensive Plan document should be organized based on the City's priorities or related goals or themes that emerge from the planning process, not based on a traditional template of land use plan, housing plan, transportation plan, etc. The plan document should be efficient in words, avoid jargon, and be written for use by City's elected officials, City's staff, partner groups/stakeholders, and citizens who will implement the plan after completion.

The plan should provide workable action plans for top recommendations – a series of strategic projects, programs, and initiatives – that emerge from the planning process. The plan should set priorities and a timetable for action based on expected results and ability to finance and carry out. Action plans should include reasonable depth and detail – specific action steps, responsible parties, estimated costs, and proposed means of financing – to facilitate implementation after the plan is completed. The consultant is asked to include some immediate action recommendations that would provide short-term, visible results and motivate further implementation of the plan.

The consultant will help the City recruit partners – organizations, businesses, and individuals with expertise and resources to be involved in the plan. The plan process should invite their ideas for recommendations and action plans and invite partners to take roles in implementing the plan.

The consultant should facilitate a plan process whereby the City “owns” the plan, and the elected officials and community leaders are spokespersons for the plan and have a consensus commitment to implement it. There should be effective means within the limited project budget to obtain public vision and aspirations for their community. There should be involvement of elected officials to ensure their understanding and acceptance as the plan proceeds from issues to ideas to action plans.

The consultant will ensure the Comprehensive Plan and Zoning Ordinance update and rewrite meets minimum requirements of the PA Planning Code and all other applicable laws. The consultant may have to address minimal subject matter not addressed in analysis and recommendations presented for the City’s priority issues.

The consultant will deliver to the City a Zoning update, complete Comprehensive Plan and Zoning (rewrite) Ordinance document(s) ready for adoption.

Interested consultants should involve a multi-disciplinary team capable of successfully completing the requested tasks either through their own firm or by cooperating with other firms.

### **COMPLETION SCHEDULE**

Time is of the essence – the zoning update portion of this work includes an immediate need and shall be ready to begin the municipalities planning code required amendment process before March of 2022. The Comprehensive Plan and Zoning Rewrite portion of the work requires the consultant to complete its tasks and present relevant reports, products, and recommendations on or before March 31, 2024. Please provide a detailed schedule with milestones.

### **CONTRACTUAL REQUIREMENTS**

Because the project is funded by grants from the PA Department of Community and Economic Development, the consultant must comply with grant-mandated requirements to be included in the consultant contract.

Change orders shall not be permitted, adding scope of work, unless the work topic is initiated and accepted by the City.

### **ENVIRONMENTAL PROVISIONS**

The Subgrantee and its subcontractors agree that in the performance of their obligations under this Grant Agreement they shall minimize pollution and shall strictly comply with all applicable environmental laws and regulations.

### **CONTRACTOR RESPONSIBILITY PROVISIONS**

For the purpose of these provisions, the term Subgrantee is defined as any person, including, but not limited to, a bidder, offeror, loan recipient, Subgrantee or lessor, who has furnished or

performed or seeks to furnish or perform, goods, supplies, services, leased space, construction or other activity, under a contract, grant, lease, purchase order or reimbursement agreement in connection with funding from the Commonwealth of Pennsylvania (Commonwealth). The term Subgrantee includes a permittee, licensee, or any agency, political subdivision, instrumentality, public authority, or other public entity in the Commonwealth.

1. The Subgrantee certifies, in writing, for itself and its contractors required to be disclosed or approved by the Commonwealth, that as of the date of its execution of this Bid/Contract/Grant Agreement, that neither the Subgrantee, nor any such contractors, are under suspension or debarment by the Commonwealth or any governmental entity, instrumentality, or authority and, if the Subgrantee cannot so certify, then it agrees to submit, along with its Bid/Contract/Grant Agreement, a explanation of why such certification cannot be made.
2. The Subgrantee also certifies, in writing, that as of the date of its execution of this Bid/Contract/Grant Agreement it has no tax liabilities or other Commonwealth obligations, or has filed a timely administrative or judicial appeal if such liabilities or obligations exist, or is subject to a duly approved deferred payment plan if such liabilities exist.
3. The Subgrantee's obligations pursuant to these provisions are ongoing from and after the effective date of the Grant Agreement through the termination date thereof. Accordingly, the Subgrantee shall have an obligation to inform the Commonwealth if, at any time during the term of the Grant Agreement, it becomes delinquent in the payment of taxes, or other Commonwealth obligations, or if it or, to the best knowledge of the Subgrantee, any of its subcontractors are suspended or debarred by the Commonwealth, the federal government, or any other state or governmental entity. Such notification shall be made within fifteen (15) days of the date of suspension or debarment.
4. The failure of the Subgrantee to notify the Commonwealth of its suspension or debarment by the Commonwealth, any other state, or the federal government shall constitute an event of default of the Grant Agreement with the Commonwealth.
5. The Subgrantee agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of State Inspector General for investigations of the Subgrantee's compliance with the terms of this or any other agreement between the Subgrantee and the Commonwealth that results in the suspension or debarment of the Subgrantee. Such costs shall include, but shall not be limited to, salaries of investigators, including overtime; travel and lodging expenses; and expert witness and documentary fees. The Subgrantee shall not be responsible for investigative costs for investigations that do not result in the Subgrantee's suspension or debarment.

6. The Subgrantee may search the current list of suspended and debarred Commonwealth contractors by visiting the eMarketplace website at <http://www.emarketplace.state.pa.us> and clicking the Debarment List tab.

### **NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE**

The City of Shamokin and any Subgrantee, contractor, or subcontractor must abide by the following:

1. In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the grant agreement or any subgrant agreement, contract, or subcontract, the Grantee, a subgrantee, a contractor, a subcontractor, or any person acting on behalf of the Grantee shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the *Pennsylvania Human Relations Act* (PHRA) and applicable federal laws, against any citizen of this commonwealth who is qualified and available to perform the work to which the employment relates.
2. The Grantee, any subgrantee, contractor or any subcontractor or any person on their behalf shall not in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against or intimidate any of its employees.
3. Neither the Grantee nor any subgrantee nor any contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, in the provision of services under the grant agreement, subgrant agreement, contract or subcontract.
4. Neither the Grantee nor any subgrantee nor any contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against employees by reason of participation in or decision to refrain from participating in labor activities protected under the Public Employee Relations Act, Pennsylvania Labor Relations Act or National Labor Relations Act, as applicable and to the extent determined by entities charged with such Acts' enforcement, and shall comply with any provision of law establishing organizations as employees' exclusive representatives.
5. The Grantee, any subgrantee, contractor or any subcontractor shall establish and maintain a written nondiscrimination and sexual harassment policy and shall inform their employees in writing of the policy. The policy must contain a provision that sexual harassment will not be tolerated and employees who practice it will be disciplined. Posting this Nondiscrimination/Sexual Harassment Clause conspicuously in easily accessible and well-lighted places customarily frequented by employees and at or near where the grant services are performed shall satisfy this requirement for employees with an established work site.

6. The Grantee, any subgrantee, contractor or any subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against any subgrantee, contractor, subcontractor or supplier who is qualified to perform the work to which the grant relates.
7. The Grantee and each subgrantee, contractor and subcontractor represent that it is presently in compliance with and will maintain compliance with all applicable federal, state, and local laws and regulations relating to nondiscrimination and sexual harassment. The Grantee and each subgrantee, contractor and subcontractor further represents that it has filed a Standard Form 100 Employer Information Report ("EEO-1") with the U.S. Equal Employment Opportunity Commission ("EEOC") and shall file an annual EEO-1 report with the EEOC as required for employers' subject to Title VII of the Civil Rights Act of 1964, as amended, that have 100 or more employees and employers that have federal government contracts or first-tier subcontracts and have 50 or more employees. The Grantee, any subgrantee, any contractor or any subcontractor shall, upon request and within the time periods requested by the Commonwealth, furnish all necessary employment documents and records, including EEO-1 reports, and permit access to their books, records, and accounts by the granting agency and the Bureau of Diversity, Inclusion and Small Business Opportunities for the purpose of ascertaining compliance with the provisions of this Nondiscrimination/Sexual Harassment Clause.
8. The Grantee, any subgrantee, contractor or any subcontractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subgrant agreement, contract or subcontract so that those provisions applicable to subgrantees, contractors or subcontractors will be binding upon each subgrantee, contractor or subcontractor.
9. The Grantee's and each subgrantee's, contractor's and subcontractor's obligations pursuant to these provisions are ongoing from and after the effective date of the grant agreement through the termination date thereof. Accordingly, the Grantee and each subgrantee, contractor and subcontractor shall have an obligation to inform the commonwealth if, at any time during the term of the grant agreement, it becomes aware of any actions or occurrences that would result in violation of these provisions.
10. The commonwealth may cancel or terminate the grant agreement and all money due or to become due under the grant agreement may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the granting agency may proceed with debarment or suspension and may place the Grantee, subgrantee, contractor, or subcontractor in the Contractor Responsibility File.

#### **COMPLIANCE WITH THE OFFSET PROVISION FOR COMMONWEALTH CONTRACTS**

The Subgrantee agrees that the Commonwealth may set off the amount of any state tax liability or other debt of the Subgrantee or its subsidiaries that is owed to the Commonwealth and is not being contested on appeal, against any payments due the Subgrantee under this or any other contract with the Commonwealth.

### **COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT**

Pursuant to federal regulations promulgated under the authority of The Americans With Disabilities Act, 28 C.F.R. §35.101 et seq., the Subgrantee understands and agrees that no individual with a disability shall, on the basis of the disability, be excluded from participation in this Contract or from activities provided for under this Contract. As a condition of accepting and executing this Contract, the Subgrantee agrees to comply with the "General Prohibitions Against Discrimination," 28 C.F.R. §35.130, and all other regulations promulgated under Title 11 of The Americans With Disabilities Act which are applicable to the benefits, services, programs and activities provided by the Commonwealth through contracts with outside contractors.

The Subgrantee shall be responsible for and agrees to indemnify and hold harmless the Commonwealth from all losses, damages, expenses, claims, demands, suits and actions brought by any party against the Commonwealth as a result of the Grantee's failure to comply with the provisions of the above paragraph.

### **COMPLIANCE WITH ANTI-POLLUTION REGULATIONS**

The Subgrantee and its subcontractors agree that in the performance of their obligations under this Contract they shall minimize pollution and shall strictly comply with all applicable environmental laws and regulations.

### **COMPLIANCE WITH THE PROHIBITION OF ILLEGAL ALIEN LABOR ON ASSISTED PROJECTS ACT**

Pursuant to the Act of May 11, 2006 (P.L. 173, No. 43), known as the Prohibition of Illegal Alien Labor on Assisted Projects Act, the Subgrantee shall not knowingly employ, or knowingly permit any of its subcontractors to knowingly employ, the labor services of an illegal alien on activities funded in whole or in part by a grant or loan issued by an executive agency of the Commonwealth of Pennsylvania.

In the event that the Subgrantee:

- (A) knowingly employs, or knowingly permits any of its subcontractors to knowingly employ, the labor services of an illegal alien on activities funded in whole or in part by grants or loans issued by an executive agency of the Commonwealth of Pennsylvania; and
- (B) the Grantee or any of its subcontractors are sentenced under Federal law for an offense involving knowing use of labor by an illegal alien on activities funded in whole or in part by grants or loans issued by an executive agency of the Commonwealth of Pennsylvania,

the Subgrantee shall:

- (A) repay to the Granter all grant funds received by the Grantee from the Granter pursuant to this Contract, and
- (B) be ineligible to apply for any Commonwealth grant or loan for a period of two years.

### **RIGHT TO KNOW LAW PROVISIONS**

- (1) The Grantee or Subgrantee understands that the Grant Agreement and records related to or arising out of the Grant Agreement are subject to requests made pursuant to the Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, ("RTKL"). For the purpose of these provisions, the term "the Commonwealth" shall refer to the Department of Community and Economic Development.
- (2) If the Commonwealth needs the Grantee's or Subgrantee's assistance in any matter arising out of the RTKL related to this Grant Agreement, it shall notify the Grantee or Subgrantee using the legal contact information provided in the Grant Agreement. The Grantee or Subgrantee, at any time, may designate a different contact for such purpose upon reasonable prior written notice to the Commonwealth.
- (3) Upon written notification from the Commonwealth that it requires Grantee's or Subgrantee's assistance in responding to a request under the RTKL for information related to this Grant Agreement that may be in Grantee's or Subgrantee's possession, constituting, or alleged to constitute, a public record in accordance with the RTKL ("Requested Information"), Grantee or Subgrantee shall:
  - (A) Provide the Commonwealth, within ten (10) calendar days after receipt of written notification, access to, and copies of, any document or information in Grantee's or Subgrantee's possession arising out of this Grant Agreement that the Commonwealth reasonably believes is Requested Information and may be a public record under the RTKL; and
  - (B) Provide such other assistance as the Commonwealth may reasonably request, in order to comply with the RTKL with respect to this Grant Agreement.
- (4) If Grantee or Subgrantee considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, or other information that Grantee or Subgrantee considers exempt from production under the RTKL, Grantee or Subgrantee must notify the Commonwealth and provide, within seven (7) calendar days of receiving the written notification, a written statement signed by a representative of Grantee or Subgrantee explaining why the

requested material is exempt from public disclosure under the RTKL.

- (5) The Commonwealth will rely upon the written statement from Grantee or Subgrantee in denying a RTKL request for the Requested Information unless the Commonwealth determines that the Requested Information is clearly not protected from disclosure under the RTKL. Should the Commonwealth determine that the Requested Information is clearly not exempt from disclosure, Grantee or Subgrantee shall provide the Requested Information within five (5) business days of receipt of written notification of the Commonwealth's determination.
- (6) If Grantee or Subgrantee fails to provide the Requested Information within the time period required by these provisions, Grantee or Subgrantee shall indemnify and hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of Grantee's or Subgrantee's failure, including any statutory damages assessed against the Commonwealth.
- (7) The Commonwealth will reimburse Grantee or Subgrantee for any costs associated with complying with these provisions only to the extent allowed under the fee schedule established by the office of Open Records or as otherwise provided by the RTKL if the fee schedule is inapplicable.
- (8) Grantee or Subgrantee may file a legal challenge to any Commonwealth decision to release a record to the public with the Office of Open Records, or in the Pennsylvania Courts, however, Grantee or Subgrantee shall indemnify the Commonwealth for any legal expenses incurred by the Commonwealth as a result of such a challenge and shall hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of Grantee's or Subgrantee's failure, including any statutory damages assessed against the Commonwealth, regardless of the outcome of such legal challenge. As between the parties, Grantee or Subgrantee agrees to waive all rights or remedies that may be available to it as a result of the Commonwealth's disclosure of Requested Information pursuant to the RTKL.
- (9) The Grantee's or Subgrantee's duties relating to the RTKL are continuing duties that survive the expiration of this Grant Agreement and shall continue as long as the Grantee or Subgrantee has Requested Information in its possession.

#### **ADDITIONAL SERVICES OF PROFESSIONAL SERVICES PROVIDER**

Where participating state and/or federal agencies require reports relating to this activity, the Professional Services Provider shall prepare and submit such reports and shall assist in any negotiations with these or other agencies as is necessary for final approval.

### **TERMS OF PAYMENT**

The Professional Services Provider will be required to enter into a written Professional Services Agreement with the City of Shamokin, which will incorporate the information contained in this Request for Quotations. **Costs sometimes separately billed as reimbursable costs shall be declared and included in the lump sum amount of this RFQ proposal.** Payment to the Professional Services Provider shall be made within 60 days with an approved invoice being provided to the City.

## **REQUEST FOR QUOTATIONS SUBMISSION AND EVALUATION**

Three (3) copies of the RFQ proposal must be submitted to:

Betsy Kramer, Revitalization Coordinator  
SEDA-COG  
201 Furnace Road  
Lewisburg, PA 17837

RFQ proposals must be received no later than 11 a.m. on November 30, 2021, **Proposals that are faxed or e-mailed to SEDA-COG cannot be accepted.**

Proposals will be reviewed and evaluated by the SEDA-COG and the City of Shamokin. The evaluation will include the following areas in order of relative importance:

- Cost.
- Adequacy of RFQ proposal in the terms of addressing the needs that are set forth in the Request for Quotations.
- Relevant experience and past performance.
- Detailed schedule with milestones.
- Quality of previous work.
- Adequacy of resources/record of completing projects on time.

Note: Cost is only one of several criteria to be considered in evaluating RFQ proposals. Accordingly, SEDA-COG will not publish proposal cost summaries. Proposers are, however, invited to attend the opening.

## **REQUIRED INFORMATION**

Each proposer shall provide all information herein requested. Further, no proposal will be considered unless the attached Standard Professional Services Provider Estimate Form is completed in its entirety.

Each proposer shall provide a minimum of two references where similar services have been performed during the past three years. These projects should be similar in design and scope. Firms may be requested to sit for interviews and/or negotiation of contract terms and fees prior to contract award.

**The City of Shamokin reserves the right to accept or reject any and all proposals or to waive any irregularities.**

Professional Liability Insurance is required for this project. Please indicate the level of coverage provided.

**STANDARD PROFESSIONAL SERVICES PROVIDER ESTIMATE**

FIRM NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

I. Current Zoning Ordinance Update: \$ \_\_\_\_\_

II. Comprehensive Plan: \$ \_\_\_\_\_

III. Complete Zoning Ordinance Rewrite\*: \$ \_\_\_\_\_

\*To be completed after the Comprehensive Plan is developed.

TOTAL LUMP SUM: \$ \_\_\_\_\_

+Add Alternate: Creation of an official map. \$ \_\_\_\_\_

Additional Meetings:

Lump sum cost for additional meetings if requested by the City of Shamokin \$ \_\_\_\_\_

I, \_\_\_\_\_, a Professional Services Consultant in the Commonwealth of Pennsylvania and an authorized representative of the above-indicated firm, have reviewed and understand the \_\_\_\_\_ Request for Quotations, and I/we am/are prepared to provide the required services for the above costs.

\_\_\_\_\_

ATTACH A MINIMUM OF TWO (2) PROJECT REFERENCES, SIMILAR IN DESIGN AND SCOPE.  
ATTACH LIMITS OF COVERAGE FOR PROFESSIONAL LIABILITY INSURANCE.

**EXHIBIT A**

**Current Zoning Ordinance**

**Zoning Ordinance City of Shamokin Northumberland County Pennsylvania 1964**

ZONING ORDINANCE  
CITY OF SHAMOKIN  
NORTHUMBERLAND COUNTY  
PENNSYLVANIA  
1964

The preparation of this Ordinance was financed in part through an urban planning grant from the Housing and Home Finance Agency, under provision of Section 701 of the Housing Act, of 1954, as amended...under the supervision of the Bureau of Community Development, Pennsylvania Department of Commerce.

Clifton E. Rodgers and Associates  
Planning Consultants  
Shamokin City Planning Commission

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ORDINANCE NO. 141

ZONING ORDINANCE

AN ORDINANCE

Regulating and restricting the height, number of stories, and size of buildings and other structures, their construction, alteration, extension, repair, maintenance, and all facilities in or about such buildings and structures, the percentage of lot that may be occupied, the size, depth, and width of yards, and use of buildings, structures, and land for trade, industry, residence, or other purposes; establishing setback building lines upon public streets; establishing districts and the boundaries thereof for said purposes, providing for the appointment of a Board of Adjustment and setting forth the duties and functions of said Board; and providing for the administration and enforcement of this Ordinance and penalties for violation thereof.

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF SHAMOKIN.

TITLE, PURPOSE AND AUTHORITY

SHORT TITLE: This Ordinance shall be known and may be cited as the Shamokin Zoning Ordinance.

PURPOSE AND AUTHORITY: This Ordinance is adopted by virtue of the authority contained in the Third Class City Code, as amended, for the purpose of promoting the health, safety, morals, and the general welfare of the City of Shamokin.

## ARTICLE 1

### DESIGNATION OF DISTRICTS

#### A. ZONE DISTRICTS

For the purpose of this Ordinance, the City is hereby divided into districts which shall be designated as follows:

S        SLOPE DISTRICT  
R-MT    RESIDENTIAL DISTRICT-Multi-Family Town  
C-C     COMMERCIAL DISTRICT-Central Commercial  
M-L     MANUFACTURING DISTRICT-Limited

#### B. ZONING MAP

The boundaries of the districts shall be as shown upon the map attached to and made a part of this Ordinance which shall be designated "Zoning Map." This map and all the notations, references, and other data shown thereon are hereby incorporated by reference into this Ordinance as if all were fully described herein.

#### C. BOUNDARIES BETWEEN DISTRICTS

The boundaries between districts are, unless otherwise indicated, either the center lines of streets, alleys, railroad rights-of-way, lot lines, or such lines extended, or lines parallel thereto.

Where district boundaries approximate the location of the above lines, they shall be construed to be on those lines.

Where figures are shown on the Zoning Map between a street, alley, railroad, right-of-way, or lot line, and a district boundary line, they indicate that the district boundary line runs parallel to that line at a distance therefrom equivalent to the number of feet so indicated.

#### D. INTERPRETATION OF BOUNDARIES

When a district boundary line divides a lot held in single and separate ownership at the effective date of this Ordinance, the regulations of either abutting district may be construed by the owner to be applicable to the portion of such lot in the other abutting district for a distance of not more than fifty feet (50') beyond the district boundary line.

## ARTICLE II

### GENERAL PROVISIONS

The following regulations shall qualify or supplement the district regulations appearing elsewhere in this Ordinance:

#### A. USE REGULATIONS

1. Apartments: In Districts where permitted, apartment buildings shall be subject to the following regulations:

- a. The minimum habitable floor area is provided as required in Section F of this Article.
  - b. The building shall conform to the height, coverage, yard and area regulations of the district in which it is to be located.
  - c. The exterior appearance of the building shall be so constructed and maintained so as to retain the residential character of the neighborhood.
  - d. Fire escapes, when required, shall be in the rear of the building and shall not be located on any wall facing a street.
  - e. Off-Street parking shall be provided as required in Article V of this Ordinance.
  - f. Service entrances, trash and garbage and drying yards shall be enclosed and screened from the adjoining properties.
  - g. The plot shall be submitted for review and approval.
2. CONVERSIONS APARTMENTS: Any building existing at the effective date of this Ordinance may be converted to a dwelling for more than one family, in any district permitting residential uses, providing that:
- a. The minimum habitable floor area is provided as required in Section F of this Article.
  - b. The building to be converted shall conform to the height, coverage, and yard regulations for the district in which it is located.
  - c. The exterior appearance of the building shall be constructed and maintained so as to maintain the residential character of the neighborhood.
  - d. Fire escapes, where required, shall be in the rear of the building and shall not be located on any wall facing a street.
  - e. The plans for the conversion of said building shall be submitted to the Board of Adjustment for review and approval.
  - f. Parking shall be provided in accordance with the provisions of Article V.
3. DWELLING GROUPS: A dwelling group may be erected, altered, changed, and used in any district permitting residential uses, provided that:
- a. Each dwelling in the group shall comply with the use, height, area, width, yard, and coverage regulations of the district in which it is located.

- b. The appropriate use of the property adjacent to the dwelling groups will be safeguarded.
  - c. All buildings within the development will be provided with adequate vehicular access.
  - d. All buildings within the development will be served with adequate sanitary sewage disposal and water supply.
  - e. Parking shall be provided in accordance with the provisions of Article V.
  - f. The plan of proposed development shall be submitted to the Board of Adjustment for review and approval.
4. GARDENING: The tilling of the soil, raising of crops, and gardening shall be permitted in any district.
  5. MANUFACTURING: In order that the Board of Adjustment may have a reasonable basis upon which to review a proposed industrial operation for conformity to the requirements of the this Ordinance, the following data shall be submitted with an application for a permit:
    - a. Plot plan.
    - b. Architectural plan.
    - c. Description of operation.
    - d. Engineering and architectural plans for water supply and sewage disposal.
    - e. Plans for prevention or control of noise, vibration, glare, fire hazards, air pollution, water pollution, and traffic.
    - f. Proposed fuel.
    - g. Number of shifts and maximum employment per shift.
    - h. Parking areas for employees and loading space for the shipping and receiving of materials.
    - i. Plan shall be submitted to the Board of Adjustment for review.
  6. MOTELS: In districts where permitted, motels shall be subject to the following regulations:
    - a. At least one (1) parking space shall be provided for each unit. Off-street parking and loading spaces for other facilities developed on the motel premises shall be provided as required by Article V.
    - b. Every unit to be provided with running water and toilet facilities.
    - c. With the application for a permit, a plan shall be submitted to the Zoning Officer showing the following:

- (1) Extent and area of the property.
- (2) Entrances, exits, driveways, roads, and walks.
- (3) Site Plan.
- (4) Plans for water, sewage disposal, and electricity or other utilities.

MUNICIPAL USES: In any district, a building may be erected, altered, or extended and land may be developed which is arranged, intended or designated for municipal uses, including recreation use.

PROHIBITED USES:

- a. Dwellings in the manufacturing district. Hereafter, a building shall not be erected or converted in the manufacturing district established on the Zoning Map, for use as a dwelling, unless the dwelling use is incidental to the principal use of the premises.
- b. The primary living and sleeping quarters of dwelling units shall not be permitted in cellars.
- c. The following uses are prohibited in all districts throughout the municipality:
  - (1) The incineration (not including individual home incinerators), reduction, or storage of garbage, offal, animals, fish, or refuse, unless by the authority of or under the supervision of the municipality.
  - (2) Dumps and dumping of any kind, other than a sanitary land fill, unless by the authority of or under the supervision of the municipality.
  - (3) The stripping of top soil for sale, exclusive of the process of grading a lot preparatory of the construction of a building for which a zoning permit has been issued, or when incidental to the expansion or operation of a lawfully permitted use.
  - (4) Junk yard.
  - (5) Abattoirs and slaughtering houses.
  - (6) The preparation, processing, or storage of coal or coal products, coal refuse, and/or culm.
  - (7) Billboards or Advertising. Signboards including poster boards, bulletins, and the like.

9. PUBLIC UTILITIES FACILITIES: Public utility facilities shall be permitted in any district without regard to the use and area regulations; provided, however, that buildings or structures erected for these utilities shall be subject to the following regulations:
  - a. Front, side and rear yards shall be provided in accordance with the regulations of the district in which the facility is located.
  - b. Height shall be as required by the district regulations.
  - c. Unhoused equipment shall be enclosed with a chain link fence six feet (6') in height, topped with barbed wire.
  - d. Housed equipment-when the equipment is totally enclosed within a building, no fence or screen planting shall be required and the yards shall be maintained in conformity with the district in which the facility is located.
  - e. Screen planting in residential districts-the required fence for unhoused equipment shall be surrounded by an evergreen planting as approved by the Planning Commission.
  - f. The external design of the building shall be in conformity with the buildings in the district.
  - g. Access for unhoused equipment-where vehicular access is across the front yard, the gate shall be constructed of solid materials having not less than 50% solid in ratio to open space.
  - h. Plans of the facility shall be submitted to the Planning Commission for review and approval.

#### HEIGHT REGULATIONS

1. The height of any building may exceed the maximum permitted height by one foot for each additional foot by which the width of each yard exceeds the minimum yard regulations for the district in which the building is located.
2. Height regulations shall not apply to spires, belfries, cupolas, penthouses, domes, not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, bulkheads, utility poles or towers, silos and ornamental or necessary mechanical appurtenances.
3. For all residential uses, accessory building shall not exceed fourteen feet (14') in height.

#### C. AREA REGULATIONS

1. On a lot held in single and separate ownership which does not fulfill the regulations for the minimum area and yard dimensions for the district in which it is

located, a building may be erected, altered, and used thereon providing the yard space to be provided is reviewed and approved by the Board of Adjustment.

## YARD REGULATIONS

### 1. FRONT YARDS:

- a. When an unimproved lot is situated between two (2) improved lots, each having a principal building, which extends into the required front yard and has been so maintained since the effective date of this Ordinance, the front yard of such unimproved lot may be the same depth of the front yards of such two (2) adjacent improved lots, notwithstanding the yard requirements of the district in which it is located.
- b. Where an unimproved lot adjoins only one improved lot having thereon a principal building, within twenty-five (25) feet of the common side lot line, which extends into the required front yard of such improved lot and was prior to the effective date of this Ordinance, the front yard depth of such unimproved lot may be the average depth of the front yard of such adjacent improved lot and the front yard required for the district in which such unimproved lot is located, notwithstanding the yard requirements for such district. However, the second unimproved lot from the original improved lot must have at least the minimum front yard depth required in the district.
- c. An accessory building shall not be erected or substantially altered within any front yard.

### 2. SIDE YARDS:

- a. On a lot, held in single and separate ownership at the effective date of this Ordinance, with a lot width less than required by the zone district, only one (1) single family dwelling may be erected, subject to review and approval by the Board of Adjustment.
- b. Accessory buildings may be constructed in accordance with the following provisions:
  - (1) No accessory building or private garage shall be constructed in any required side yard.
  - (2) Where any alley is provided along the rear of the lot, an accessory building or private garage shall be located not less than five (5) feet from the rear lot line and not nearer the side lot line than the side yard requirement for the district.

### 3. BUFFER YARDS:

- a. Where a manufacturing use abuts a residential district, a buffer yard, of a width as hereafter required, shall be provided along the lot lines in addition to the yards required for the district in which it is located.

Buffer yards - minimum required width:  
M-L--Manufacturing Limited--10'

- b. All buffer yard areas shall be planted and maintained with a vegetative material. A screen planting shall be planted and maintained to the full length of side and rear lot lines which do not abut streets.
  - c. Buffer yards shall not be used for parking.
  - d. Buffer yards other than interior side buffer yards may be crossed with access roads, service drives, and utility easements not more than twenty-four (24') feet in width, provided that the angle of the center line of the road, drive, or easement crosses the lot line and buffer yards at not less than thirty (30) degrees.
  - e. If a front yard of thirty (30) feet or more in depth is provided, the buffer yard may coincide with the front thirty (30) feet of the front yard.
4. PROJECTIONS IN YARDS:
- a. Cornices, eaves, gutters, bay windows, chimneys, or uncovered steps may project into the front, side or rear yard of a lot, not more than twenty-four (24) inches.
5. OBSTRUCTIONS TO VISION:
- a. Walls, fences, signs, or other structures shall not be erected or altered, and hedges, trees or other growth shall not be planted or maintained, which may cause danger to traffic on a street or road by obstructing the view.
  - b. Corner Lots-no wall, fence, sign or other structure in excess of three and one half (3 1/2) feet shall be erected or altered and no hedge or growth in excess of three and one half (3 1/2) feet shall be permitted within 10' of the intersection of street right-of-way lines.
6. FENCES AND WALLS:
- a. Fences and walls (excluding retaining walls) may be erected, altered, and maintained within the yards, provided that any such fence or wall in the front yard shall not exceed three and one half (3 1/2) feet in height, and any fence or wall in the side or rear yard may be six (6) feet or more in height, provided that any fence or wall exceeding six (6) feet in height shall contain openings therein equal to fifty (50) percent of the area of that portion of the wall or fence exceeding six (6) feet.

- b. All yards used for the storage of any material needed for the operation or conduct of a manufacturing or commercial enterprise shall be enclosed by a solid wall, uniformly painted board fence, or screen planting on all sides which face upon a street or face upon a lot in a more restricted zone.

#### E. COURTS

Courts shall conform to the following requirements:

1. An open space in the form of an inner court or outer court shall be provided in connection with any building or any residential or business district wherever any room therein which a person or persons live, sleep, or congregate, cannot be adequately lighted and ventilated. Such court shall be adjacent to such room, the windows of which shall open in such court. (This Section shall not apply to specialized commercial or manufacturing processes where controlled light and/or ventilation are required).
2. Outer Court:
  - a. The width of any outer court upon which windows open from a living room, bedroom, or dining room shall be not less than the height of any wall opposite such windows.
  - b. The depth of an outer court formed by walls on three (3) sides shall be not greater than one and one half (1 1/2) times the width.
3. Inner Court:
  - a. The least dimension of an inner court shall be not less than the full height of the walls enclosing such court, but not less than fifty (50) feet. This shall apply only when adequate light and ventilation cannot be provided.
  - b. An open and unobstructed passageway shall be provided for each inner court. Such passageway shall have sufficient cross section area and headroom for the passage of fire fighting equipment and shall be continuous from the inner court to a yard or an unobstructed open area with access to a street.

#### F. HABITABLE FLOOR AREA (See Zoning Glossary)

The minimum habitable floor area of a dwelling unit hereafter erected shall be six hundred (600) square feet. In case of apartment houses and conversion apartments, the minimum habitable floor area shall be not less than three hundred (300) square feet per apartment, except those apartments designed for and occupied exclusively by one person, which apartments shall each contain not less than one hundred fifty (150) square feet of habitable floor area.

G. REDUCTION OF LOT DIMENSIONS

The area, width, or depth of any lot shall not be reduced by subdivision, sale, or development so that the lot width, lot area, lot area per dwelling unit, courts, and yards, or other open spaces are smaller, or so that the coverage is greater, than prescribed herein.

H. DRAINAGE STRIPS

In all districts, no structure shall be permitted within fifteen (15) feet from the edge of any stream or existing natural drainage channel.

I. PRIVATE OR SEMI-PRIVATE RECREATION AREAS

As a special exception, private or semi-private recreation areas may be permitted in any residential district provided that:

1. Such use shall not be for gain or profit.
2. Parking shall be provided in accordance with the provisions of article V.
3. Social or fraternal clubrooms or buildings shall not be permitted.
4. A buffer yard of thirty (30) feet wide and a screen planting shall be provided of a height and type as approved by the Board of Adjustment.
5. Lighting shall be arranged so as not to shine directly on or reflect on any adjoining residential use.
6. Plans for the proposed development shall be submitted for review and approval.

J. SWIMMING POOLS - PRIVATE

Private swimming pools shall be a permitted accessory use in any district and shall comply with the following conditions and requirements:

1. The pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
2. It may not be located, including any walks, or paved areas or accessory structures adjacent thereto, closer than ten (10) feet to any property line of the property on which located.
3. For excavated swimming pools, the entire property on which located shall be so walled or fenced so as to prevent uncontrolled access by children from the street or from adjacent properties. Said fence or wall to be not less than four (4) feet in height and maintained in good condition. When a fence is used, it shall not have any openings greater than four inches by six inches, except for approved gates; and when said fence is formed of metal or wire, such metal or wire shall be not less than 9 gauge.

ARTICLE III  
NONCONFORMING BUILDINGS AND USES

All lawful uses of land or of a building, sign, or other structure existing on the effective date of this Ordinance may be continued, altered, reconstructed, changed, sold, or maintained, even though such use may not conform to the use, height, area, yard, and other regulations of the district in which it is located, provided such nonconforming conditions shall comply with the following:

A. CONTINUATIONS

1. The owner of the premises occupied by a lawful nonconforming use or building existing at the effective date of this Ordinance may secure a Certificate of Nonconformance which shall be for the purpose of insuring to the owner the right to continue a nonconforming building or use. (see Article VII, Administration, C-3.)
2. Business Identification Signs, nonconforming business identification signs on existing nonconforming uses may be continued and maintained provided that such signs shall conform to the general regulations, Article IV, Signs.

B. ALTERATIONS

1. Repairs and structural alterations may be made to a nonconforming building or a building occupied by a nonconforming use.
2. A nonconforming building which is damaged by fire, explosion, or Act of God, may be rebuilt and used for the same purposes, provided that: (1) The reconstruction of the building is commenced within one year from the date of the destroying of the building and is carried to completion without undue delay; and (2) the reconstruction building does not exceed in height, area, and volume the building destroyed; and (3) the reconstructed building shall comply with the area regulations of the district in which it is located.

C. EXTENSIONS OR ENLARGEMENTS

The extension and enlargement for nonconforming uses and/or buildings, existing on the effective date of this Ordinance, are permitted upon the lot occupied by the building and/or use or upon abutting lots, provided that:

1. The extension or enlargement of the building or use shall be provided with off-street loading and unloading space. Article V shall be used as a guide in determining the size and number of the spaces.
2. Plans for the extension or enlargement are submitted to the Board of Adjustment for review and approval.

D. CHANGE OF USE

A nonconforming use may be changed to another nonconforming use of the same or more restricted classification, whenever a nonconforming use has been changed to a more restricted classification, or to a conforming use, such use shall not hereafter be changed to a use of less restricted classification.

E. ABANDONMENT

If the nonconforming use of a building or land ceases for a period of two (2) years, the subsequent use of such building or land shall be in conformity with the provisions of the Ordinance.

ARTICLE IV  
SIGNS

Signs may be erected and maintained only when in compliance with the provisions of this Article and any and all other ordinances and regulations relating to the erection, alteration, or maintenance of signs and similar devices.

A. SIGNS IN RESIDENTIAL DISTRICTS

The following types of signs, and no other, shall be permitted in Residential Districts:

1. Signs advertising the sale or rental of the premises upon which they are erected by the owner or broker or any other person interested in the sale or rental of such premises, may be erected and maintained, provided:
  - a. The size of any such sign is not in excess of six (6) square feet.
  - b. Not more than two (2) signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one street, in which event two (2) such signs may be erected on each frontage.
2. Signs advertising the sale and development of the premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer, or other person interested in such sale or development, may be erected and maintained provided:
  - a. The size of any sign is not in excess of twenty (20) square feet, and
  - b. Not more than two (2) signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one street, in which event two (2) such signs may be erected on each frontage.

3. Signs indicating the location and direction of premises available for or in process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder, or agent, may be erected and maintained, provided:
  - a. The size of any sign is not in excess of six (6) square feet, and not in excess of four (4) feet in length.
  - b. Not more than one such sign is erected on each five hundred (500) feet of street frontage.
4. Signs bearing the word "sold" or the word "rented", with the name of the person effecting the sale or rental, provided the conditions in subsection 1 hereof, are complied with.
5. Signs of mechanics, painters, and other artisans during the period such persons are performing work on the premises on which such signs are erected, provided:
  - a. The size thereof is not in excess of twelve (12) square feet, and
  - b. Such signs are removed promptly upon completion of the work.
6. Signs indicating the private nature of a driveway, or trespassing signs provided that the size of any such sign shall not exceed two (2) square feet.
7. Signs of schools, colleges, churches, hospitals, sanitariums, or other institutions of a similar nature, provided:
  - a. The size of any such sign is not in excess of twenty (20) square feet, and
  - b. Not more than two (2) signs are placed on a property in single and separate ownership, unless such property fronts upon more than one street, in which event two (2) such signs may be erected on each frontage.
8. Signs advertising the sale of farm and garden products, provided:
  - a. The size of any such sign is not in excess of six (6) square feet, and
  - b. Not more than two (2) signs are used, and
  - c. The signs shall be displayed only when such products are on sale.

9. Signs advertising home occupations, shall be not larger than six (6) inches by eighteen (18) inches, bearing the name and occupation, or use (words only), conducted within the dwelling. Only one such sign shall be permitted on a dwelling. The permitted sign may be illuminated provided such lighting shall be shielded or indirect, but shall not include neon signs.
10. Signs necessary for the identification, operation and protection of public utility facilities.

#### B. BUSINESS IDENTIFICATION SIGNS

1. Signs bearing the name of the occupant and products manufactured, processed, sold, or displayed may be erected and maintained on the premises in commercial and industrial districts. The permitted business identification signs can be painted on or affixed to the outside wall of a building, provided that the sign is parallel to the building and does not extend more than eighteen (18) inches from the wall.
2. Existing Business Identification Signs on existing nonconforming uses may be continued and maintained provided that such signs shall conform to the General Regulations.

#### C. GENERAL REGULATIONS

The following regulations shall apply to all permitted sign uses:

1. Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.
2. Signs shall not be placed in such a position that they will cause danger to traffic on a street by obscuring the view.
3. Signs, other than an official traffic sign, "and signs necessary for identification, operation and protection of public utility facilities," shall not be erected within the lines of any street, unless authorized by the municipality for a special purpose and for a specified time.
4. Signs, including awnings, which project over a public right-of-way or sidewalk, shall be not less than eight feet (8') above the walk or ground.
5. Signs shall not project above the height limit permitted in any district in which they are located.
6. No permit shall be required for the erection, alteration, or maintenance of any signs permitted in a Residential District.
7. All signs shall be removed when the circumstances leading to their erection no longer apply.

## ARTICLE V

### OFF-STREET PARKING

ALL OF ARTICLE V, TITLED "OFF-STREET PARKING" IS INCLUDED ONLY AS A GUIDE AND IS NOT ENACTED AS A PART OF THIS ORDINANCE.

#### A. GENERAL PARKING REGULATIONS

1. Off-Street parking facilities shall be provided to lessen congestion in the streets. The facilities required herein shall be available to patrons throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term "parking space" includes either covered garage space or uncovered parking lot space located off the public right-of-way.
2. Each parking space shall consist of not less than an average of three hundred twenty-five (325) square feet of usable area for each motor vehicle, including interior driveways. Notwithstanding the above, all parking spaces shall be ample in size for the vehicle for which use is intended. The net parking space per vehicle shall not be less than ten (10) feet wide and twenty (20) feet long. Parking spaces, and the approaches thereto, shall be stone, gravel, or paved. Outdoor parking space shall be deemed to be part of the open space of the lot on which it is located.
3. A garage or carport may be located wholly or partly inside the walls of the principal building, or attached to the outer walls. The garage may be constructed under a yard or court provided that the level of such yard or court shall conform to the general level of the other yards or courts on the lot. The space above any underground garage shall be deemed to be part of the open space of the lot on which it is located.

#### B. FACILITIES REQUIRED

Any of the following buildings hereafter erected and any building hereafter converted into one of the following buildings and any open area hereafter used for commercial purposes shall be provided with not less than minimum parking spaces as set forth below, which spaces shall be readily accessible to, and within a reasonable distance from, the building served thereby. Such spaces shall be on the same lot as the principal building or open area, except when otherwise authorized by the Board of Adjustment, conforming to the following regulations:

1. The required parking spaces shall be situated within six hundred (600) feet of the principal building or open area in question.
2. Legal assurance acceptable to the Board of Adjustment shall be provided by the applicant that the required number of parking spaces will be continuously available.

OFF-STREET PARKING shall be provided as follows:

1. DWELLINGS: Two (2) parking spaces for each dwelling unit.
2. APARTMENT HOUSES AND APARTMENT HOTELS: The total number of parking or garage spaces shall be not less than one and one half times the number of apartments in the building. A garage accessory to an apartment house or apartment hotel shall provide only for the storage of vehicles of the owner, tenants, and employees. No parking space shall be provided nor parking permitted in front yard areas of apartment houses and apartment hotels.
3. ROOMING HOUSES, HOTELS, MOTELS, AND TOURIST HOMES: At least one parking space for each guest room. If a restaurant in connection with the above is open to the public, the off-street parking facilities shall be not less than those required for restaurants, in addition to those required for guest rooms.
4. THEATERS, AUDITORIUM, CHURCHES, SCHOOLS, STADIUMS, OR ANY OTHER PLACE OF PUBLIC OR PRIVATE ASSEMBLY: At least one parking space for each four (4) seats provided for public or private assembly.
5. RETAIL STORES: At least one parking space for each one hundred (100) square feet of gross floor area, exclusive of areas not used for sale or display of merchandise.
6. RESTAURANTS AND BARS: At least one parking space for each fifty (50) square feet of gross floor area.
7. OFFICE BUILDING: At least one parking space for each two hundred (200) square feet of floor area, or fraction thereof.
8. INDUSTRIAL OR WHOLESALE ESTABLISHMENTS: At least one parking space for each two (2) employees per shift.
9. PUBLIC GARAGES OR AUTOMOBILE SERVICE STATIONS: At least one parking space for each four hundred (400) square feet of floor or ground area, or fraction thereof, devoted to repair or service facilities, which shall be in addition to the space allocated for the normal storage of motor vehicles.
10. HOSPITALS AND SANITARIUMS: At least one parking space for each three (3) patients for which accommodations are provided. Such spaces shall be in addition to those necessary for doctors and other administrative personnel.
11. OPEN AREAS USED FOR COMMERCIAL PURPOSES: At least one parking space for each one thousand five hundred (1,500) square feet of area, or fraction thereof.
12. DANCE HALLS, ROLLER RINKS, CLUBS, LODGES, AND OTHER SIMILAR PLACES: At least one parking space for each one hundred (100) square feet of floor area.

13. MORTUARIES, FUNERAL HOMES, AND UNDERTAKING ESTABLISHMENTS: At least one (1) parking space for each one hundred (100) square feet of floor area for public use. Such space shall be in addition to (a) employee parking needs; and (b) a service area for mobile equipment, such as hearses and ambulances.
14. SWIMMING POOLS, PUBLIC: At least one parking space for each four (4) persons for which locker facilities are provided, or one space for each twenty-five (25) square feet of water surface, whichever requires the greater number of parking space.
15. In addition to the above minimum requirements, additional space for visitor parking and salesmen shall be provided according to the specific requirements of each use.
16. No part of the public right-of-way of any street or road shall be used in computing the required area for parking.

C. LOADING AND UNLOADING SPACE

In addition to the off-street parking space required above, all commercial and industrial establishments, hospitals, or sanitariums, and other similar uses shall provide adequate off-street area for loading and unloading of supplies to and from vehicle.

At least one loading berth shall be provided; however, should the gross floor area of the main building and buildings accessory thereto used for commercial and/or industrial purposes exceed ten thousand (10,000) square feet, one additional loading berth shall be provided for each ten thousand (10,000) square feet of gross floor area. The off-street loading berth shall be not less than the twelve (12) feet by forty-five (45) feet in size with an overhead clearance of fourteen (14) feet.

Hotels shall have at least one loading berth, with an additional loading berth when the gross floor area exceeds fifty thousand (50,000) square feet.

In no case where a building is erected, converted, or enlarged for commercial, manufacturing, or business purposes shall the public rights-of-way be used in computing the required loading or unloading space.

## ARTICLE VI

### MOTOR VEHICLE ACCESS

Whenever motor vehicle access is provided from the street or private road onto the lot, the following regulations shall apply:

#### A. DRIVEWAYS AND CURBS

Access to the lot shall comply with the following regulations:

1. Access shall be by not more than two (2) driveways for each one hundred (100) feet frontage on any street.
2. No two (2) of said driveways shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than three (3) feet, and no flare shall cross and extended side property line.
3. Each driveway shall be not more than thirty-five (35) feet in width measured at right angles to the center line of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.
4. Driveways shall be no closer than ten (10) feet to the point of intersection of two property lines at any corner as measured along the property line, and shall not extend across such extended property line.
5. For non-dwelling uses, where there is an existing curb and gutter or sidewalks on the street or private road a safety island along the entire frontage of the property shall be provided, except for the permitted driveways. On the two ends and street or private road side of each such island shall be constructed a concrete curb, the height, location, and structural specifications of which shall be approved by the Municipal Engineer. Maximum and minimum curb return radii permitted and minimum driveway approach angles to the center line of the street or private road are required as shown on Plate 1, attached to this Ordinance and made by this reference as much a part of this Ordinance as if fully described and detailed herein.
6. For non-dwelling uses, where there is not existing curb and gutter or sidewalk, a curb, fence, or pipe rail not exceeding two (2) feet or less than eight (8) inches in height as shown on Plate 1, attached to this Ordinance, shall be constructed along the entire length of the property line, except in front of the permitted driveways.

#### B. LOCATION OF GASOLINE PUMPS

Gasoline pumps and all other service equipment shall be set back no less than twelve (12) feet from any lot line and shall be so located that vehicles stopped for service will not extend over the property line.

## ARTICLE VII

### ADMINISTRATION

#### A. AMENDMENTS

The City Council may amend all regulations and/or restrictions included herein, by complying with the requirements set forth in the Third Class City Code.

#### B. BOARD OF ADJUSTMENT

The City Council shall appoint a Board of Adjustment. Such Board shall have a number of members and such powers and authority as is set forth in the Third Class City Code.

#### C. ENFORCEMENT

A Zoning Officer shall be appointed by the City Council. He is hereby given the duty, power, and authority to enforce the provisions of this Ordinance. He shall examine all applications for permits, issue zoning permits for construction and uses which are in accordance with the requirements of this Ordinance, record and file all documents, and make such reports as may be required. Zoning Permits for construction and uses which are a special exception or a variance to requirements of this Ordinance shall be issued only upon written order of the Board of Adjustment.

1. ZONING PERMITS: A zoning permit shall be required prior to the erection, addition, or alteration of any building or structure or portion thereof; prior to the use or change in use of a building, structure, or land; and prior to the change or extension of a nonconforming use.

a. APPLICATIONS FOR PERMITS: All applications for zoning permits shall be accompanied by plans in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the exact size and location of the buildings existing on the lot, the lines within which the proposed building or structure shall be erected or altered, the existing and intended use of each building or part of a building, the number of families or dwelling units the building is designed to accommodate and such information as may be necessary to determine compliance with this Ordinance and all other pertinent ordinances. One copy of such plans shall be returned to the owner when such plans shall be approved. All applications with accompanying plans and documents shall become a public record after a permit is issued or denied.

b. ISSUANCE OF PERMITS: A zoning permit shall not be issued until it is certified that the proposed building, addition, or alteration will comply with the provisions of the Ordinance.

2. TEMPORARY ZONING PERMITS: A temporary zoning permit may be authorized by the Board of Adjustment for a non-conforming structure or use which it deems beneficial to the public health or general welfare or which it deems necessary to promote the proper development of the community, provided that such nonconforming structure or use shall be completely removed upon expiration of the temporary zoning permit. Such temporary permits shall be issued for a specified period of time not to exceed one (1) year and may be renewed annually for an aggregate period not exceeding three (3) years. The method of application and issuance provided for "Zoning Permits" above shall also apply to temporary zoning permits.
3. CERTIFICATE OF NONCONFORMANCE: An application for a Certificate of Nonconformance may be made to the Board of Adjustment by the owner of any property which, at the time of the effective date of this Ordinance does not conform to the provisions of this Ordinance. Such application may be made within ninety (90) days after the effective date of this Ordinance, and the Certificate of Nonconformance shall set forth in detail all of the nonconforming conditions of said property. This certificate shall be for the purpose of insuring to such owner the right to continue a nonconforming building or use in accordance with the regulations of this Ordinance. A copy of the Certificate of Nonconformance shall be retained by the Board of Adjustment.
4. APPEALS: Application for Variances and Special Exceptions: An Appeal, or application for a special exception or variance from the terms of this Ordinance may be filed with the Zoning Officer, and shall state:
  - a. The name and address of the applicant or appellant.
  - b. The name and address of the owner of the real estate to be affected by such proposed exception or variance or appeal.
  - c. A brief description and location of the real estate to be affected by such proposed change or appeal.
  - d. A statement of the present zoning classification of the real estate in question, the improvements thereon, and the present use thereof.
  - e. A statement of the section of this Ordinance under which the variance or exception requested may be allowed, and reasons why it should be granted, or allowed, or a statement of the section of this Ordinance governing the situation in which the alleged erroneous ruling is being appealed, and reasons for the appeal.
  - f. A reasonably accurate description of the present improvements, and the additions or changes intended to

be made under this application, indicating the size of such proposed improvements, material, and general construction thereof. In addition, there shall be attached a plot plan of the real estate to be affected as provided in paragraph 1.a. of this Section, indicating the location and size of the lot and size of improvements now erected, and proposed to be erected thereon.

5. BOARD OF ADJUSTMENT CERTIFICATE: It shall be the duty of the Secretary of the Board of Adjustment to issue a Board of Adjustment Certificate which shall indicate the action of the Board of Adjustment on applications for a special exception, or a variance, or Opinion on review. The Board of Adjustment may cancel or revoke a Board of Adjustment Certificate for any violation of the Ordinance, or of conditions imposed.

#### D. FEES

1. The fee for a zoning permit (or for a temporary zoning permit) shall be in accordance with Section 7B enacted 3/5/62, of the Building Ordinance.
2. Such fee shall be payable at the office of the Zoning Officer upon making application for such permit, and no permit shall be issued until such fee is paid.
3. CERTIFICATE OF NONCONFORMANCE: A fee of \$5.00, payable in advance, shall be paid to the Zoning Officer upon making application for a certificate of nonconformance.
4. BOARD OF ADJUSTMENT CERTIFICATE: A fee of \$25.00, payable in advance, shall be paid for each appeal or application to the Board of Adjustment for a special exception or variance to cover advertising cost, mailing notices, and charges of the stenographer for taking notes of the testimony, provided that if more than ten pages of testimony are taken in any case, the appellant or applicant shall reimburse the City for the cost of such additional testimony.
5. CHANGES OR ADMENDMENT IN THE ZONING ORDINANCE AND/OR ZONING MAP: A fee of \$10.00 payable in advance, shall be paid for each application for a change or amendment in the Zoning Ordinance and/or Zoning Map.
6. STATEMENT OF CLASSIFICATION OR COMPLIANCE: A fee of \$5.00 payable in advance shall be paid for each certified statement of district classification of any property and/or compliance of any property with the provisions of this Ordinance.

## E. VIOLATIONS

1. NOTICE OF VIOLATION: When written notice of a violation of any of the provisions of this Ordinance has been served by the Zoning Officer on the owner, agent, or occupant, such violation shall be discontinued immediately.
2. PENALTIES: Any owner, agent, or occupant of any entire building or premises in which any violation of this Ordinance has been committed or shall exist, and any owner, agent or occupant of any part of a building or premises in which any such violation has been committed or shall exist, and any person who knowingly commits, participates in or permits any such violation shall, upon conviction therefor, before any Alderman in a summary proceeding, be sentenced for each such violation to pay a fine not exceeding three hundred (\$300) dollars and in default thereof to undergo imprisonment in the County Jail for a period not exceeding thirty (30) days. Whenever any such person shall have been notified by the Zoning Officer, by prosecution or in any other manner, of such violation, each day thereafter that such violation shall continue shall constitute a separate violation hereof and may be punishable as such hereunder.
3. REMEDIES: In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, or land is used in violation of this Article, or any ordinance or other regulation made under authority conferred hereby, the City, or with their approval the Zoning Officer or other proper official, in addition to other remedies, may institute any appropriate action of proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.

## ARTICLE VIII

### S-SLOPE DISTRICT

In the S-Slope District, the following regulations shall apply:

#### A. USES PERMITTED

1. Preservation of natural growth.
2. Municipal or State uses.

ARTICLE IX

R-MT-RESIDENTIAL DISTRICT

Multi-Family/Town

In the R-MT Residential District, the following regulations shall apply:

A. USES PERMITTED

1. Single family detached dwellings.
2. Single family semi-detached dwellings.
3. Two-family detached dwellings.
4. Apartments, when building is constructed on the basis of a floor area ratio of not more than four tenths (0.4).
5. Lodging and boarding houses.
6. Churches, or similar places of worship, parish houses and convents.
7. Public and private schools.
8. Municipal, State, or Federal buildings or uses.
9. Municipal parks, playgrounds, or recreation areas.
10. Home occupations.
11. Public utility facilities or uses.
12. Signs when erected and maintained in accordance with the provisions of the Article titled "SIGNS".
13. Accessory buildings and uses customarily incidental to the above uses.

B. HEIGHT REGULATIONS

The height of a building shall be not more than thirty-five feet (35') except for apartments, in which case the floor area ratio shall control.

C. AREA, WIDTH AND COVERAGE REGULATIONS

The lot area and lot width per dwelling unit shall be not less, and the coverage shall be no greater than indicated below:

	Lot Area Per Dwelling Unit (square feet)	Interior (feet)	LOT WIDTH Corner (feet)	Coverage (%)
Residential Uses..	1,875	25	--	45
Apartments.....	1,000	--	--	--

D. YARD REGULATIONS

Each lot shall have front, side, and rear yards of not less than the depth or width indicated below for all uses except apartments.

1. Front Yard - depth, ten (10) feet.
2. Side Yard or Yards -
  - a. Single family detached and two-family detached - two (2) side yards, one on each side of the main building, with a minimum width of three (3) feet and a total combined width of eight (8) feet.

3. Rear Yard - depth, fifteen (15) feet.
4. For apartment dwellings of one and two stories, there shall be front, side, and rear yards of not less than fifteen (15) feet. For each story over two (2), each yard shall be increased by five (5) feet.

E. HABITABLE FLOOR AREA

The minimum habitable floor area of a dwelling unit hereafter erected shall be six hundred (600) square feet. In case of apartment houses and conversion apartments, the minimum habitable floor area shall be not less than three hundred (300) square feet per apartment, except those apartments designed for and occupied exclusively by one person which apartments shall each contain not less than one hundred fifty (150) square feet of habitable floor area.

ARTICLE X

C-C COMMERCIAL DISTRICT

Central Commercial

In the C-C Commercial District, the following regulations shall apply:

A. USES PERMITTED

1. Amusement enterprises.
2. Automotive sales and service, service stations, and garages, provided that:
  - a. No repair work is performed out-of-doors.
  - b. All pumps and lubricating devices shall be located twelve (12) feet from the property line.
  - c. All fuels, oil, tires, or other accessories be stored within an enclosed structure.
3. Apartments in combination with commercial uses and apartment buildings.
4. Medical and dental clinics and labs.
5. Stores and shops for retail business.
6. Custom shops, such as furniture repair, refinishing, upholstery, cabinet making, and the like.
7. Banks, business, and professional offices.
8. Public Utility facilities and uses.
9. Mortuary and undertaking establishments.
10. Municipal, State, or Federal buildings or uses.
11. Printing and publishing houses.
12. Restaurants, cafes, and tea rooms.
13. Public or private schools.
14. Churches or similar places of worship including parish houses and convents.
15. Hotels and motels.
16. Accessory buildings and uses customarily incidental to the above uses.
17. Business identification signs when erected and maintained in accordance with the provisions of the Section appearing herein titled "SIGNS".
18. Other uses similar to those enumerated above.

The above specified uses shall be retail establishments, and shall be permitted only when such uses, operations, or products shall not be objectionable due to order, dust, smoke, noises, vibrations, or other similar causes.

**B. HEIGHT REGULATIONS**

The height of a building shall be not greater than five (5) stories or seventy-five (75) feet.

**C. YARD REGULATIONS**

1. None required for commercial uses.

2. For apartment buildings of one-two stories there shall be front, side, and rear yards of fifteen (15) feet; and for each story over two (2), the yards shall be increased by five (5) feet per story.

**D. COVERAGE**

No restriction on commercial uses.

**ARTICLE XI**

**M-L MANUFACTURING DISTRICT**

**Limited**

In the M-L Manufacturing District, the following regulations shall apply:

**A. USES PERMITTED**

1. All uses permitted in any residential district, provided a residential use shall be permitted only when accessory and incidental to one or more of the following permitted uses.
2. Automobile service stations, automobile sales, mobile home sales, service garages, auto sale lots, automobile assembling, auto body shops, painting, upholstery, reconditioning, vehicle repair or overhauling, tire retreading or recapping, and welding shops.
3. Bottling works and bookbinding.
4. Building materials storage, lumber yards, and lumber mills.
5. Blacksmith and machine shops, excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.
6. Carpenter, cabinet making, furniture repair and upholstery, electrician, metal working, tinsmith, plumbing, gas, steam or hot water fitting shops.
7. Mining and construction, contractors equipment, sales, service, and storage.
8. Laboratories and lithographing.
9. Laundries, cleaning, dyeing, carpet and rug cleaning.
10. Distribution plants, parcel delivery, and service industries.
11. Manufacturing, compounding, processing, or treatment of such products as drug, chemical, pharmaceutical, biological, medicinal, and food products, except where the end product is fish or meat, sauerkraut, vinegar, yeast, or where the major process is the rendering or refining of fats and oils.

12. Manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, film, fur, glass, hair, leather, paper, plastics, precious or semiprecious metals, or stones, shell, textiles, tobacco, wood, yarns, and paint not employing boiling process.
13. Manufacturing of pottery and figurines or other similar ceramic products, using only clay and kilns fired only by electricity or gas.
14. Municipal, Federal, and State buildings or uses.
15. Public utility facilities or uses.
16. Printing and newspaper publishing.
17. Freight and trucking terminals.
18. Electrical, optical, and textile manufacturing.
19. Wholesale and retail business, warehouses, and cold storage plants.
20. Customary agricultural operations, farming, nurseries, greenhouses.
21. Signs for Business Identification, when erected and maintained in accordance with the provisions of the Section appearing herein titled "SIGNS".
22. All uses similar to the above and not otherwise prohibited by law.
23. Accessory uses and buildings customarily incidental to the above uses.

The preceding uses are permitted only on the condition that they are not obnoxious or offensive by reason of the emission of order, dust, smoke, noise, gas, vibration, illumination, refuse matter, or water carried wastes.

#### B. HEIGHT REGULATIONS

The height of a building shall be not greater than thirty-five (35) feet.

#### C. YARD REGULATIONS

Each lot shall have front, side, and rear yards of not less than the depth or width indicated below:

1. Front yard - depth, ten (10) feet.
2. Side Yards (2) - width, ten (10) feet each side of a principal building, except where a side lot line abuts a railroad.
3. Rear Yard - depth, ten (10) feet, except where the rear lot line abuts a railroad.

Buffer yards shall be provided in accordance with the provisions of the section appearing herein titled "GENERAL PROVISIONS, Yard Regulations".

#### D. COVERAGE REGULATIONS

None

#### E. LOADING AND UNLOADING SPACE

All permitted uses shall provide for off-street loading and unloading spaces as follows:

1. Minimum - one (1) loading berth for each permitted use with a gross floor area of up to ten thousand (10,000) square feet. For each additional ten thousand (10,000) square feet of floor area, an additional berth shall be provided.
2. The required berth shall be not less than twelve (12) feet wide and forty-five (45) feet long with an overhead clearance of fourteen (14) feet.

#### GLOSSARY OF ZONING TERMS

It is not intended that this Glossary include only those words used or referred to in this Ordinance. The words are included in order to facilitate the interpretation of the Ordinance for administrative purposes and in the carrying out of duties by appropriate officers and by the Zoning Board of Adjustment.

Unless otherwise expressly stated, the following words shall, for the purpose of this Ordinance, have the meaning herein indicated:

Words used in the present tense include the future tense.

The singular includes the plural.

The word "person" includes a corporation as well as an individual.

The word "lot" includes the word "plot" or "parcel".

The term "shall" is always mandatory.

The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

1. ACCESSORY USE: A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.
2. ALLEY: A public thoroughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.
3. ALTERATIONS: As applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.
4. ALTERATIONS, STRUCTURAL: Any change in the supporting members of a building such as bearing walls, columns, beams and girders.

5. **AMENDMENT:** A change in use in any district which includes revisions to the zoning text and/or the official zoning map; and the authority for any amendment lies solely with the City Council.
6. **ANIMAL HOSPITAL:** A building used for the treatment, housing or boarding of small domestic animals such as dogs, cats, rabbits, and birds, or fowl by a veterinarian.
7. **APARTMENT HOUSE:** A building arranged, intended, or designed to be occupied by three or more families living independently of each other.
8. **CONVERSION APARTMENT:** A multi-family dwelling constructed by converting an existing building into apartments for more than one family without substantially altering the interior of the building.
9. **AREA, BUILDING:** The total of areas taken on a horizontal plan at the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, terraces and steps.
10. **AREA, LOT:** The total area within the lot lines.
11. **AUTO BODY SHOP:** Any structure or any building or part thereof, that is used for the repair or painting of bodies and fenders of motor vehicles.
12. **AUTO COURT:** A building or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units designed primarily for transient automobile travelers and providing for accessory off-street parking facilities. The term "Auto Court" includes buildings designated as tourist courts, motor lodges, motels, and similar appellations.
13. **BASEMENT:** A story partly underground but having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story for the purpose of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five (5) feet or if used for business or dwelling purposes, other than a game or recreation room.
14. **BOARDING HOUSE:** Any dwelling in which more than three persons either individually or as families are housed or lodged for hire with or without meals. A rooming house or a furnished room house shall be deemed a boarding house.
15. **BUILDING:** Any structure having a roof supported by walls and intended for the shelter, housing, or enclosure of persons, animals, or chattle.
16. **BUILDING, ACCESSORY:** A subordinate building or a portion of the main building on a lot, the use of which is customarily incidental to that of the main or principal building.

17. **BUILDING, DETACHED:** A building surrounded by open spaces on the same lot.
18. **BUILDING, FRONT LINE OF:** The line of that face of the building nearest the front line of the lot. This face includes sun parlors and covered porches whether enclosed or unenclosed but does not include steps.
19. **BUILDING, HEIGHT OF:** The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs.
20. **BUILDING, MAIN:** A building in which is conducted the principal use of the lot on which it located.
21. **CARPORT:** A open space for the storage of one or more vehicles in the same manner as a private garage, which may be covered by a roof supported by columns or posts except that one or more walls may be the walls of the main building to which the carport is an accessory building or extension.
22. **CELLAR:** A story partly underground and having more than one-half of its clear height below the average level of the adjoining ground. A cellar shall not be considered in determining the permissible number of stories.
23. **COURT:** An unoccupied open space, other than a yard, on the same lot with a building, which is bounded on two or more sides by the walls of such building.
24. **COURT, INNER:** A court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable.
25. **COURT, OUTER:** A court enclosed on not more than three sides by exterior walls and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley, or yard.
26. **COVERAGE:** That portion or percentage of the plot or lot area covered by the building area.
27. **CURB LEVEL:** The officially established grade of the curb in front of the mid-point of the lot.
28. **DOG KENNEL:** The keeping of four (4) or more dogs that are more than six (6) months old.
29. **DUMP:** A lot or land or part thereof used primarily for the disposal by abandonment, dumping, burial, burning, or any other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles, or part thereof, or waste material of any kind.

30. DWELLING: A building designed or used as the living quarters for one or more families. The term "dwelling", "one family dwelling", "multiple dwelling", "two family dwelling", or "dwelling group" shall not be deemed to include automobile court, rooming house, tourist home, or hotel.
31. DWELLING, ONE-FAMILY OR ONE-FAMILY DETACHED: A house accommodating but a single-family and having two (2) side yards.
32. DWELLING, ONE-FAMILY SEMI-DETACHED: A one-family house having one party wall and one side yard.
33. DWELLING, TWO-FAMILY DETACHED: A building having two (2) side yards and accommodating but two (2) families, with one (1) family living over the other.
34. DWELLING, MULTIPLE: A building used or designed as a residence for three (3) or more families living independently of each other and doing their own cooking therein, including apartment houses, group dwellings, and row dwellings.
35. DWELLING, GROUP: A group of two or more one-family, two-family or multiple dwellings occupying a lot in one ownership and having any yard in common.
36. DWELLING, ROW: A dwelling, the walls on two sides on which are common with the walls of adjoining dwellings and are party or lot line walls and consisting of more than two (2) dwelling units in a row.
37. DWELLING UNIT: A building or portion thereof providing complete housekeeping facilities for one family.
38. ELECTRIC SUBSTATION: An assemblage of equipment for purposes other than generation or utilization, through which electric energy in bulk is passed for the purposes of switching or modifying its characteristics to meet the needs of the general public.
39. FAMILY: One (1) or more persons who live together in one (1) dwelling unit and maintain a common household. May consist of a single person or of two (2) or more persons, whether or not related by blood, marriage, or adoption. May also include domestic servants and gratuitous guests.
40. FARM: Any parcel of land containing ten (10) or more acres, which is used for gain in the raising of agricultural products, livestock, poultry, and dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used. It excludes the raising of fur-bearing animals, riding academies, livery or boarding stables, and dog kennels.

41. **FILLING STATION (Automotive Service Station):** Any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, spraying, dry cleaning or otherwise cleaning or servicing such motor vehicles.
42. **FLOOR AREA, OF A BUILDING:** The sum of the gross horizontal areas of the several floors of a building and its accessory buildings on the same lot, excluding cellar and basement floor areas not devoted to residential use, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.
43. **FLOOR AREA, HABITABLE:** The aggregate of the horizontal areas of all rooms used for habitation, such as living room, dining room, kitchen, bedroom, but not including hallways, stairways, cellars, attics, service rooms, or utility rooms, bathrooms, closets, nor unheated areas such as closed porches, nor rooms without at least one window or skylight opening onto an outside yard or court. At least one-half of the floor area of every habitable room shall have a ceiling height of not less than seven (7) feet and the floor area of that part of any room where the ceiling height is less than five (5) feet shall not be considered as part of the habitable floor area. The minimum total window area, measured between stops shall be ten (10) per cent of the habitable floor area of each room.
- 43a. **FLOOR AREA RATIO:** The ratio of floor area of a building to its lot area. When a floor area ratio of four-tenths (0.4) is specified, the floor area of a building constructed on a lot of 10,000 sq. ft. is limited to a maximum of 4,000 sq. ft. The number of stories being optional, the building area may be 4,000 square feet for one story, 2,000 sq. feet for two stories, etc.
44. **GARAGE, PRIVATE:** An enclosed or covered space for the storage of one or more motor vehicles, provided that no business, occupation, or service is conducted for profit therein nor space therein for more than one car is leased to a nonresident of the premises.
45. **GARAGE, PUBLIC:** Any garage not a private garage and which is used for storage, repair, rental, servicing, or supplying of gasoline or oil to motor vehicles.
46. **GARDENING:** See Home Gardening.
47. **GRADE, ESTABLISHED:** The elevation of the center line of the streets as officially established by the municipal authorities.
48. **GRADE, FINISHED:** The complete surface of lawns, walks, and roads brought to grades as shown on official plans or designs relating thereto.

49. HOME GARDENING: The cultivation of herbs, fruits, flowers, or vegetables on a piece of ground adjoining the dwelling, excluding the keeping of livestock, and permitting the sale of produce raised thereon.
50. HOME OCCUPATION: Any use customarily conducted entirely within a dwelling or in a building accessory thereto and carried on by the inhabitants residing therein, providing that the use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, the exterior appearance of the structure or premises is constructed and maintained as a residential dwelling and no goods are publicly displayed on the premises other than signs as provided herein.
51. HOSPITAL: Unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, sanatorium, preventorium, clinic, rest home, nursing home, convalescent home, and any other place for the diagnoses, treatment, or other care of ailments, and shall be deemed to be limited to places for the diagnoses, treatment, or other care of human ailments.
52. HOTEL: A building containing rooms intended or designed to be used or which are used, rented, or hired out to be occupied or which are occupied for sleeping purposes by guests and where only a general kitchen and dining room are provided within the building or in any accessory building.
53. HOUSE TRAILER: Any portable or mobile vehicle used or designed to be used for living purposes and with its wheels, rollers, or skids in place or not in place or a permanent or semi-permanent foundation is constructed underneath.
54. JUNK YARD: A lot, land, or structure, or part thereof, used primarily for the collecting, storage, and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition, and for the sale of parts thereof.
55. LAUDERETTE: A business premises equipped with individual clothes washing machines for the use of retail customers, exclusive of laundry facilities provided as an accessory use in an apartment house or an apartment hotel.
56. LIGHTING:
  - A. Diffused: That form of lighting wherein the light passes from the source through a translucent cover or shade.
  - B. Direct or Flood: That form of lighting wherein the source is visible and the light is distributed directly from it to the object to be illuminated.
  - C. Indirect: That form of lighting wherein the light source is entirely hidden, the light being projected to a suitable reflector from which it is reflected to the object to be illuminated.

57. **LINE, STREET:** The dividing line between the street and the lot.
58. **LODGING HOUSE:** A building in which three (3) or more, but not more than fifteen (15) rooms are rented and in which no table board is furnished.
59. **LOT:** Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this Ordinance, having not less than the minimum area and width required by this Ordinance for a lot in the district in which such land is situated, and having its principal frontage on a street or on such other means of access as may be determined in accordance with the provisions of law to be adequate as a condition of the issuance of a zoning permit for a building on such land.
60. **LOT, CORNER:** A parcel of land at the junction of and abutting on two or more intersecting streets.
61. **LOT, INTERIOR:** A lot other than a corner lot.
62. **LOT LINES:** The lines bounding a lot as defined herein.
63. **MOBILE HOME:** A vehicle so constructed as to permit its use as a conveyance upon the street or highway and duly titled as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons.
64. **DEPENDENT MOBILE HOME:** A mobile home which is not equipped with a toilet and/or bathtub or shower.
65. **INDEPENDENT MOBILE HOME:** A mobile home equipped with a toilet and bathtub or shower.
66. **MOTEL:** A building or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units, designed with separate entrances and designed for year-round occupancy, primarily for transient automobile travelers and providing for accessory off-street parking facilities. The term "motel" includes buildings designated as tourist courts, tourist cabins, motor lodges, and similar terms.
67. **NONCONFORMING USE:** A use which does not conform to the regulations of a district in which it is located.
68. **NONCONFORMING BUILDING:** A building or structure which does not conform to all the height, area, court, and yard regulations of the district in which it is located.
69. **NONCONFORMING SIGN:** A sign which does not conform to the regulations of the district in which it is located.

70. **NURSING OR CONVALESCENT HOME:** A building with less than fifteen (15) sleeping rooms where persons are housed and lodged and furnished with meals and nursing care for hire.
71. **OPEN SPACE:** The unoccupied space open to the sky on the same lot with the building.
72. **PARKING SPACE:** The space within a building, or on a lot or parking lot, for the parking or storage of one (1) automobile.
73. **PLAT:** A map, plan, or layout showing the subdivision of land and indicating the location and boundaries of individual properties.
74. **PREMISES:** Any lot, parcel, or tracts of land and any building constructed thereon.
75. **PRIVATE ROAD:** A legally established right-of-way, other than a street, which provides the primary vehicular access to a lot.
76. **RESIDENTIAL HOTEL:** A hotel used by sixteen (16) or more permanent guests only and not by transients.
77. **RIDING ACADEMY:** An establishment where horses are kept for riding or driving, or are stabled for compensation, or incidental to the operation of any club, association, ranch, or similar establishment.
78. **SANITARIUM, SANATORIUM:** A private hospital, whether or not such facility is operated for profit.
79. **SCREEN PLANTING:** A vegetative material as approved by the Planning Commission, with a maximum height of six to seven feet and of sufficient density to screen the view in adjoining districts of the structures and uses on the premises upon which the screen planting is located.
80. **SIGN:** Any structure or device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge, or insignia of any government or government agency, or of any civic, charitable, religious, patriotic, fraternal, or similar organization.
81. **STABLE, PRIVATE:** An accessory building in which horses are kept for private use and not for hire, remuneration exhibition, or sale.
82. **STABLE, PUBLIC:** A building in which any horses are kept for remuneration, hire, exhibition, or sale.
83. **STORY:** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

84. STREET: A public thoroughfare or private road which affords primary vehicular access to abutting properties.
85. STREET LINE: The dividing line between the street and lot, also known as right-of-way line.
86. SUBDIVISION: An area of land divided by the owner or agent either by lots, or by metes and bounds into lots or parcels, two or more in number, for the purpose of conveyance, transfer, improvement, or sale. The appurtenant roads, streets, lanes, alleys, and ways dedicated or intended to be dedicated to public uses, or the use of purchasers or owners of lots fronting thereon are included. The word "Subdivision" includes the words Re-Subdivision, Plat, Replat, Plan or Replan.
87. TELEPHONE EXCHANGE BUILDING: A building and its equipment erected and used for the purpose of facilitation, transmission, and exchange of telephone and radio messages between subscribers, and other business of the Telephone Company; provided that in a residential district a telephone central office shall not include public business facilities, storage of material, trucks or repair facilities, or housing of repair crews.
88. THEATER: A building or part of a building devoted to the showing of moving pictures or theatrical productions on a commercial basis.
89. THEATER, OUTDOOR DRIVE-IN: An open lot or part thereof with its appurtenant facilities devoted primarily to the showing of moving pictures or theatrical productions on a commercial basis to patrons seated in automobiles or on outdoor seats.
90. TOURIST HOME: A dwelling in which overnight accommodations are used by transient guests for compensation.
91. TRAILER COACH: (See Mobile Home).
92. TRAILER PARK: A tract of land:
  - a. Where two (2) or more trailer coaches are parked or
  - b. Which is used by the public as a parking space for two (2) or more trailer coaches.
93. USE: The specific purpose for which land or a building is designated, arranged, intended, on for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.
94. VARIANCE: The permission granted by the Board of Adjustment with full public approval, following a public hearing that has been properly advertised as required by law, for an adjustment to some regulation which if strictly adhered to would result in an unnecessary hardship, and where the

permission granted would not be contrary to the public interest, and would maintain the spirit and original intent of the Ordinance.

95. WINDOW: An opening to the outside, other than a door, which provides all or part of the required natural light, natural ventilation, or both, to an interior space.
96. YARD: An unoccupied space, other than a court, open to the sky, on the same lot with a building or structure.
97. YARD, FRONT: A yard extending the full width of the lot and situated between the street (or private road) line and the front building lines. The depth of the front yard shall be measured between the front building line and the street (or private road) line.
98. YARD, REAR: A yard extending the full width of the lot and situated between the rear lot line and the rear building line. The depth of the rear yard shall be measured between the rear lot line and the rear building line.
99. YARD, SIDE: A yard between the side building line and the side lot extending from the front yard to the rear yard. Any lot line not a rear lot line or a front lot line shall be deemed a side lot line.

## VALIDITY, INTERPRETATION, PURPOSE, AND CONFLICT

### VALIDITY

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole, or of any other part thereof.

### INTERPRETATION, PURPOSE AND CONFLICT

In interpreting and applying the provision of this Ordinance, they shall be held to be the minimum requirements for the promotion of health, safety, morals, and the general welfare of the City and its citizens. It is not intended by this Ordinance to interfere with or abrogate or annul any rules or regulations previously adopted or permits previously issued by the City, which are not in conflict with any provisions of this Ordinance, nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, building restrictions, or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of the buildings or premises or upon the height of the building, or requires a larger open space than is imposed or required by such ordinance, rules, regulations, or permits, or by easements, covenants, building restrictions, or agreements, the provisions of this Ordinance shall control.

### REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

### ENACTMENT

Enacted and ordained into an Ordinance the 8th day of February, 1965.

LESTER W. WELLER, Mayor

Attest:

WILLIAM R. STRAUSSER, City Clerk

**EXHIBIT B**

**Current Floodplain Ordinance**

**Chapter 251**

**FLOODPLAIN MANAGEMENT**

ARTICLE I  
**General Provisions**

**§ 251-1. Intent.**

The intent of this chapter is to:

- A. Promote the general health, welfare, and safety of the community.
- B. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- C. Minimize danger to public health by protecting water supply and natural drainage.
- D. Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding.

**§ 251-2. Applicability.**

- A. It shall be unlawful for any person, partnership, business, or corporation to undertake, or cause to be undertaken, any construction or development anywhere within the City of Shamokin unless an approved building permit has been obtained from the Building Permit Officer.
- B. A building permit shall not be required for minor repairs to existing buildings or structures, provided that no structural changes or modifications are involved.

**§ 251-3. Abrogation and greater restrictions.**

This chapter supersedes any provisions currently in effect in flood-prone areas. However, any underlying ordinance shall remain in full force and effect to the extent that those provisions are more restrictive.

**§ 251-4. Severability.**

If any section, subsection, paragraph, sentence, clause, or phrase of this chapter shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this chapter, which shall remain in full force and effect, and for this purpose the provisions of this chapter are hereby declared to be severable.

**§ 251-5. Warning and disclaimer of liability.**

- A. The degree of flood protection sought by the provisions of this chapter is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This chapter does not imply that areas outside any identified flood-prone area, or that land uses permitted within such areas, will be free from flooding or flood damages.
- B. This chapter shall not create liability on the part of the City of Shamokin or any officer or employee thereof for any flood damages that result from reliance on this

chapter or any administrative decision lawfully made thereunder.

ARTICLE II  
**Administration**

**§ 251-6. Building permits required.**

Building permits shall be required before any construction or development is undertaken within any area of the City of Shamokin.

**§ 251-7. Issuance of building permit.**

- A. The Building Permit Officer shall issue a building permit only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of this and all other applicable codes and ordinances.
- B. Prior to the issuance of any building permit, the Building Permit Officer shall review the application for permit to determine if all other necessary governmental permits such as those required by state and federal laws have been obtained, including those required by Act 537, the Pennsylvania Sewage Facilities Act,<sup>1</sup> the Water Obstruction Act of 1913, and the Federal Water Pollution Control Act Amendments of 1972, Section 404, 33 U.S.C. § 1334. No permit shall be issued until this determination has been made.

**§ 251-8. Application procedures.**

- A. Application for such a building permit shall be made, in writing, to the Building Permit Officer on forms supplied by the City of Shamokin. Such application shall contain at least the following:
  - (1) Name and address of applicant.
  - (2) Name and address of owner of land on which proposed construction is to occur.
  - (3) Name and address of contractor.
  - (4) Site location.
  - (5) Listing of other permits required.
  - (6) Proposed lowest floor and basement elevations in relation to mean sea level, i.e., National Geodetic Vertical Datum of 1929.
  - (7) Brief description of proposed work and estimated cost.
  - (8) A plan of the site showing the exact size and location of the proposed construction as well as any existing buildings or structures.
- B. If any proposed construction or development is located within, or partially within, any identified flood-prone area, applicants for building permits shall also provide the following specific information:
  - (1) A plan which accurately delineates the identified flood-prone area, the location

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1. Editor's Note: 35 P.S. § 750.1 et seq.

of the proposed construction, the location of any adjacent flood-prone development or structures, and the location of any existing or proposed subdivision and land development in order to assure that:

- (a) All such proposals are consistent with the need to minimize flood damage;
  - (b) All utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage; and
  - (c) Adequate drainage is provided so as to reduce exposure to flood hazards.
- (2) Such plan shall also include existing and proposed contours; information concerning 100-year-flood elevations, velocities, and other applicable information, such as pressures, impact and uplift forces, associated with the 100-year flood; size of structures, location and elevations of streets water supply and sanitary sewage facilities; soil types; and floodproofing measures.
- (3) A document, certified by a registered professional engineer or architect, which states that the proposed construction has been adequately designed to withstand the 100-year-flood elevations, pressures, velocities, impact, and uplift forces and other hydrostatic, hydrodynamic and buoyancy factors associated with the 100-year flood. Such statement shall include a description of the type and extent of floodproofing measures which have been incorporated into the design of the structure.

#### **§ 251-9. Review by County Conservation District.**

A copy of all applications and plans for any proposed constructing or development in any identified flood-prone area to be considered for approval shall be submitted by the Building Permit Officer to the County Conservation District for review and comment prior to the issuance of a building permit. The recommendations of the Conservation District shall be considered by the Building Permit Officer for possible incorporation into the proposed plan.

#### **§ 251-10. Review of application by others.**

A copy of all plans and applications for any proposed construction or development in an identified flood-prone area to be considered for approval may be submitted by the Building Permit Officer to any other appropriate agencies and/or individuals (e.g., Planning Commission, Municipal Engineer, etc.) for review and comment.

#### **§ 251-11. Changes.**

After the issuance of a building permit by the Building Permit Officer, no change of any kind shall be made to the application, permit, or any of the plans, specifications or other documents submitted with the application without the written consent or approval of the Building Permit Officer.

#### **§ 251-12. Placards.**

In addition to the building permit, the Building Permit Officer shall issue a placard

which shall be displayed on the premises during the time construction is in progress. This placard shall show the number of the building permit, the date of its issuance and be signed by the Building Permit Officer.

**§ 251-13. Start of construction. [Amended 3-10-1987 by Ord. No. 307]**

Work on the proposed construction shall begin within 180 days after the date of issuance of the building permit. The permit shall expire unless a time extension is granted, in writing, by the Building Permit Officer. Construction shall be considered to have started the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

**§ 251-14. Inspection and revocation.**

During the construction period, the Building Permit Officer or other authorized official may inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable City laws and ordinances. In the event the Building Permit Officer discovers that the work does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Building Permit Officer shall revoke the building permit and report such fact to the City Council for whatever action it considers necessary.

**§ 251-15. Fees. [Amended 7-14-2008 by Ord. No. 08-05]**

Applications for a building permit shall be accompanied by a fee, payable to the City of Shamokin, based upon the estimated cost of the proposed construction as determined by the Code Officer at the rates established in Ordinance 326 (1988) or any amendments, modifications or changes thereof, which is codified as Section 37-10 of the Shamokin City Code.

**§ 251-16. Enforcement; violations and penalties.**

- A. Notices. Whenever the Building Permit Officer or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this chapter, or of any regulation adopted pursuant thereto, such authority shall give notice to such alleged violation as hereinafter provided. Such notice shall be in writing; include a statement of the reasons for its issuance; allow a reasonable time for the performance of any act it requires; be served upon the property owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly

served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this state; and contain an outline of remedial action which, if taken, will effect compliance with the provisions of this chapter, or any part thereof, and with the regulations adopted pursuant thereto.

- B. Hearings. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this chapter, or any regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the City Council, provided that such person shall file with the City Secretary a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within 10 days after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and the suspension. Upon receipt of such petition, the City Secretary shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice shall be modified or withdrawn. The hearing shall be commenced not later than 10 days after the day on which the petition was filed, provided that upon application of the petitioner, the City Secretary may postpone the date of the hearing for a reasonable time beyond such ten-day period when, in his judgment, the petitioner has submitted good and sufficient reasons for such postponement.
- C. Findings and order. After such hearing, the City Council shall make findings as to compliance with the provisions of this chapter and regulations issued thereunder and shall issue an order, in writing, sustaining, modifying, or withdrawing the notice which shall be served as provided in Subsection A of this section.
- D. Record and appeals. The proceedings at such a hearing, including the findings and decision of the City Council, and together with a copy of every notice and order related thereto shall be entered as a matter of public record in the City of Shamokin, but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this section. Any person aggrieved by a decision of the City of Shamokin may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this commonwealth.
- E. Penalties. Any person who fails to comply with any or all of the requirements or provisions of this chapter or who fails or refuses to comply with any notice, order or direction of the Building Permit Officer or any other authorized employee of the municipality shall be guilty of an offense and, upon conviction, shall pay a fine to the City of Shamokin of not less than \$25 nor more than \$300, plus costs of prosecution. In default of such payment, such person shall be imprisoned in county prison for a period not to exceed 10 days. Each day during which any violation of this chapter continues shall constitute a separate offense. In addition to the above penalties, all other actions are hereby reserved, including an action in equity for the proper enforcement of this chapter. The imposition of a fine or penalty for any violation of, or noncompliance with, this chapter shall not excuse the violation or noncompliance or permit it to continue; and all such persons shall be required to correct or remedy such violations and noncompliance within a reasonable time. Any structure or building constructed, reconstructed, enlarged, altered, or relocated, in noncompliance with this chapter may be declared by the City Council to be a public nuisance and abatable as such.

**§ 251-17. Appeals.**

- A. Any person aggrieved by an action or decision of the Building Permit officer, or by any of the requirements of this chapter, may appeal to the City Council. Such appeal must be filed, in writing, within 30 days after the decision or action of the Building Permit Officer. Upon receipt of such appeal, the City Council shall set a time and place, within not less than 10 nor more than 30 days, for the purpose of hearing the appeal. Notice of the time and place of the hearing of the appeal shall be given to all parties, at which time they may appear and be heard.
- B. Any person aggrieved by an decision of the City Council may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this commonwealth.

ARTICLE III  
**Identification of Flood-Prone Areas**

**§ 251-18. Identification. [Amended 7-14-2008 by Ord. No. 08-05]**

The identified floodplain area shall be any areas of the City of Shamokin, subject to the 100-year flood, which is identified as Zone A (Area of Special Flood Hazard) in the Flood Insurance Study (FIS) dated July 16, 2008, and the accompanying maps or the most recent revision thereof as issued by the Federal Emergency Management Agency, including all digital data developed as part of the Flood Insurance Study.

**§ 251-19. Changes in identification of flood-prone areas.**

- A. The areas considered to be flood-prone may be revised or modified by the City Council where studies or information provided by a qualified agency or person documents the need or possibility for such revision.
- B. No modification or revision of any area identified as being flood-prone in the Flood Insurance Study prepared by the Federal Insurance Administration shall be made without prior approval from the Federal Insurance Administration.

**§ 251-20. Disputes.**

Should a dispute arise concerning the identification of any flood-prone area, an initial determination shall be made by the Building Permit Officer and any aggrieved by such decision may appeal to the City Council. The burden of proof shall be on the appellant.

ARTICLE IV  
**Technical Provisions**

**§ 251-21. General.**

- A. No encroachment, alteration, or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by the municipality, and until all required permits or approvals have been first obtained from the Department of Environmental Protection, Dams and Waterways Management Bureau. In addition, the Federal Insurance Administrator and Pennsylvania Department of Community and Economic Development, Bureau of Community Planning, shall be notified by the municipality prior to any alteration or relocation of any watercourse.
- B. Where a flood-prone area has been identified which includes a floodway area, the following provisions apply:
- (1) Within any designated floodway (FW) area, no new construction, development, use, activity, or encroachment of any kind shall be allowed, except where the rise in flood heights caused by the proposed development is fully offset by accompanying improvements. The floodway area is based on the criteria that the portion of the floodplain selected must be capable of carrying the waters of the 100-year flood without increasing the water surface elevation of that flood more than one foot at any point. The floodway is shown on the Flood Boundary and Floodway map accompanying the Flood Insurance Study (FIS). The areas included are specifically defined in the Floodway Data Table of the FIS itself.
  - (2) Within any designated flood-fringe (FF) area, new construction and other development, uses and activities shall be allowed, provided that they are undertaken in strict compliance with the provisions contained in this chapter and any other applicable codes, ordinances and regulations.

**§ 251-22. Elevation and floodproofing requirements.**

- A. Residential structures. Within any FW or FF area, the lowest floor (including basement) of any new or improved residential structures shall be a least 1 1/2 feet above the 100-year-flood elevation.
- B. Nonresidential structures.
- (1) Within any FW or FF area, the lowest floor (including basement) of any new or improved nonresidential structure shall be at least 1 1/2 feet above the 100-year-flood elevation, or be designed and constructed to that the space enclosed by such structure shall remain either completely or essentially dry during any flood up to that height.
  - (2) Any structure, or part thereof, which will not be completely or adequately elevated shall be designed and constructed to be completely or essentially dry in accordance with the standards contained in the publication entitled "Floodproofing Regulations" (U.S. Army Corps of Engineers, June 1972), or some other equivalent standard for that type of construction.

- C. Space below the lowest floor. **[Added 3-10-1987 by Ord. No. 307; amended 7-14-2008 by Ord. No. 08-05]**
- (1) Fully enclosed space below the lowest floor (including basement) is prohibited.
  - (2) Partially enclosed space below the lowest floor (including basement) which will be used solely for the parking of a vehicle, building access, or incidental storage in an area other than a basement shall be designed and constructed to allow for the automatic entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on exterior walls. The term "partially enclosed space" includes crawl spaces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:
    - (a) A minimum of two openings having a net total area of not less than one square inch for every square foot of enclosed space.
    - (b) The bottom of all openings shall be no higher than one foot above grade.
    - (c) Openings may be equipped with screen, louvers, etc., or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- D. Accessory structures. Structures accessory to a principal building need not be elevated or floodproofed to remain dry, but shall comply, at a minimum, with the following requirements:
- (1) The structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles, or to the storage of tools, material, and equipment related to the principal use or activity.
  - (2) Floor area shall not exceed 600 square feet.
  - (3) The structure will have a low damage potential.
  - (4) The structure will be located on the site so as to cause the least obstruction to the flow of floodwaters.
  - (5) Power lines, wiring, and outlets will be at least 1 1/2 feet above the 100-year-flood elevation.
  - (6) Permanently affixed utility equipment and appliances, such as furnaces, heaters, washer, dryers, etc., are prohibited.
  - (7) Sanitary facilities are prohibited.
  - (8) The structure shall be adequately anchored to prevent flotation or movement and shall be designed to automatically provide for the entry and exit of floodwater for the purpose of equalizing hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

- (a) A minimum of two openings having a net total area of not less than one square inch for every square foot of enclosed space.
- (b) The bottom of all openings shall be no higher than one foot above grade.
- (c) Openings may be equipped with screens, louvers, etc., or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

**§ 251-23. Design and construction standards.**

The following minimum standards shall apply for all construction proposed to be undertaken within any identified flood-prone area:

- A. Fill. If fill is used, it shall:
  - (1) Extend laterally at least 15 feet beyond the building line from all points.
  - (2) Consist of soil or small rock materials only. Sanitary landfills shall not be permitted.
  - (3) Be compacted to provide the necessary permeability and resistance to erosion, scouring, or setting.
  - (4) Be no steeper than one vertical to two horizontal, unless substantiated data justifying steeper slopes are submitted to, and approved by, the Building Permit Officer.
  - (5) Be used to the extent to which it does not adversely affect adjacent properties.
- B. Drainage facilities. Storm drainage facilities shall be designed to convey the flow of stormwater runoff in a safe and efficient manner. The system shall ensure drainage at all points along streets and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.
- C. Sanitary sewer facilities. All new or replacement sanitary sewer facilities and private package sewage treatment plants (including all pumping stations and collector systems) shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into the floodwaters. In addition, they should be located and constructed to minimize or eliminate flood damage and impairment.
- D. Water facilities. All new or replacement water facilities shall be designed to minimize or eliminate infiltration of floodwaters into the system and be located and constructed to minimize or eliminate flood damage.
- E. Streets. The finished elevation of proposed new streets shall be no more than one foot below the regulatory flood elevation.
- F. Utilities. All utilities such as gas lines, electrical and telephone systems being placed in identified flood-prone areas should be located, elevated (where possible) and constructed to minimize the change of impairment during a flood.

- G. Storage. No materials that are buoyant, flammable, explosive, or, in times of flooding, could be injurious to human, animal, or plant life shall be stored below the regulatory flood elevation.
- H. Placement of buildings and structures. All buildings and structures shall be designed, located, and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the flow and height of floodwater.
- I. Anchoring.
- (1) All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.
  - (2) All air ducts, large pipes, storage tanks, and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.
- J. Floors, walls and ceilings.
- (1) Wood flooring used at or below the regulatory flood elevation shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain without causing structural damage to the building.
  - (2) Plywood used at or below the regulatory flood elevation shall be of a marine or water-resistant variety.
  - (3) Walls and ceilings at or below the regulatory flood elevation shall be designed and constructed of materials that are water-resistant and will withstand inundation.
  - (4) Windows, doors, and other components at or below the regulatory flood elevation shall be made of metal or other water-resistant material.
- K. Paints and adhesives.
- (1) Paints or other finishes used at or below the regulatory flood elevation shall be of a marine or water-resistant quality.
  - (2) Adhesives used at or below the regulatory flood elevation shall be of a marine or water-resistant quality.
  - (3) All wooden components (doors, trim, cabinets, etc.) shall be finished with a marine or water-resistant paint or other finishing material.
- L. Electrical systems and components.
- (1) Electric water heaters, furnaces, air-conditioning and ventilating systems, and other electrical equipment or apparatus shall not be located below the regulatory flood elevation.
  - (2) Electrical distribution panels shall be at least three feet above the 100-year-flood elevation.

- (3) Separate electrical circuits shall serve lower levels and shall be dropped from above.

M. Plumbing.

- (1) Water heaters, furnaces, and other mechanical equipment or apparatus shall not be located below the regulatory flood elevation.
- (2) No part of any on-site sewage disposal system shall be located within any identified flood-prone area.
- (3) Water supply systems and sanitary sewage systems shall be designed to prevent the infiltration of floodwaters into the system and discharges from the system into floodwaters.
- (4) All gas and oil supply systems shall be designed to prevent the infiltration of floodwaters into the system and discharges from the system into floodwaters. Additional provisions shall be made for the drainage of these systems in the event that floodwater infiltration occurs.

N. Mechanical and utility equipment. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. **[Added 3-10-1987 by Ord. No. 307]**

O. Areas below flooding. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters. **[Added 3-10-1987 by Ord. No. 307]**

**§ 251-24. Special requirements for mobile homes.**

A. All mobile homes and any additions thereto shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors in accordance with the American National Standards Institute and National Fire Protection Association Standards as specified in the Standard for the Installation of Mobile Homes, including Mobile Home Park Requirements (NFPA No. 501A-1974 (ANSI A119.3-1975) as amended for Mobile Homes in Hurricane Zones, or other appropriate standards, such as the following:

- (1) Over-the-top ties shall be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations for units 50 feet or more in length, and one additional tie per side for units less than 50 feet in length.

- (2) Frame ties shall be provided at each corner of the mobile home with five additional ties per side at intermediate locations for units 50 feet or more in length, and four additional ties per side for units less than 50 feet in length.
  - (3) All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
- B. All mobile homes and any additions thereto shall also be elevated in accordance with the following requirements:
- (1) The stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at or above the elevation of the regulatory flood.
  - (2) Adequate surface drainage is provided.
  - (3) Adequate access for a hauler is provided.
  - (4) Where pilings are used for elevation, the lots shall be large enough to permit steps; piling foundations shall be placed in stable soil no more than 10 feet apart; reinforcement shall be provided for pilings that will extend for six feet or more above the ground level.
- C. An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the appropriate City for mobile home parks and mobile home subdivisions where appropriate.
- D. No mobile homes shall be placed in any designated floodway area.

**§ 251-25. Development which may endanger human life. [Added 7-14-2008 by Ord. No. 08-05]**

- A. In accordance with the Pennsylvania Flood Plain Management Act,<sup>2</sup> and the regulations adopted by the Department of Community and Economic Development as required by the Act, any new or substantially improved structure which will be used for the production or storage of any of the following dangerous materials or substances; or will be used for any activity requiring the maintenance of a supply of more than 550 gallons, or other comparable volume, of any of the following dangerous materials or substances on the premises; or will involve the production, storage, or use of any amount of radioactive substances shall be subject to the provisions of this section, in addition to all other applicable provisions. The following list of materials and substances are considered dangerous to human life:
- (1) Acetone.
  - (2) Ammonia.
  - (3) Benzene.
  - (4) Calcium carbide.
  - (5) Calcium disulfide.

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2. Editor's Note: 32 P.S. § 679.101 et seq.

- (6) Celluloid.
  - (7) Chlorine.
  - (8) Hydrochloric acid.
  - (9) Hydrocyanic acid.
  - (10) Magnesium.
  - (11) Nitric acid or oxides of nitrogen.
  - (12) Petroleum products (gasoline, fuel oil, etc.)
  - (13) Phosphorus.
  - (14) Potassium.
  - (15) Sodium.
  - (16) Sulfur and sulfur products.
  - (17) Pesticides (including insecticides, fungicides and rodenticides).
  - (18) Radioactive substances, insofar as such substances are not otherwise regulated.
- B. Within any FW (floodway area), any structure of the kind described in Subsection A, above, shall be prohibited.
- C. Where permitted within any floodplain area, any new or substantially improved structure of the kind described in Subsection A, above, shall be:
- (1) Elevated or designated and constructed to remain completely dry up to at least 1 1/2 feet above the 100-year flood; and
  - (2) Designed to prevent pollution from the structure or activity during the course of a 100-year flood.
- D. Any such structure, or part thereof, that will be built below the regulatory flood elevation shall be designed and constructed in accordance with the standards for completely dry floodproofing contained in the publication "Flood-Proofing Regulations" (U.S. Army Corps of Engineers, June 1972, as amended March 1992), or with some other equivalent watertight standard.

ARTICLE V  
Variances

**§ 251-26. Granting of variances.**

If compliance with the elevation or floodproofing requirements of this chapter would result in an exceptional hardship for a prospective builder, development, or landowner, the City of Shamokin may, upon request, grant relief from the strict application of the requirement.

**§ 251-27. Variance request procedures.**

Requests for variances shall be considered by the City of Shamokin in accordance with the procedures contained in § 251-17A and the following procedures:

- A. No variance shall be granted for any construction, development, use or activity within any floodway area that would cause any increase in the 100-year-flood elevation.
- B. If granted, a variance shall involve only the least modification necessary to provide relief.
- C. In granting any variance, the City of Shamokin shall attach whatever reasonable conditions and safeguards it considers necessary in order to protect the public health, safety, and welfare, and to achieve the objectives of this chapter.
- D. Whenever a variance is granted, the City of Shamokin shall notify the applicant, in writing, that:
  - (1) The granting of the variance may result in increased premium rates for flood insurance.
  - (2) Such variance may increase the risks to life and property.
- E. In reviewing any request for a variance, the City of Shamokin shall consider, but not be limited to, the following:
  - (1) That there is good and sufficient cause.
  - (2) That failure to grant the variance would result exceptional hardship to the applicant.
  - (3) That the granting of the variance will not result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on, or victimization of, the public, or conflict with any other applicable local or state ordinance and regulations.
- F. A complete record of all variance requests and related actions shall be maintained by the City of Shamokin. In addition, a report of all variances granted during the year shall be included in the annual report to the Federal Insurance Administration.
- G. Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the hydrostatic and

hydrodynamic loads and pressures, effects of buoyancy, and other forces associated with the 100-year flood.

ARTICLE VI  
**Existing Structures in Flood-Prone Areas**

**§ 251-28. Standards for existing noncompliant structures.**

Structures existing in any identified flood-prone area prior to the enactment of this chapter, but which are not in compliance with these provisions, may continue to remain, subject to the following:

- A. Existing structures located in any identified floodway area shall not be expanded or enlarged, unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying improvements.
- B. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, to the extent or amount of less than 50% of its market value, shall be elevated and/or floodproofed to the greatest extent possible.
- C. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, to an extent or amount of 50% or more of its market value, shall be undertaken only in full compliance with the provisions of this chapter.
- D. All manufactured homes to be placed or substantially improved within Zones A1-30, AH and AI shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of § 251-23I hereof. **[Added 3-10-1987 by Ord. No. 307]**

ARTICLE VII  
**Terminology**

**§ 251-29. Word usage.**

Unless specifically defined below, words and phrases used in this chapter shall be interpreted so as to give this chapter its most reasonable application.

**§ 251-30. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**ACCESSORY USE OR STRUCTURE** — A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

**BASEMENT** — Any area of the building having its floor below ground level on all sides.**[Added 7-14-2008 by Ord. No. 08-05]**

**BUILDING** — A combination of materials to form a permanent structure having walls and a roof. Included shall be all mobile homes and trailers to be used for human habitation.

**COMPLETELY DRY SPACE** — A space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

**CONSTRUCTION** — The construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of a manufactured home.**[Amended 7-14-2008 by Ord. No. 08-05]**

**DEVELOPMENT** — Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.**[Amended 7-14-2008 by Ord. No. 08-05]**

**ESSENTIALLY DRY SPACE** — A space which will remain dry during flooding; except for the passage of some water vapor or minor seepage, the structure is substantially impermeable to the passage of water.

**FLOOD** — A temporary inundation of normally dry land areas.<sup>3</sup>

**FLOODPROOFING** — Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

**FLOODPLAIN AREA** — A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse, and/or any area subject to the unusual and rapid accumulation of surface waters from any source.**[Amended 7-14-2008 by Ord. No. 08-05]**

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3. Editor's Note: The definition of "floodplain," which immediately followed this definition, was repealed 7-14-2008 by Ord. No. 08-05.

**FLOODWAY** — The designated area of a floodplain required to carry and discharge floodwaters of a given magnitude. For the purposes of this chapter, the floodway shall be capable of accommodating a flood of the 100-year magnitude.[**Added 7-14-2008 by Ord. No. 08-05**]

**HISTORIC STRUCTURE** — Any structure that is:[**Added 7-14-2008 by Ord. No. 08-05**]

- A. Listed individually in the National Register of Historic Places (a listing maintained by the United States Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior;  
or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - (1) By an approved state program as determined by the Secretary of the Interior;  
or
  - (2) Directly by the Secretary of the Interior in states without approved programs.

**IDENTIFIED FLOOD PRONE AREA** — The floodplain area specifically identified in this chapter as being inundated by the 100-year flood. Included would be areas identified as floodway (FF) and flood-fringe (FF).

**LAND DEVELOPMENT** — Any of the following activities:[**Amended 7-14-2008 by Ord. No. 08-05**]

- A. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
  - (1) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  - (2) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups or other features.
- B. A subdivision of land.

**LOWEST FLOOR** — The lowest floor of the lowest fully enclosed area (including basement). An unfinished, flood-resistant, partially enclosed area, used solely for parking of vehicles, building access, and incidental storage in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designated and built so that the structure is in violation of the applicable nonelevation

design requirements of this chapter.[**Added 7-14-2008 by Ord. No. 08-05**]

**MANUFACTURED HOME** — A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.[**Amended 3-10-1987 by Ord. No. 307; 7-14-2008 by Ord. No. 08-05**]

**MANUFACTURED HOME PARK** — A parcel of land under single ownership which has been planned and improved for the placement of two or more manufactured homes for nontransient use.[**Amended 3-10-1987 by Ord. No. 307; 7-14-2008 by Ord. No. 08-05**]

**MINOR REPAIR** — The replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exitway requirements; nor shall minor repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, oil, waste, vent, or similar piping, electric wiring or mechanical or other work affecting public health or general safety.[**Amended 7-14-2008 by Ord. No. 08-05**]

**NEW CONSTRUCTION** — Structures for which the start of construction commenced on or after December 16, 1980, and includes any subsequent improvements thereto.[**Added 7-14-2008 by Ord. No. 08-05**]

**OBSTRUCTION** — Any wall, dam, wharf, embankment, levee, dike, pile abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or flood-prone area, which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or is placed where the flow of the water might carry the same downstream to the damage of life and property.

**100-YEAR FLOOD** — A flood that, on the average, is likely to occur once every 100 years (i.e., that has a 1% chance of occurring each year, although the flood may occur in any year.

**PERSON** — An individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever which is recognized by law as the subject of rights and duties.[**Added 7-14-2008 by Ord. No. 08-05**]

**RECREATIONAL VEHICLE** — A vehicle which is:[**Added 7-14-2008 by Ord. No. 08-05**]

- A. Built on a single chassis;
- B. Not more than 400 square feet, measured at the largest horizontal projections;
- C. Designed to be self-propelled or permanently towable by a light-duty truck; and
- D. Not designed for use as a permanent dwelling but as temporary living quarters for

recreational, camping, travel, or seasonal use.

**REGULATORY FLOOD ELEVATION** — The 100-year-flood elevation, plus a freeboard safety factor of 1 1/2 feet.

**REPETITIVE LOSS** — Flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25% of the market value of the structure before the damages occurred.**[Added 7-14-2008 by Ord. No. 08-05]**

**SPECIAL PERMIT** — A special approval which is required for hospitals, nursing homes, jails, and new manufactured home parks and subdivisions and substantial improvements to such existing parks, when such development is located in all, or a designated portion, of a floodplain.**[Added 7-14-2008 by Ord. No. 08-05]**

**STRUCTURE** — Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, sheds, manufactured homes, and other similar items. This term includes any man-made object having an ascertainable stationary location on or in land or water whether or not affixed to land.**[Amended 7-14-2008 by Ord. No. 08-05]**

**SUBDIVISION** — The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.**[Amended 7-14-2008 by Ord. No. 08-05]**

**SUBSTANTIAL ADDITIONS TO MANUFACTURED HOME PARKS** — Any repair, reconstruction, or improvement of an existing manufactured home park or manufactured home subdivision where such repair, reconstruction, or improvement of the streets, utilities, and pads will equal or exceed 50% of the value of the streets, utilities, and pads before the repair, reconstruction, or improvement is started.**[Added 7-14-2008 by Ord. No. 08-05]**

**SUBSTANTIAL DAMAGE** — Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% or more of the market value of the structure before the damage occurred.**[Added 7-14-2008 by Ord. No. 08-05]**

**SUBSTANTIAL IMPROVEMENT** — Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage (or repetitive loss when a repetitive loss provision is used) regardless of the actual repair work performed. The term does not, however, include either:**[Added 7-14-2008 by Ord. No. 08-05]**

- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living or conditions; or

- B. Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

ARTICLE VIII  
**Special Permits**  
[Added 7-14-2008 by Ord. No. 08-05]

**§ 251-31. Activities requiring special permits.**

In accordance with the administrative regulations promulgated by the Department of Community and Economic Development to implement the Pennsylvania Flood Plain Management Act,<sup>4</sup> the following activities shall be prohibited within any identified floodplain area unless a special permit has been issued by the City.

- A. The commencement of any of the following activities, or the construction, enlargement, or expansion of any structure used, or intended to be used, for any of the following activities:
- (1) Hospitals.
  - (2) Nursing homes.
  - (3) Jails or prisons.
- B. The commencement of, or any construction of, a new manufactured home park or manufactured home subdivision, or substantial improvement to an existing manufactured home park or manufactured home subdivision.

**§ 251-32. Application requirements for special permits.**

Applicants for special permits shall provide five copies of the following items:

- A. A written request, including a completed building permit application form.
- B. A small-scale map showing the vicinity in which the proposed site is located.
- C. A plan of the entire site, clearly and legibly drawn at a scale of one inch being equal to 100 feet or less, showing the following:
- (1) North arrow, scale and date;
  - (2) Topography based upon the North American Vertical Datum of 1929, showing existing and proposed contours at intervals of two feet;
  - (3) All property and lot lines, including dimensions, and the size of the site expressed in acres or square feet;
  - (4) The location of all existing streets, drives, other accessways, and parking areas, with information concerning widths, pavement types and construction, and elevations;
  - (5) The location of any existing bodies of water or watercourses, buildings, structures and other public or private facilities, including railroad tracks and facilities, and any other natural and man-made features affecting, or affected by, the proposed activity or development;

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4. Editor's Note: See 32 P.S. § 679.101 et seq.

- (6) The location of the floodplain boundary line, information and spot elevations concerning the 100-year-flood elevations, and information concerning the flow of water, including direction and velocities;
  - (7) The location of all proposed buildings, structures, utilities, and any other improvements; and
  - (8) Any other information which the City considers necessary for adequate review of the application.
- D. Plans of all proposed buildings, structures and other improvements, clearly and legibly drawn at suitable scale showing the following:
- (1) Sufficiently detailed architectural or engineering drawings, including floor plans, sections, and exterior building elevations, as appropriate;
  - (2) For any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor;
  - (3) Complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the 100-year flood;
  - (4) Detailed information concerning any proposed floodproofing measures;
  - (5) Cross-section drawings for all proposed streets, drives, other accessways, and parking areas, showing all rights-of-way and pavement widths;
  - (6) Profile drawings for all proposed streets, drives, and vehicular accessways, including existing and proposed grades; and
  - (7) Plans and profiles of all proposed sanitary and storm sewer systems, and any other utilities and facilities.
- E. The following data and documentation:
- (1) Certification from the applicant that the site upon which activity or development is proposed is an existing separate and single parcel, owned by the applicant or the client he represents;
  - (2) Certification from a registered professional engineer, architect, or landscape architect that the proposed construction has been adequately designed to protect against damage from the 100-year flood;
  - (3) A statement, certified by a registered professional engineer, architect, landscape architect, or other qualified person, which contains a complete and accurate description of the nature and extent of pollution that might possibly occur from the development during the course of a 100-year flood, including a statement concerning the effects such pollution may have on human life;
  - (4) A statement, certified by a registered professional engineer, architect, or landscape architect, which contains a complete and accurate description of the effects the proposed development will have on 100-year-flood elevations and flows;

- (5) A statement, certified by a registered professional engineer, architect or landscape architect, which contains a complete and accurate description of the kinds and amounts of any loose buoyant materials or debris that may possibly exist or be located on the site below the 100-year-flood elevation and the effects such materials and debris may have on 100-year-flood elevations and flows;
- (6) The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development";
- (7) Where any other excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection to implement and maintain erosion and sedimentation control;
- (8) Any other applicable permits, such as, but not limited to, a permit for any activity regulated by the Department of Environmental Protection under Section 302 of Act 1978-166;<sup>5</sup> and
- (9) An evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a 100-year flood.

**§ 251-33. Application review procedures.**

Upon receipt of an application for a special permit by the City, the following procedures shall apply in addition to those of Article II:

- A. Within three working days following receipt of the application, a complete copy of the application and all accompanying documentation shall be forwarded to the Northumberland County Planning Commission by registered or certified mail for its review and recommendations. Copies of the application shall also be forwarded to the Shamokin City Planning Commission and the City Engineer for review and comment.
- B. If an application is received that is incomplete, the City shall notify the applicant, in writing, stating in what respect the application is deficient.
- C. If the City decides to disapprove an application, it shall notify the applicant, in writing, of the reasons for the disapproval.
- D. If the City approves an application, it shall file written notification, together with the application and all pertinent information, with the Department of Community and Economic Development, by registered or certified mail, within five working days after the date of approval.
- E. Before issuing the special permit, the City shall allow the Department of Community and Economic Development 30 days, after receipt of the notification by the Department, to review the application and decision made by the City.
- F. If the City does not receive any communication from the Department of Community and Economic Development during the thirty-day review period, it may issue a special permit to the applicant.

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5. Editor's Note: See 32 P.S. § 679.302.

- G. If the Department of Community and Economic Development should decide to disapprove an application, it shall notify the City and the applicant, in writing, of the reasons for the disapproval, and the City shall not issue the special permit.

**§ 251-34. Special technical requirements.**

In addition to the requirements of Article IV of this chapter, the following minimum requirements shall also apply to any proposed development requiring a special permit. If there is any conflict between any of the following requirements and those of Article IV of this chapter or in any other code, ordinance, or regulation, the more restrictive provision shall apply:

- A. No application for a special permit shall be approved unless it can be determined that the structure or activity will be located, constructed and maintained in a manner which will:
- (1) Fully protect the health and safety of the general public and any occupants of the structure. At a minimum, all new structures shall be designed so that:
    - (a) The structure will survive inundation by waters of the 100-year flood without any lateral movement or damage to either the structure itself or to any of its equipment or contents below the 100-year-flood elevation;
    - (b) The lowest floor (including basement) elevation will be at least 1 1/2 feet above the 100-year-flood elevation; and
    - (c) The occupants of the structure can remain inside for an indefinite period of time and be safely evacuated at any time during the 100-year flood.
  - (2) Prevent any significant possibility of pollution, increased flood levels or flows, or debris endangering life and property.
- B. All hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the City and the Department of Community and Economic Development.

ARTICLE IX  
**Enactment**

**§ 251-35. Effective date.**

This chapter shall become effective on December 16, 1980, and shall remain in force until modified, amended, or rescinded by the City of Shamokin, Northumberland County, Pennsylvania.

**EXHIBIT C**

**Plan Go Shamokin**

# Plan GO SHAMOKIN

## SHAMOKIN AREA IMPLEMENTATION PLAN A PLAN FOR ECONOMIC REVITALIZATION

October 2020



# ACKNOWLEDGEMENTS

## SHAMOKIN AREA IMPLEMENTATION PLAN

### *Prepared For: SEDA-COG on Behalf of the City of Shamokin*

A project of this scope could not be realized without the support and commitment of many individuals. It is important to acknowledge the vision and leadership of those who assisted in the preparation of this plan and in all of the supporting technical work. All of the participants who played a role in the project, including business, community, institutional, and government leaders, are too numerous to list.

The input of the community was integral to the formation of the plan's recommendations, especially through the overwhelming participation of residents and business owners in partnership with government, non-profit, and religious leaders, agency representatives and the U.S. Environmental Protection Agency that lead the Shamokin Community Rebuilding Workshop.

### PROJECT CONSULTANT TEAM

Prime Consultant/Planning & Urban Design



### In Association With:

Market Analysis Specialist

**URBAN PARTNERS**

Funding Strategy & Advocacy Specialist



# SHAMOKIN AREA IMPLEMENTATION PLAN

## A PLAN FOR ECONOMIC REVITALIZATION

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## Appendix A Market Assessment Technical Memorandum

# EXECUTIVE SUMMARY

## What is this plan?

This plan responds to a special Shamokin community driven desire to proactively reinvent itself. The fact is, this is an easy statement to say, and a very hard one to achieve. The only way such reinvention can occur is step-by-step, one success at a time. This plan determines where there are opportunities and what may be the best next steps to take.

Shamokin is a post-industrial city located in Northumberland County. In the late nineteenth century the City boomed but has struggled to maintain economic vitality since the decline of the mining and textile industries; a common condition in towns throughout the Coal Region and much of Pennsylvania. The community of Shamokin craves to revitalize itself with fresh initiatives that enable community members to restore the lively nature by harnessing new opportunities, not just harkening to those of the past. Shamokin has recently seen an influx in tourism through the introduction of the Anthracite Outdoor Adventure Area Authority (AOAA) which leased approximately 7,500 acres of former coal lands in the Shamokin area for the purposes of actively managing a family-friendly motorized and non-motorized recreation facility. Additionally, the nearby Knoebels Grove Amusement Park, the PSSA Valley Gun & Country Club, and the abundant Weiser State Forest lands, all within 15 minutes of the heart of Shamokin, establishes the City as a legitimate and unique destination for regional recreation that attracts well over 1.3 million visitors per year to the combined destinations. Shamokin has the geographic opportunity to capture travelers from the Philadelphia metro market that is 100 miles/two hours travel distance as well as the NY/NJ metro market that is 150 miles/3 hours travel distance. Utilizing the renewed resources provides an advantageous opportunity for Shamokin as it embarks on economic and community revitalization efforts.

Economic development strategies and thoughtful design initiatives are necessary steps to accomplish meaningful transformation. After conducting

extensive community research, the core of downtown, the blocks of Independence Street between Market and Shamokin Streets, have been identified as the place to focus, although some recommendations consider a larger context. Shamokin is an inherently pedestrian friendly environment, and recommendations build upon the idea of getting people out of cars and walking around to patronize businesses, public spaces, and socialize with others. The plan focuses on a combination of public/civic realm investments in infrastructure and public spaces combined with programs and resources that can be tapped to partner with the private sector to stimulate building rehabilitation and business expansion. This layered approach to economic development emphasizing “placemaking” fosters the greatest potential for creating jobs, reducing crime, enhancing community pride, and elevating the overall quality-of-life for all of Shamokin’s residents. The creation of successful places is a function of a thoughtfully considered mix of uses, location, design and supporting infrastructure systems; working together to form economically vibrant and sustainable building blocks of an overall town, in many respects it is tapping into the original processes that founded the town, just harnessing the best available aspects of the past and the present for a better future.



## What are the Key Recommendations?

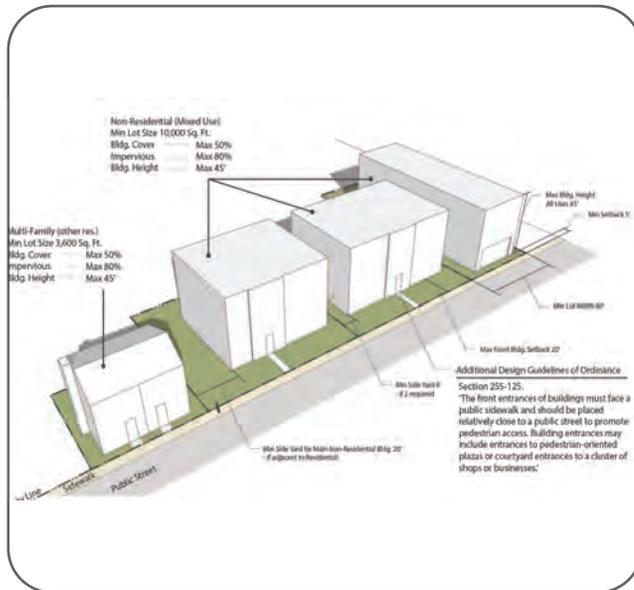
Due to the complex nature of all of the inter-related factors and considerations needed to develop an economically viable and physically constructable list of initiatives and recommendations, an extensive analysis of varied topics was required. The outcome of this analysis led to a specific list of high priority actions that creates a roadmap of what to do and how.



### 1. Foster Public Private Partnerships to Make Bricks and Mortar Redevelopment and Business Expansion Happen

- **Help Move Pending Development Projects Over the Finish Line** - Support developers in completing several pending projects, especially focused on introducing hotels to the downtown which will significantly broaden the City's tourism potential.
- **Partner with Existing Property Owners to Explore Redevelopment Potential** - Facilitate outreach with owners of buildings downtown to perform feasibility studies, undertake pre-funding activities, and partner on project financing and marketing to create new mixed-use and market-rate housing projects.
- **Promote the development of second home residential product for the recreational tourism market, including the "Lock it and Leave it" market segment.**
- **Support Existing Businesses and Strategically Recruit New Complimentary Businesses** - Work with existing business owners to expand and reach-out to potential business operators and start-ups based on the findings of the market analysis performed as a part of this planning effort, to link businesses with occupiable spaces and funding resources.
- **Package Funding Resources and Provide Technical Support to Navigate Securing Financial Resources** - Organize and promote local, regional, state, and federal programs and provide required technical support to shepherd businesses, developments, and improvements to fruition. Many programs exist and it is important that Shamokin utilize its fair share but this requires a dedicated and knowledgeable team.

# EXECUTIVE SUMMARY



## 2. Make the City “Development Ready” through Sound Policies and Promotion

- **Modernized Development Regulations** – Update Zoning and Land Development Ordinances to meet modern requirements and to reinforce the notion of placemaking and pedestrian-oriented activities as a way to create a vibrant community.
- **Promote the Positives** – Develop and deploy a branding and public promotions campaign focused on linking new improvements and a fresh image. It is as important to get the word out about what is happening as it is making physical improvements; it is all about positive change.
- **Establish a Formal Advocacy Group** – A well-informed project advocacy group is needed to focus on implementing this plan’s funding and financing strategy, meeting with key agency and elected officials to inform and advocate for projects, and to prepare funding applications.
- **Advance Crime Prevention Measures** – Implement crime prevention programs and projects starting with camera systems, speedy response to vandalism, and proactive education efforts.



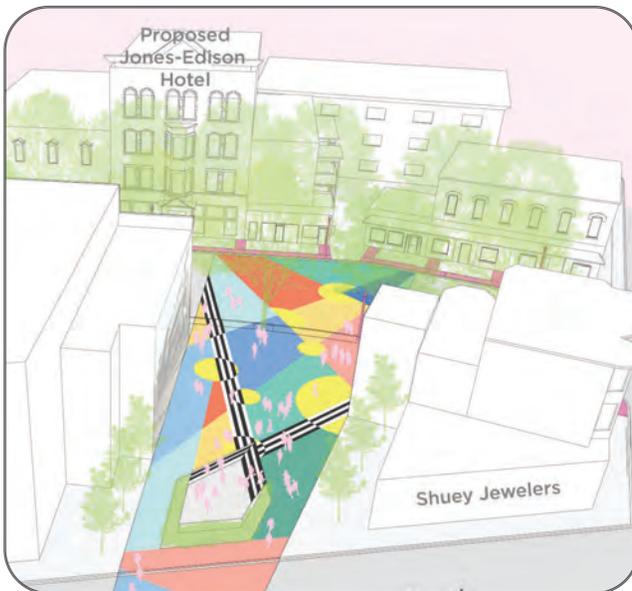
## 3. Perform a Makeover of Independence Street Focused on Complete Street Improvements that Greatly Enhance the Pedestrian-Oriented and Aesthetic Appeal of the City’s “Main Street.”

- **Pursue Funding and Prepare a Complete Streetscape Plan** – Relatively simple upgrades to Independence Street with a focus on ADA/safety and aesthetic improvements such as architectural lighting, planters, banners, etc. can have a major impact. Funding sources should focus first on the development of uniform standards and plans and then implementation.
- **Program Improvements** – Implement in phases, based on resources starting in 100 E. Independence Street block and work out from there. Ideally projects include all improvements by block or specific elements, such as lighting, along the entire corridor in phases.



#### 4. Explore Interim and Pop-Up Solutions to Address Blight and Vacancy Downtown

- **Activate Vacant Spaces** – In addition to the City policy to address property maintenance issues, activating the ground floor storefronts of buildings with installations that ideally vary regularly to foster visual interest, will mitigate some of the impact of vacant storefronts and could be tied to branding and promotion activities. Spaces could promote local and regional businesses, non-profits, and events, by highlighting them and/or products, in vacant storefronts.
- **Explore Temporary Uses** – Pop-up retail during events or seasonally could create additional activity, get people into buildings or on vacant lots, and test the marketplace for new uses and businesses without a need for major capital.



#### 5. Create Multi-purpose Public Spaces Downtown as Civic Amenities and Economic Development Venues

- **Create an Iconic Public Space Downtown** – The downtown needs a central public space that functions both as a day-to-day green space for residents as well as venue for programming for events that increase foot traffic. Building simple but effective green spaces such as this plan's proposed pocket park in the E. 100 block of Independence Street could create this type of space and also address empty voids created by the removal of blighted buildings along the City's main commercial street. Many of the plan's recommendations focus on this area as the center of the downtown, as an area most in need of improvement and with a lot of current interest in investment.
- **Create Flexible Spaces for Events of All Sizes** – The plan proposes ways to redesign streets and parking lots to make them function for their primary utilitarian purpose as well as serve as venues for festivals and events with an emphasis on the 300 E. Independence Street block and the large off-street parking lot in the same block.



## 6. Advance Critical Infrastructure Improvements

- **Engage PennDOT in Economic Development Initiatives** – Work with PennDOT and partnering agencies to study key intersection and Sunbury Street/Route 61 corridor improvements to improve traffic flow and also make the City more bicycle and pedestrian friendly. It is important for the agency to understand economic development plans and priorities to help ensure that improvements support the complete multi-modal vision.
- **Advance the Regional Trail Initiative** – Support Northumberland County’s effort to develop a regional multi-use trail that would establish Shamokin as a major trail town hub on a rails-to-trail from Mount Carmel to Sunbury. The City’s acquisition of a large portion of the former PRR railroad right-of-way along Commerce Street created the basis for a major linear trail route through the core of downtown.
- **Reduce the Flooding Potential and Related Impacts** – Integrate green stormwater infrastructure into projects, especially a greenway (including the aforementioned trail) via Commerce Street while also undertaking an H&H study to hopefully reduce the regulated FEMA designated flood zones in the downtown.

## What to do next?

This plan is also a strategy for how to obtain resources to advance its recommendations.

**Organize the City’s “People” Resources:** The City and its citizenry have made great strides to organize formal and informal boards and groups to problem solve and undertake initiatives. This plan provides guidance for how to work within these established frameworks and tap them as resources to pursue funding and undertake projects.

**Identify the Right Funding Opportunities:** The plan provides a list of potential resources that represent the best options for funding its community revitalization and economic development initiatives. The cost of projects, the costs of its components, and the cost of the next immediate phases will drive the City’s consideration of which sources of funding will be most important to pursue at any particular point.

**Organize Stakeholder Support:** Having community, business, non-profit, political, regional, and citizen support for your key projects will not only provide momentum on those projects and make them stronger, this stakeholder support is critical to winning federal and state resources.

**Coordinate with State and Federal Agency Officials:** For the City’s highest priority projects, it is very important for the City of Shamokin to continue to cultivate and expand its relationships with federal and state agencies, at both the management and program levels and in Washington, DC and in regional offices. Federal funding is routed through federal agencies (although congressional influence on those agencies is still critical) so coordinating with them early provides the best opportunity to build support for the City’s projects and in most cases this funding can serve as a match resource for state and local dollars.

**Shamokin Revitalization Roundtable:** One effective approach to build support and partnerships is to organize a forum in the community that will bring top federal and state leaders, congressional officials and the community together to boost coordination on your projects and resources for their implementation. A “Revitalization Roundtable” can involve community presentations, site tours, discussion sessions with funders about the best approaches, and coordination on next steps for action on the City’s projects. This effort would build upon the momentum of this and other efforts underway or recently completed, including the U.S. EPA led Community Rebuilding Action Plan.

**Pursue Grant Funding Following the Prepared Strategy:** When the time to draft and submit a grant funding application arrives, Shamokin will be ready and competitive by following the steps outlined above.

**Seek Non-Funding Agency Support Too:** Non-funding support from state and federal officials, which could include requests for consideration on regulatory issues, legislative issues, program funding levels, technical assistance, grant implementation challenges, coordination with key partners, and other strategic implementation issues is also important and can help to que up larger funding resources.

**Celebrate Success!** It has been said that “nothing succeeds like success,” and that is certainly true when it comes to obtaining funding and economic development initiatives. The community should always be looking for opportunities to celebrate success, thank your agency and political supporters, hold groundbreaking and ribbon cuttings, cultivate media coverage, send newsletters, and spread the word in other ways.





# 01

## Project Introduction & Background

- Introduction and Historical Context
- Summary of Key Market Findings
- Physical Planning Considerations

## Community Engagement & Planning Framework

## Planning & Frameworks

## Implementation Action Plan

# PROJECT INTRODUCTION AND BACKGROUND

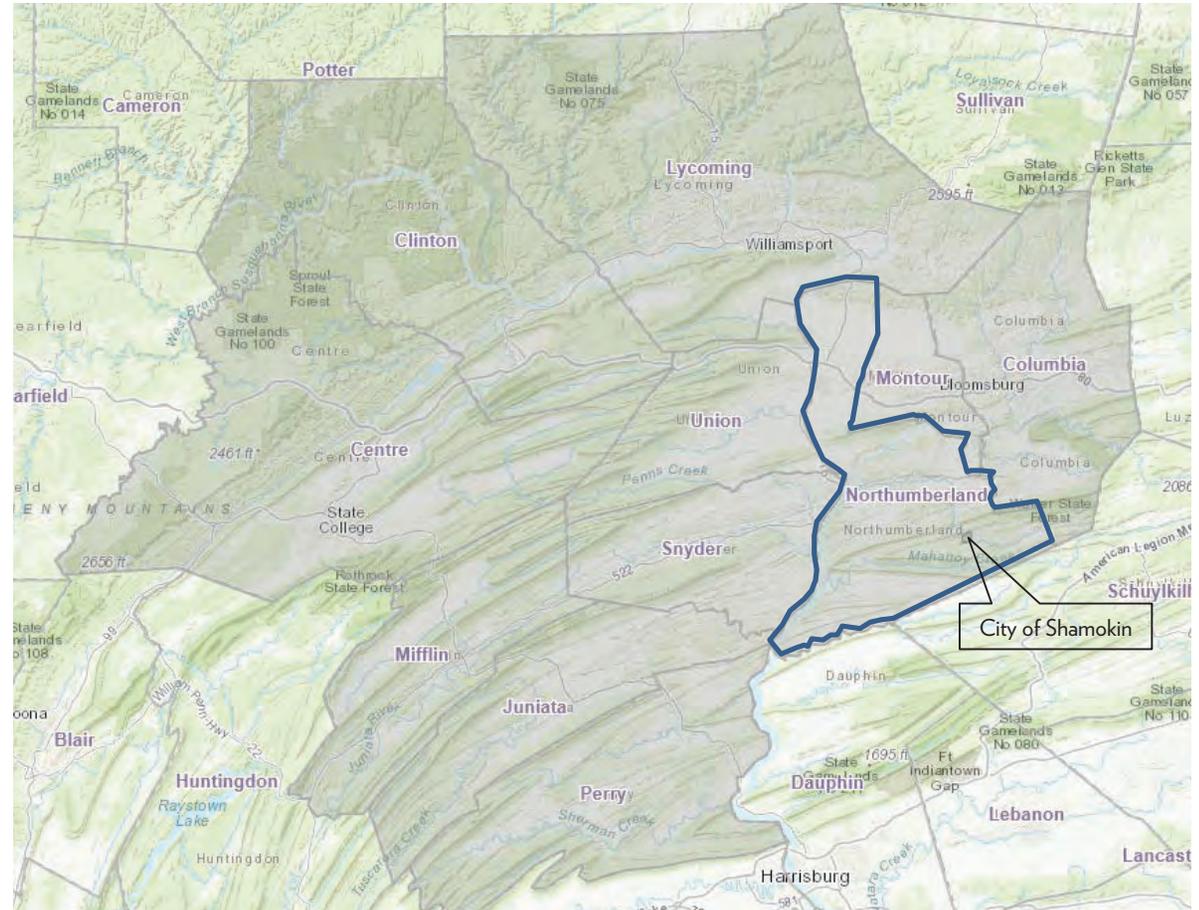
## Introduction and Historical Context

### Background

The following is an overview of strategic contextual physical planning topics, issues, and conditions that directly relate to the intent of the planning effort. The emphasis of the analysis is not to be exhaustive but to identify key factors which directly influence the development of targeted recommendations. Although certain topic areas, such as the market analysis, require more extensive contextual evaluation and are provided as a separate appendix to this plan, the emphasis is placed on performing the strategic analysis that may aid in determining various infrastructure and inter-related physical factors that support specific economic development recommendations.

The following analysis is organized around a big-picture as well as a ground-up approach. It looks first at broadest factors such as geographic context and hydrology and then considers elements formed by the existing built environment, including transportation, public space, and utility infrastructure.

This information will also be used to inform how to make recommendations viable and sustainable. In this case sustainable not only means that they have environmental impact but that they also have economic longevity. In essence, each recommendation, informed by the analysis, should solve both site specific issues and serve as model for how new development and investment can serve a larger role in improving the quality-of-life for all residents of a neighborhood and ultimately the City as a whole.



*The City of Shamokin and Northumberland County within the SED-Region. Source: U.S. Census Bureau*

# PROJECT INTRODUCTION AND BACKGROUND

## Introduction and Historical Context

### Study Area

The primary focus of the project is the downtown and the area bounded by Sunbury Street/Route 61 to the north, Shamokin Creek to the south, Shamokin Street to the east, and 4th Street to the west. Independence Street is the City's primary "main street" in terms of functioning as the primary commercial street, with the most of the City's largest buildings located along the blocks from Market to Shamokin Streets. Consideration was given to a larger area in some instances since some aspects, such as transportation, utilities, and gateways are not solely influenced by the limits of downtown or even the city boundary.

The heart of Shamokin is formed by its valley location at the south edge of Big Mountain and is bisected by Carbon Run, which flows into the more prominent Shamokin Creek at approximately 4th and Water Streets. Shamokin Creek roughly parallels Independence Street through the center of the City. The City is surrounded by huge culm banks dating back to the early 1900s that form large mountains ringing the town. The Cameron/Glen Burn Colliery Culm Bank is purported to be the world's largest man-made mountain.

### KEY FINDINGS/CONSIDERATIONS

- In order to maximize positive community economic impact, the emphasis of this plan is on the heart of downtown. Specifically, the core blocks of Independence Street between Market and Shamokin Streets receive the primary emphasis.
- Areas near and further afield are considered for networks and contextual aspects that have a direct relationship to downtown, such as the key circulation routes including Sunbury Street/Route 61 which is critical to connecting the City and the downtown to the region and beyond.



Focus Area

# PROJECT INTRODUCTION AND BACKGROUND

## Introduction and Historical Context

### Historic Context

The City of Shamokin is located in Northumberland County in a region known for its once abundant and prosperous anthracite coal fields. The City is named for an important Native American town of the same name which stood west of the current city, near where Sunbury now exists. In the 1830's, as a result of the increase in the growing potential of coal as an energy resource, the town was laid out as a speculative venture to support the demand created by the growing mining industry. With the arrival of the railroads, the City experienced significant growth from the 1870s to 1900. Other industries followed the growth and in the early 20th century silk and knitting mills became important economic drivers as well. The Shamokin/Eagle Silk Mill was at one point the largest textile manufacturing building under a single roof in the United States. The town was incorporated as a City in 1949. Much of the City's current form in terms of a gridded street pattern and its location and concentration of it downtown are a function of the location of Big Mountain and Shamokin Creek, combined with the historic placement of the Philadelphia & Reading and Pennsylvania Railroad rail lines through town. In fact, the current configuration of Independence Street in the block between Rock and Washington Streets exists as an exceptionally wide street due to the fact that the former Reading Railroad passenger station was located on the area that is now part of the street. Commerce Street was the location of a former Pennsylvania Railroad (PRR) branch line and the former PRR passenger and freight stations still exist at Commerce and Liberty Street as a part of Bader's Furniture. Over time, several commercial nodes/corridors evolved to capture the demand created by the growth of surrounding residential neighborhoods, hence the additional commercial clusters along Market, Sunbury, and Shamokin (possibly the earliest) Streets, as well as what became the primary downtown shopping district along Independence Street.



*Independence Street was once the beating heart of the City of Shamokin. Although some building have been lost, many of the key structures remain providing the basis for a vibrant, walk-able downtown mixed-use district that continues to provide important commercial/retail services to the population.*



*The Philadelphia & Reading Railroad's architecturally eclectic passenger station once stood in the East 300 block of Independence Street and was the main hub of travel between the Cities of Shamokin, Reading, and Philadelphia. The building was razed and today the site is a wide paved area of the street and a parking lot.*

The population of Shamokin peaked in 1920 at 21,204 and has experienced a drop in population ever since. By 2010 the population dropped to 7,374 and the latest data estimates (as of 2017) projected the population at 7,165. With so much of the historical peak population hinged on a few industries, anthracite coal mining and textiles, as these industries declined so has the population. A more detailed discussion of the population and household characteristics are presented in the Appendix A – Market Assessment Technical Memorandum prepared by Urban Partners.

More recently the economy of Shamokin has evolved to respond to different but equally abundant natural resources, specifically the abundance of surrounding open land for recreational purposes. The Anthracite Outdoor

Adventure Area Authority (AOAA) leased approximately 7,500 acres of former coal lands in the Shamokin Area for the purposes of actively managing a family-friendly motorized and non-motorized recreation facility, it along with the nearby Knoebels Grove Amusement Park, the PSSA Valley Gun & Country Club and the abundant Weiser State Forest lands, all within 15 minutes of the heart of Shamokin, establishes the City as a legitimate hub of a unique regional recreational destination that attracts well over 1.3 million visitors per year to the combined destinations.

### KEY FINDINGS/CONSIDERATIONS

- Shamokin’s physical form as a gridded city dates back to the 1830s with the original plat of the town focused on the areas between Pearl and Orange Streets, making the portions of Independence Street east of Orange Street the area that has functioned as a part of its traditional core downtown for the longest period of time. Projects that reinstate this traditional function, such as the construction of the pending medical center in this block, are important to improving the overall functionality and vibrancy of the traditional downtown core.
- The City has several commercial nodes/corridors which formed in response to growth that occurred in the first half of the 20th century. Today, there are more properties originally constructed for commercial purposes, than are required to support current

and likely demand. Although viable commercial activities can certainly continue in these areas, the emphasis should be on one primary, compact and vibrant downtown district in order to achieve the greatest economic vitality and impact. Economic development recommendations should reinforce this idea of concentration for maximum viability and impact.

- With the growing potential of outside visitors traveling to Shamokin for their recreational interests, the City and its businesses need to consider how it presents itself as a visitor ready destination, including ease of navigation, how inviting the public realm feels, how inviting are local businesses for new and unfamiliar customers, and what overall image does a visitor take away with them after visiting?

# PROJECT INTRODUCTION AND BACKGROUND

## Summary of Key Market Findings

### Market Analysis Introduction

A key part of developing viable revitalization recommendations is having a fundamental understanding of current and projected market dynamics. As a part of this planning effort, Urban Partners conducted a real estate market assessment evaluating retail, residential, and commercial opportunities for Shamokin. This analysis identified a range of feasible uses that could potentially support a more active mixed-use environment in the downtown area while strengthening the City's overall economy.

Data for this market assessment was acquired and analyzed immediately prior to the economic shutdown in mid-March 2020 resulting from the Covid-19 pandemic. The near- and long-term impacts of the pandemic on the real estate market are not yet fully known, particularly on a micro-level. It should be noted, however, that not all impacts will be equally far-reaching or permanent, and some real estate sectors will recover more quickly than others. Given the changing nature of this situation, as the stabilization of new Covid-19 cases is achieved and communities begin to implement reopening plans, the effects of this crisis on the local real estate market will continue to evolve as well. Community leaders should monitor these influences as Shamokin continues its revitalization efforts while adjusting to new economic norms. A more extensive analysis of the Market Assessment is provided in Appendix A of this report.



*Independence Street Retail*



*Former Rennas Hotel Building*

### Market-Rate Rental Housing Market

The rental housing market research performed as a part of this effort revealed that available apartments in Shamokin are limited. Most common are apartments in older twins or small buildings, mostly located outside of the downtown in adjacent neighborhoods. Larger buildings appear to have no vacancy. Furthermore, there are no comparable properties in Shamokin to any prospective new or rehabbed downtown rental housing product.

At the same time, the health care industry has grown in the City in terms of numbers of jobs. These numbers will increase when Geisinger Health System completes its new medical facility in downtown Shamokin. It is likely that a segment of those employees would desire housing close to work that is also close to downtown entertainment and recreational amenities. In addition, almost 20% of the City's population is over 65 years old. There is potential for a segment of that older population to be seeking smaller, maintenance-free housing in a walkable area. Because

of the current lack of new or rehabbed downtown rental housing in Shamokin—that would likely appeal to young professionals and empty-nesters—it would therefore be reasonable to conclude that some of this potential demand could be accommodated by newer rental housing in the downtown commercial area. Local developers agree that the rental residential market in downtown Shamokin could be ripe for introducing a new or renovated rental housing product that appeals to these demographics. One such developer just completed a higher-end renovation of a four-bedroom unit in a downtown mixed-use building, which rented quickly.

#### KEY FINDINGS / CONSIDERATIONS

- As a result of these market conditions, it appears that new rental housing is potentially a viable development opportunity for an evolving downtown Shamokin. New units could potentially exist in vacant or underutilized space above ground-floor retail on various downtown blocks in one or more of the key vacant downtown buildings, particularly along Independence Street. To test the market for this product, an initial residential project should be modest in scale, perhaps involving 8 to 10 units in a single building.

- Assuming a 25% premium for new construction over rents for existing, modest rental units in Shamokin, new rehabbed apartments of this type in downtown Shamokin could likely command the following rents:
  - \$600 to \$750 per month for 800 SF to 1,000 SF one-bedroom, one bath units
  - \$850 to \$1,000 per month for 1,000 SF to 1,200 SF two-bedroom, two bath units

# PROJECT INTRODUCTION AND BACKGROUND

## Summary of Key Market Findings

### Affordable Rental Housing Market

According to HUD, there are just 366 affordable rental units in Shamokin. Despite this low supply, the cost burden analysis above indicates that 44.9% of renter households are paying more than 30% of their incomes on housing.

#### KEY FINDINGS / CONSIDERATIONS

- There appears to be a significant opportunity for additional affordable rental units in Shamokin. Some of this need could be accommodated through various lower-priced market-rate units that exist in the City. However, demand exists for additional low income housing tax credit (LIHTC) housing with income restrictions or housing with a mixed-income element.

### Sales Housing Market

Research performed to evaluate current sales housing trends in Shamokin has revealed a relatively weak market. The total number of homes sold in the City has decreased since 2017 to just 32. While median sales prices have increased year-over-year since 2016, the median sales price during the yearlong period of early 2019 to 2020 was only \$54,500. New housing in this market would therefore require significant subsidies to offset the cost of construction. Furthermore, downtown for-sale condominiums—either new or part of a rehabbed conversion—currently do not exist and are therefore an untested housing market in Shamokin.

#### KEY FINDINGS / CONSIDERATIONS

- It appears that new sales housing is not a viable opportunity for downtown Shamokin.
- This data suggest that any near-term new or rehabbed housing occur in the form of rental housing at a modest scale.

### Retail Market

A comparison of retail supply and demand for the trade areas reveals the retail surplus or gap/potential for additional retail stores in each category. The demand of retailing in Shamokin (included in the 3-Mile Trade Area) exceeds supply by more than \$26 million, indicating that the supply is limited for the area's population, and the customer base must go beyond this three-mile ring for many retail goods and services. However, the supply of supermarkets and

pharmacies are drawing customers into the trade area from outside. Having a downtown supermarket is often one of the missing and most desired retail categories for communities that are focusing on downtown revitalization. The fact that Shamokin has a successful full-service grocery store at the western end of its downtown core should be promoted as an important validation of the market potential, as well as a convenience amenity when attracting new residential development.

The 6-Mile Radius Trade Area contains several other modest population and commercial centers, including most of Coal Township. Six miles is approximately halfway to the larger population centers of Sunbury, Danville, and Bloomsburg. Residents of those communities are not likely to travel to Shamokin for most of their retail needs since they can likely find them within their respective trade areas. However, within this 6-mile radius, total demand still exceeds supply—by a \$106 million gap. Several retail categories experience a significant opportunity gap also not being filled at the 9-Mile Radius.

In general, these would be smaller store types that could be tenants in downtown commercial buildings along Independence Street. In the case of the eating and drinking establishments focus should be placed on diversifying options in order to complement existing establishments. Also, concentrating food establishments within close proximity to each other support the concept of creating a food and dining district which tends to leverage the economic impact and viability of each establishment. Currently there are several vacant commercial spaces along the Independence Street corridor especially, that could house a portion of these retail opportunities and reinforce the concept of a vibrant and walkable retail/dining district.

### KEY FINDINGS / CONSIDERATIONS

- Several retail categories experience a significant opportunity gap also not being filled at the 9-Mile Radius. While it would be logical to assume that Specialty Sporting Goods, which include hunting, fishing, and bicycling gear, would have significant demand among Shamokin residents and visitors, the retail opportunity data indicates that this is one of the few over-supplied retail categories, even at the 9-Mile Radius. This would suggest a lack of additional demand. However, for those categories with a gap at the 6-Mile Radius that continues at the 9-Mile Radius, **there appears to be sufficient demand for many other new store opportunities appropriate for downtown Shamokin:**
    - **Art Dealers/Galleries.** The data indicates that \$530,000 in expenditures on art are leaving the 6-Mile Trade Area annually. This leakage can support 2,400 SF of gallery space. Art dealers could appeal to visitors as well as area residents.
    - **Home furnishing stores.** Within the 6-Mile Trade Area, a significant opportunity exists for home furnishing stores. The \$3.4 million gap translates to approximately 14,000 SF in store space
    - **Health and personal care store.** An opportunity exists in the 6-Mile Trade Area for a health and personal care store, such as a medical supply store. The \$888,000 in leakage would support a store of approximately 2,000 SF.
    - Family clothing stores. Significant opportunities exist in the clothing category, particularly family clothing. The retail data suggests a gap of \$7.8 million within the 6-Mile Trade Area, which could support about 28,000 SF of store space. These stores could outfit the family with clothing geared toward the outdoors and recreation.
    - **Women’s clothing stores.** Opportunities exist for women’s clothing stores as well. The gap of \$2.6 million within the 6-Mile Trade Area could support more than 9,000 SF of store space. These stores could be specialty boutique stores that would appeal to visitors.
    - **Shoe stores.** A \$1.8 million gap in retail supply exists for shoe stores in the 6-Mile Trade Area. This leakage can support a store of approximately 6,000 SF. Shoe stores could include footwear more geared toward athletics, such as running and hiking, which would lend itself well to the recreational nature of the region.
    - **Gift store.** The retail data suggests that \$899,000 in gift, novelty, and souvenir stores expenditures are leaking from the 6-Mile Trade Area annually.
  - **Auto parts stores.** A \$1.3 million gap in retail supply exists for automotive parts and accessories stores in the 6-Mile Trade Area. This leakage can support store space of approximately 5,000 SF. A portion of this opportunity could be attributed to recreational vehicle parts and accessories as well, serving residents and visitors who frequent the Anthracite Outdoor Adventure Area.
  - **Pet Store.** A \$1.2 million gap in retail supply exists for pet stores in the 6-Mile Trade Area. This leakage can support approximately 4,000 SF of store space.
  - **Full-Service Restaurants.** Significant opportunity exists for full-service restaurants. Up to 29,000 SF of such space could be supported by the \$7.9 million gap in the 6-Mile Trade Area.
  - **Limited-Service Restaurants.** There is a similar opportunity for limited-service restaurants. A surplus of \$10.3 million could support 30,000 SF of restaurant space in the 6-Mile Trade Area.
  - **Coffee Shops.** There are also opportunities for coffee shops. A gap of \$1.1 million in the 6-Mile Trade Area could support a 3,000 SF coffee shop.
- Together, these retail opportunities within the 6-Mile Trade Area would total approximately 145,000 SF in store space—a significant amount of retailing. **Therefore it appears that there is demand for 40,000 to 50,000 SF** that is compatible with the physical characteristics and scale of downtown Shamokinas as well as the region’s evolving recreational character, to test the market. These opportunities, which could serve both residents and visitors, include:
    - 4 to 5 eating and drinking establishments (16,000 SF) including full- and limited-service restaurants and coffee shops that will help diversify but not cannibalize the existing restaurant supply and serve both residents and visitors;
    - 4 to 5 family & women’s apparel and shoe stores (6,000 SF) with a recreational emphasis or appeal to visitors;
    - 1 or 2 vehicle parts and accessories stores that could also supply ATVs (5,000 SF);
    - 2 to 3 home furnishing stores (12,000 SF); and
    - 3 to 4 miscellaneous stores such as an art dealer, gift shop, medical equipment, and pet stores (8,000 SF), which could also appeal to visitors and residents.

# PROJECT INTRODUCTION AND BACKGROUND

## Physical Planning Considerations

The following is an overview of several key planning topics that include physical elements as well as policies, such as zoning, that regulates and shapes the physical realm. The approach to presenting the information is focused on highlighting key findings and considerations that may influence ideas and decision-making.

### Cultural/Historic Resources

The determination of a nationally eligible Shamokin Historic District was originally determined in 1987. It included a large portion of the eastern half of downtown and neighborhoods of the original City plat, located to the north. As a result of a significant loss of contributing structures in the following decade, the City requested that the Pennsylvania State Historic Preservation Office (PASHPO - PHMC) review the district designation and boundaries in 1999. As a result of the review, it was recommended that the eligible district boundary be revised to a slightly smaller boundary. In preparation of a HUD funded demolition project for two building within the eligible historic district in 2017, further review was performed by PASHPO – PHMC, which determined that although there was an additional loss of several contributing resources, it was overall intact and maintain significant resources to continue to be National Register eligible, with a reduction of the boundary along Sunbury Street. The recommendation was made in 2017 to also rename the district the, “Shamokin Commercial Historic District.”

In addition, a determination of a nationally eligible historic district was determined for the Shamokin WPA Waterway Control System, which incorporates engineered structures and systems used for flood control and constructed by the federal Works Progress Administration (WPA) between 1933 and 1941. It follows portions of Shamokin Creek, Coal and Carbon Runs through the downtown.



*Historic view of F&S brewery building*



*2020 view of F&S Brewery building*

### KEY FINDINGS/CONSIDERATIONS

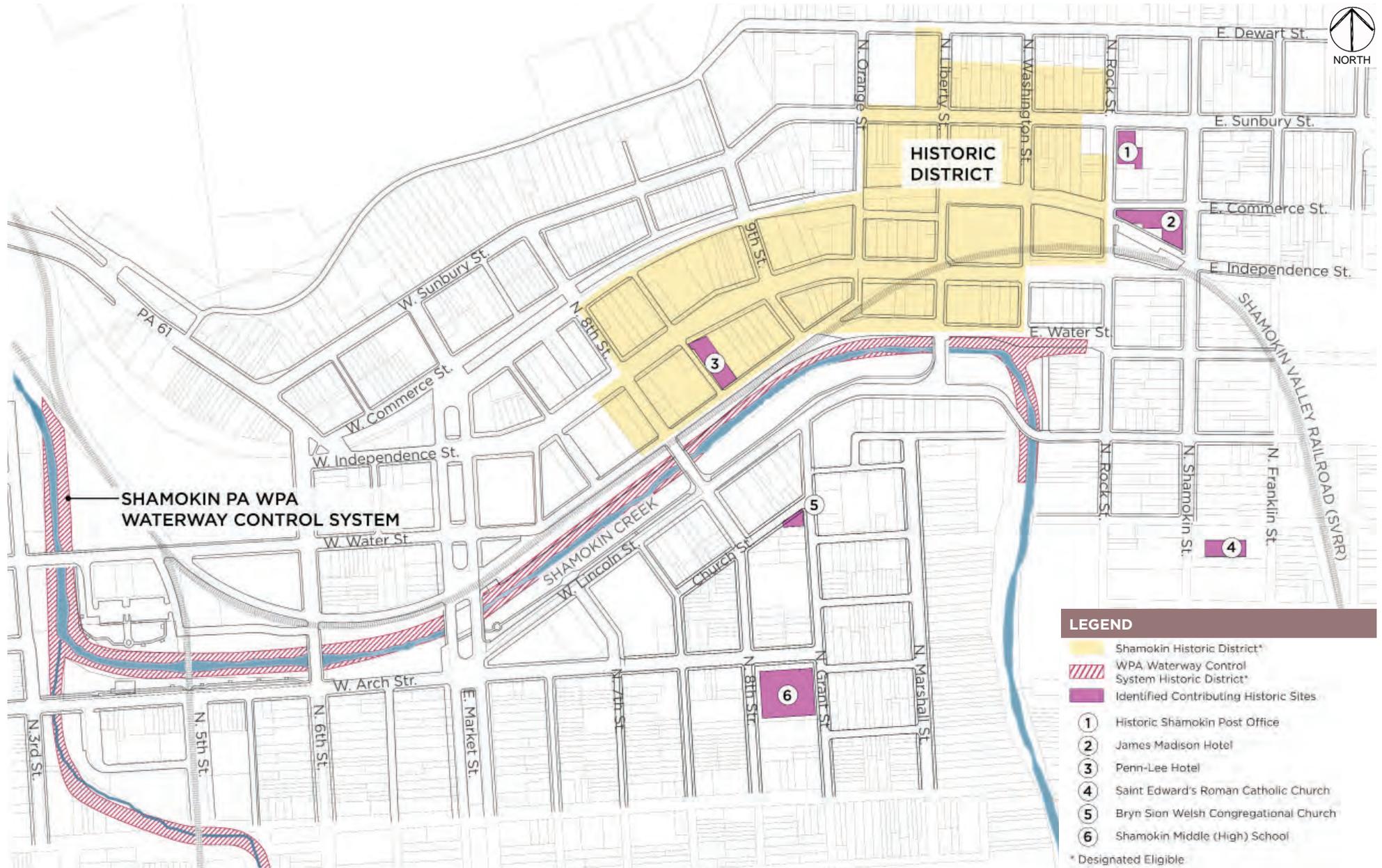
- The Shamokin Historic District was determined to be a nationally eligible historic district by the PASHPO as far back as 1987. The district has not been formally nominated to the National Register of Historic Places. The determination of eligibility (versus a true listing on the National Register) provides some level of protection for contributing properties to the district but those are limited primarily to review of impacts if federal or state funding is used for activities within the defined eligible historic district. The current status, however, does not offer up the potential for property owners to participate in the Federal Rehabilitation Tax Credit program which could provide a 20% federal tax credit for eligible projects or the Pennsylvania Preservation Incentive Tax Credit Program which can provide up to an additional 25% of the qualified expenditures as determined by the application in connection with the completed project. Tax credit awards can potentially be increased to 30% of the qualified expenditures in connection with a workforce housing completed project. These tax credit programs have helped many private property owners and developers foster economic revitalization in their downtowns across Pennsylvania.
- There are several structures identified by the PASHPO as potentially being individually eligible for nomination to the National Register of Historic Places. If property owners are willing to undertake or

partner on individual nominations, this would also open them up to tax credit funds to support comprehensive rehabilitation. In addition to considering the formal nomination of the district, the City should work with property owners to individually nominate eligible structures and to undertake projects with utilize the federal and state tax credits.

- The City played an important role in the history of the societal utilization of electricity. The connection to Thomas Edison and the Edison Illuminating Company in the downtown could be the basis of historic interpretation and branding.
- Cultural and historical tourism is a growing niche aspect of the overall tourism industry, especially in terms of day or weekend-tripping that is easily accessible by car. There are other thematically related destinations within the region, such as the Mining Museum at Knoebel's Amusement Park (which has excellent public reviews posted on tourism websites) that could be packaged together to be a viable weekend experience, especially if tied to other multi-generational destinations like the AOAA and Knoebel's.

# PROJECT INTRODUCTION AND BACKGROUND

## Existing Cultural Resources/Historic Districts Map



### Potential Brownfields/Key Vacant Properties

The City of Shamokin received direct technical support from the PADEP through a local assistance grant provided by the U.S. EPA. The objectives of the technical assistance included preparing an inventory of potential brownfields sites in the City. The inventory was completed in June 2020 and identified 39 potential brownfields sites (for more information reference the June 26, 2020 Shamokin Brownfields Inventory Grant Final End-of-Project Report prepared by AECOM). Several potential brownfield sites located within the targeted study area of this planning effort were identified, including, 301-303 Commerce Street (former F&S Bottling House), 115 E. Independence Street (former Jones Hardware) two sites specifically targeted for reinvestment and adaptive reuse.

#### **KEY FINDINGS/CONSIDERATIONS**

- In addition to the potential brownfield sites identified, there are likely others not yet known, that could surface as economic development activities advance, illustrating the need for the City to pursue potential grant resources from the U.S. EPA and the State to assist the City, partnering agencies, and potentially private property owners in assessing the status of their properties and preparing remediation (i.e. clean-up) strategies. The presence of asbestos and lead containing building material constitutes potential brownfields funding eligibility for commercial properties, which based on the age of much of the downtown building stock, has broad applicability.
- The PADEP led brownfields inventory effort recommended pursuing U.S. EPA brownfields assessment grant funding as a key next step. In addition to using these funds, if secured, for environmental assessment and remediation plans, it can also be used to support site-specific reuse planning which could advance recommendations from this planning effort and other concurrent efforts.

# PROJECT INTRODUCTION AND BACKGROUND

## Physical Planning Considerations

### Public Parks & Open Spaces

In the context of the downtown core, the presence of the public spaces along Shamokin Creek, most notably Claude Kehler Community Park, create an attractive greenway, a block or two from Independence Street. The downtown, however, does not have a signature public space that can be used for programming and events, i.e. a literal and physical central town square.

#### KEY FINDINGS/CONSIDERATIONS

- Public spaces for special events, fairs, and pop-up uses such as food truck corrals and festivals, can serve as major drivers for economic development. Many communities are using these types of events to test and establish market viability for various types of economic activities. They can also be used to support bricks and mortar retail establishments by generating greater foot traffic and expanding the draw of their facilities.
- Quality public spaces are important to attracting dwellers to new multi-family housing units in downtowns and should include multi-generational appeal. Public spaces should be designed to be safe and flexible for day-to-day utilization as well as for special events, with an emphasis on being family-friendly.
- Demolition of blighted properties are creating “gaps” in the street walls in downtown commercial/retail blocks. If new buildings cannot be constructed to infill these void spaces (preferred) these vacant lots should be considered for new public spaces that are programmed to link to commercial/retail activities within the specific block and/or the overall opportunities in the downtown. Former blank party walls between structures should be evaluated to open up views into the public spaces and/or be treated with murals and other visually interesting treatments.



*Shamokin Creek adjacent to downtown building*



*Bandshell at Claude Kehler Community Park*

# PROJECT INTRODUCTION AND BACKGROUND

## Existing Parks & Pedestrian/Bicycle Circulation



# PROJECT INTRODUCTION AND BACKGROUND

## Physical Planning Considerations

### Bicycle/Pedestrian Circulation

Downtown Shamokin's street grid generally creates a pedestrian-friendly environment. Nearly all of the streets include sidewalks. The City has been upgrading intersections with ADA compliant facilities, but many of the intersections along Independence Street do not meet current ADA standards for accessibility. Fortunately, Independence Street is not a through-put oriented arterial roadway like Sunbury Street, making it much more pedestrian-friendly than many "main streets" in towns of similar size in Pennsylvania.

The creation of the connector trail to the AOAA that follows the Terrace Avenue right-of-way along the west side of Shamokin Creek, terminates

at N. Washington/Spurzheim Streets at the edge of downtown. There are no clearly designated bicycle-friendly routes to connect bicyclists to the core of downtown and also to "trailblaze" along Shamokin Creek.

In 2011, Northumberland County Planning Department undertook the preparation of the Northumberland County Greenways and Open Space Plan which serves as a guide for the preservation of key lands and to begin to develop a system of linear pathways to connect key sites and communities. A major recommendation of the plan is the creation of a recreation trail which utilized portions of the abandoned PRR railroad right-of-way from Sunbury, through Shamokin to Mount Carmel.

#### KEY FINDINGS/CONSIDERATIONS

- Streetscape improvements that include ensuring that sidewalk facilities and intersection crossings are ADA compliant are important and should serve as a part of the justification for funding applications for downtown streetscape improvements.
- The biggest barrier to pedestrian mobility in the downtown are intersection crossings. The City has been upgrading intersection with new ADA compliant ramps and installing bar-type pedestrian crosswalks, such as at Independence and Market Streets. For major intersections the City might want to upgrade to PennDOT Continental style "piano key" crosswalks at heavily trafficked intersections to provide an increased level of pedestrian safety and to convey a stronger message that the City is focused on pedestrian activity as a part of its economic development strategy.
- The City has recently acquired a significant portion of the former PRR railroad right-of-way along Commerce Street, through

downtown. This could serve as the basis of a multi-use path/bicycle route through downtown and could be part of a larger regional trail system.

- Northumberland County obtained PADCNR funding to undertake a trail feasibility study for a multi-use recreational trail from Sunbury through Shamokin to Mount Carmel. The potential for a major regional recreational trail that could traverse downtown, could be significant, especially when tied to the growing recreational visitation created by the other major tourism destinations in the area. The routing of this trail through downtown, ideally as linear park with a trail, could form a signature civic and economic development amenity. Also, this trail should connect to the AOAA link trail to establish Shamokin as a trail town hub and destination.
- Consider adding painted street markings on key bicycle routes as "sharrows" to denote that the streets are intended for both bicyclist and motorists.

### Vehicular Circulation & Transit Services

The major routing of vehicular traffic to and from Shamokin occurs via Sunbury Street/Route 61 which connects U.S. 11 at Shamokin Dam/Sunbury to the northwest and to Frackville/I-81 to the southeast. Route 61 traverses the City via Sunbury Street, which forms the northern edge of the downtown core. For many visitors, they do not realize that Sunbury Street is not the City's "main street" through its downtown and therefore believe they have seen the center of the town. Connecting vehicular traffic between Sunbury Street and Independence Street is important.

Independence Street is the town's main commercial corridor. It is located two blocks south of Sunbury Street/Route 61. Although there are many intersecting streets that connect the two corridors, the primary intersecting streets are Sixth, Market, Liberty, and Shamokin Streets. The challenge is that these streets do not provide optimal turning movements onto Independence Street. For example, left turns are prohibited from southbound Market Street onto Independence Street. The intersection of Shamokin Street is at an at-grade railroad crossing and includes an unusual southbound "free right" onto Independence Street and a no left turn for northbound traffic. Local residents have learned how to navigate these quirky conditions, but for a first-time visitor they are especially challenging and disorienting.

PennDOT has listed improvements to Sunbury Street/Route 61 on the Long-Range Transportation Plan (TIP) for the region, but the project is currently not funded for design.

The City is served with limited transit service by the Lower Anthracite Transit System (LATS) as a loop system. The route travels down Independence Street and connects the City to Coal Township, the Geisenger Complex, and the big box shopping centers.

### KEY FINDINGS/CONSIDERATIONS

- Independence Street benefits from not being a heavily trafficked through-put arterial roadway, making it more pedestrian-oriented and suitable for main street-type development. Traffic circulation improvements that enhance the direct connection of traffic desiring to go downtown from Sunbury Street/Route 61) would improve the economic development potential of the downtown.
- The City and the economic development leadership of the City should advocate for the funding for the Sunbury Street/Route 61 corridor and participate in the planning and design process to ensure that multi-modal and streetscape enhancements are integrated into any traffic design improvements. The calming of traffic should also be a consideration, understanding that the accommodation of volume capacity should be balanced with not promoting speeding traffic through the downtown.
- There is a desire to create a more substantial transit system but due to the distances between destinations, this has proven to be a challenge. The current routing of the transit system has its main downtown stop at Independence and 9th Streets. With the pending construction of the new health center in the 300 East block of Independence Street, it might be advantageous to create a more substantial transit stop with shelter facilities at the intersection of Independence and Washington Streets, especially if enhanced transit service is provided.

# PROJECT INTRODUCTION AND BACKGROUND

## Physical Planning Considerations

### Flooding & Stormwater Management

A vast majority of the upper reaches of Shamokin Creek are or were lined with commercial and industrial uses. All of Shamokin Creek is designated as impaired as a result of impacts from Acid Mine Drainage into the creek. This condition creates very high levels of metals which also dramatically lowers the pH of the water creating highly acidic conditions in which few living organisms can survive. There is an ongoing effort between the Northumberland County Conservation District and the Shamokin Creek Restoration Alliance to improve the environmental quality of the watershed through passive treatment and restorative approaches. Projects have been funded by the U.S. EPA and the PADEP to advance these efforts.

In addition, the watershed is impaired by high volumes of sewage that flows into the creek during storm events. Much of the existing urban sewer systems in the watershed, including in Shamokin, are combined systems which means that raw sewage and stormwater flow into a single piped system. When there are large storm events, the sewage treatment plant cannot handle the immense volume and therefore the system bypasses the plant and flows directly into waterways. This condition is referred to as Combined System Overflows (CSOs). These problems are not new. In 1917, a Water Resources Inventory Report referred to Shamokin Creek as the most impaired stream in the Coal Region and coal deposits were so highly concentrated it was actually commercially viable to recover coal from the streambed. There are conditions within the overall combined sewer system referred to as “wildcats” (completely disconnected and untreated sewer lines). A small portion of the overall sewer system was separated in Springfield and Bunker Hill neighborhoods at a cost of approximately \$26M. In the downtown, the separated systems recombine in the area of Commerce Street.

Based on discussions with representatives of the Joint Sewer Authority (JSA) for Shamokin/Coal Township, the JSA was previously under consent order from the U.S. EPA due to CSO issues, but based on the town’s distressed

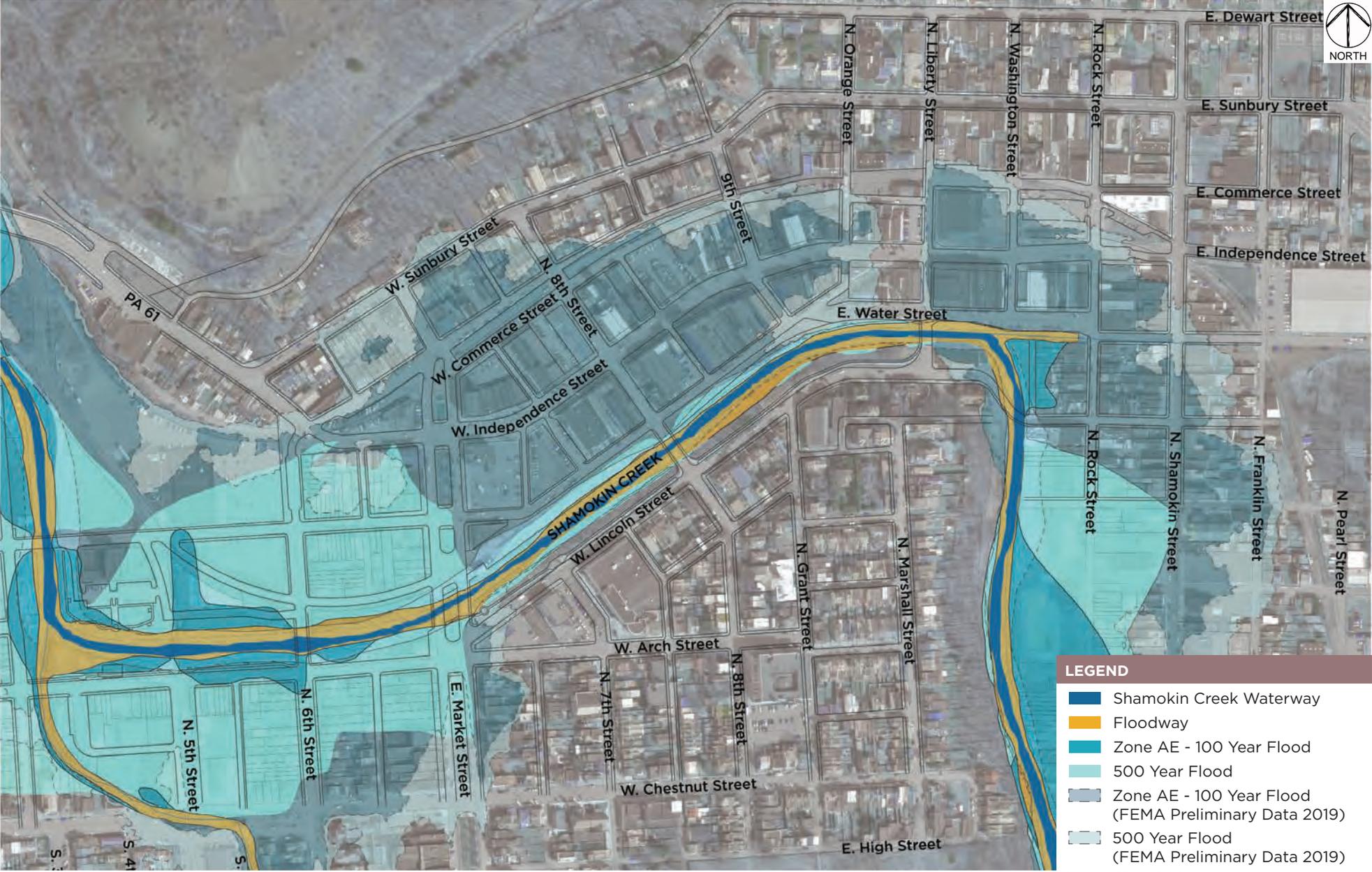
condition an estimated cost of \$200M to separate the sanitary and stormwater sewer systems, the consent order was lifted in 2016.

With the prominent location at the confluence of three waterways, especially the routing of Shamokin Creek through the downtown core, flooding and stormwater management have been a concern and influencer on the development of the City since its beginning. Initially, the proximity of the waterways was a benefit as a water source, but over time the need to address and control its boundaries became necessary in order to allow for expansion of denser downtown development. As early as 1872, portions of the waterway were channelized with a low stone wall. Over time, additional stone walls were constructed to allow for growth and a major flood control project was undertaken in the 1930s through the Works Progress Administration which resulted in most of the stone wall structures visible today. The physical structures have been designated as contributing structures of an eligible national historic district. This determination was made as part of a structural repair and improvement project undertaken starting in 2013.

Although flood events have raised the water level beyond its banks, flooding has not historically been a major problem in the core of downtown, with a few exceptions in the western end near the confluence of Coal Run. The Federal Emergency Management Agency (FEMA) periodically updates its flood mapping, producing what is referred to as a FIRM Map, for communities across the United States. In 2019, FEMA produced an updated FIRM map for Shamokin which significantly increased the area in the downtown that is located in what is known as the AE Zone (formerly referred to as the 100-year floodplain). This designation is slated to go into official regulatory effect in 2021 and will impact a significant number of properties in the downtown, especially east of Market Street up gradient, to at least Commerce Street.

# PROJECT INTRODUCTION AND BACKGROUND

## Flood Zones - Existing and Pending



Source: FEMA GIS Data

# PROJECT INTRODUCTION AND BACKGROUND

## Physical Planning Considerations

### KEY FINDINGS/CONSIDERATIONS

- Although flooding in the downtown has not been nearly as significant as other communities in the Coal Region, the pending remapping of the 2021 FEMA FIRM mapping will impact redevelopment efforts of the City and property owners in the downtown. Since the deadline to request a more detailed evaluation by FEMA has passed, the only way to modify the pending increase in the designated flood zones in Shamokin is to undertake a formal Hydrologic and Hydraulic (H&H) Study. H&H studies evaluate the potential volume and flow rate dynamics within a watershed that influence the determination of flood risks and boundaries, considering not only local factors, but conditions below and upstream. Shamokin should pursue undertaking a H&H Study and coordinate with FEMA if the study determines that reducing designated flood zones is justifiable.
- The JSA is currently working on a long-term control plan to reduce their CSO conditions and undertaking an engineering study to develop a plan. Exact mapping of sewer lines, as well

as other underground utilities, is very limited due to many incremental projects and repairs over decades and limited accurate documentation. Efforts to determine the exact existing conditions of underground utilities is important to ensure that as new development occurs there is adequate and reliable service to meet increased demand.

- Green infrastructure projects should be pursued and promoted within both public and private developments, to retain stormwater runoff to reduce CSO impacts, reduce the potential for flooding, and to improve the quality of runoff that enters the Shamokin Creek watershed. Although these projects have costs, they are dramatically less expensive than undertaking separated sewer/stormwater conveyance systems. They can also be integrated into public space, streetscape, and parking lot improvement projects to create visual amenities and potentially increasing grant funding opportunities to undertake civic improvement projects.

### Utility infrastructure

Public water is provided in the City by AquaPA, a private company. The company is incrementally upgrading water lines based on their own determination of needs. Similarly, natural gas is provided by UGI, also a private company and they have been upgrading the most aged lines following the company's determination of need and capital investment plans.

PPL Electric Utilities provides electrical service to the City of Shamokin. The downtown is fortunate in that Independence Street does not have overhead electric and telecommunication lines. The buildings fronting on Independence Street are served from their rears, either from Water or Commerce Streets.

Internet service is provided by Service Electric. There is an effort by the City to deploy free wireless internet in the downtown.

### Zoning & Ordinances

The City has its own adopted zoning ordinance that dates to 1964. The downtown area targeted by this planning effort includes two zoning districts. The majority of the area is governed by the Commercial District – Central Commercial zoning district. Most of the surrounding areas, including the blocks north of Commerce Street, are zoned as the Residential – Multi-Family Town zoning district. A cursory review of the zoning ordinance was performed, and the following is a list of the key findings and considerations. The review was not comprehensive but instead focused on how requirements may support or hinder the desire to foster greater economic development activity and an overall improved quality-of-life for the City's residents.

#### **KEY FINDINGS/CONSIDERATIONS**

- Coordination on private utility upgrades is important, especially as any new development projects are proposed to determine the status of capacity as well as condition, to ensure sufficient supply and reliability.
- All private utility work should be mapped by a central clearing house, either by the City or County to assist in capital programming for public utility upgrades. Also, private investments could serve as local funding matches for public grant applications, so knowing well in advance where and when upgrades are occurring is critically important.

# PROJECT INTRODUCTION AND BACKGROUND

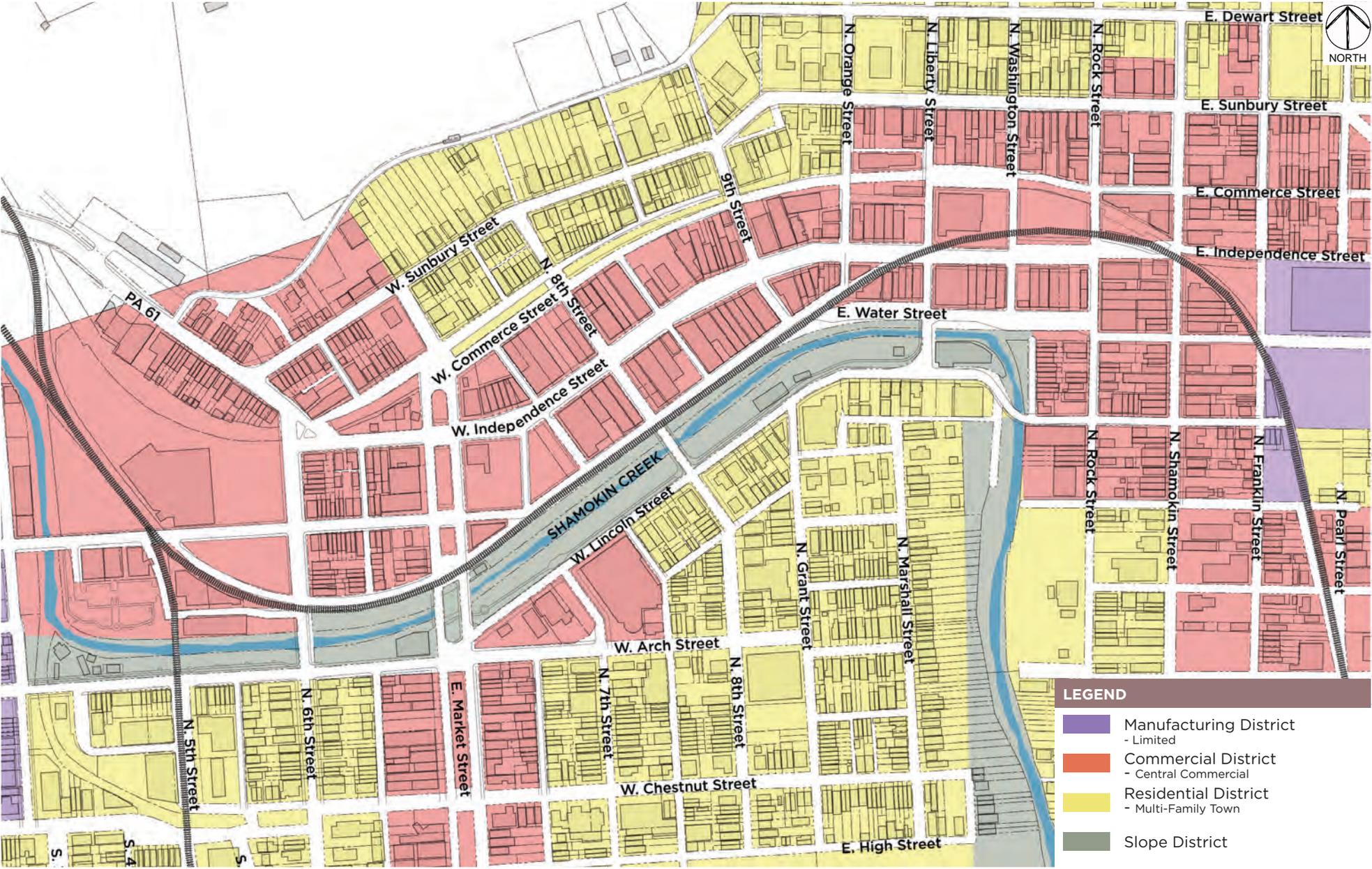
## Physical Planning Considerations

### KEY FINDINGS/CONSIDERATIONS

- Although it appears that there have been periodic updates to the ordinance, its fundamental approach to guiding land use and shaping development character is very outdated. Reviewing the basic approach to retail/commercial uses, it represents a 1960's mindset that the method to foster downtown activity is to create suburban style development. This is not an uncommon finding in older urban areas that were beginning to face dramatic land use changes in the 1960s and 1970s with the introduction of strip shopping centers and an overall car-centric mindset. In fact, the current zoning hinders the ability to redevelop existing buildings or infill with new development in a fashion that is consistent with the downtown's historical development pattern.
  - In general, the entire ordinance should be audited for conformance and consistency with the requirements of the current version of the Pennsylvania Municipalities Planning Code and this and other current community and economic development planning studies.
  - The types of uses described does not appear to comprehensively reflect current/modern use types and does not respond to the implications of formats such as drive-up windows, which should be treated as conditional uses, in order to mitigate their potential impacts on the pedestrian-oriented downtown.
  - Setback and bulk requirements should be updated based on a form-based approach that focuses on creating new developments that are pedestrian-oriented and focused on creating vibrant streetscapes. For example, in the Commercial District the ordinance should require a maximum setback versus a minimum setback and eliminate the ability to place parking in front yards.
- Parking requirements are outdated and should be revised. For example, the current off-street parking requirement for a new development retail store is 10 spaces per 1,000 sf of floor area. This requirement is extremely excessive and is actually consuming development area for parking and creating excessive impervious surface adding to potential CSO and flooding issues. On-street parking fronting on the property should be considered as counting towards the parking requirement of the development to reduce the amount of off-street parking lots. A shared parking component should be considered to support greater multi-family and service versus entertainment uses downtown. The size of parking spaces should be reduced to 9 feet wide and 18 feet long.
  - As mixed-use development occurs in the downtown, a comprehensive parking strategy will be needed to support this investment. This may include creating a downtown resident parking permit program.
  - The City should consider discouraging the dividing-up of single-family homes into numerous apartments. Promoting greater single-family homeownership may increase neighborhood stability and reduce block-by-block densities in historically single-family home neighborhoods and reduce the removal of yards for the creation of parking lots. This action may be linked to programs that encourage new property owners that intend to live in their homes, to convert multi-family homes back to single family dwellings.
  - Integrate physical design parameters into the zoning ordinance that reinforce the principles of Crime Prevention Through Environmental Design (CPTED) principles advocated by the National Crime Prevention Council and supported by the U.S. Department of Justice. See the Public Safety section for more detail on this topic.

# PROJECT INTRODUCTION AND BACKGROUND

## Existing Zoning



# PROJECT INTRODUCTION AND BACKGROUND

## Physical Planning Considerations

### Public Safety

Another aspect of attracting investors, residents, and visitors is ensuring that the downtown is both safe and perceived as being safe. This is a function of actually deterring crime as well as creating a place that appears to be active, vital, and cared for, i.e. a place people want to be. There are endless examples of downtowns of all types and contexts that have struggled with the issues of real and perceived crime. In most cases, the primary actions that have improved conditions is a combination of public and private investment into a place that ultimately leads to more positive 24-hour activity, providing more eyes and ears on the street, and feeling that downtown is place where crime is not welcome.

Shamokin has experienced an up-tick in crimes in the last few years, with a more than 500% increase in reported crimes since 2013. From the perspective of the aspects of crime prevention within the purview of possible strategies that can be made through this planning effort, the primary aspects focus on the physical realm and how design can improve public safety. With limitations on the Police Department as a result of the City's Act 47 status, other approaches beyond purely relying on the Department become especially important.

### KEY FINDINGS/CONSIDERATIONS

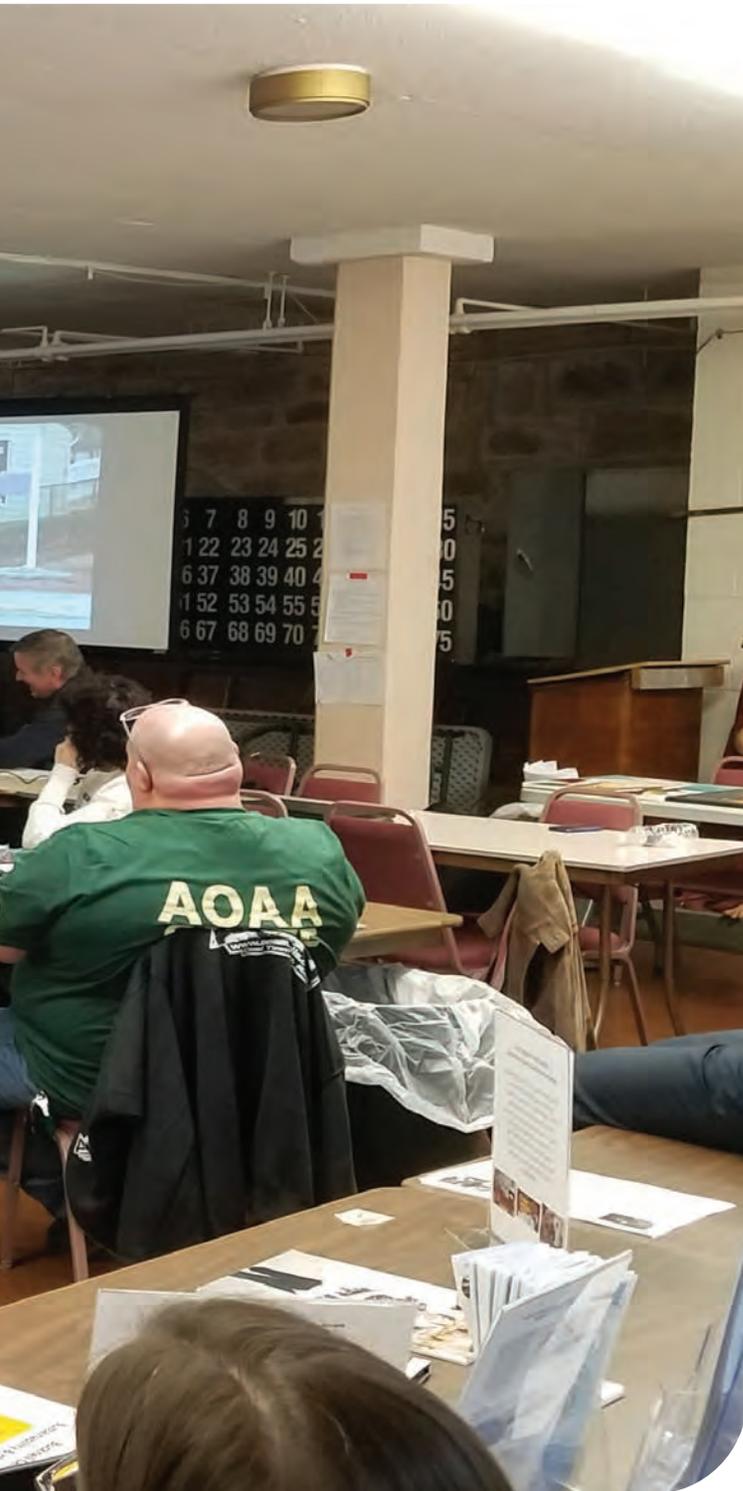
- Consistent lighting on Independence Street, as well as Sunbury Street/Route 61, and the intersecting streets will support the sense of safety. Lighting levels should not be excessive but should be consistent throughout the downtown. Lighting fixtures should be viewed as an aesthetic part of a streetscape as well.
- As much as possible, graffiti and other visual forms of vandalisms should be addressed. This may require ordinances that allow the City (or partnering organizations) the ability to address visual conditions on private property in order to quickly address conditions.
- Addressing the visual character of buildings at the ground level through short and long-term techniques such as dynamic installations in vacant storefronts and promoting as much clear glass on rehabbed storefronts as possible, can have a major impact. These types of strategies can also extend to the public spaces following the Crime Prevention Through Environmental Design

(CPTED) principles advocated by the National Crime Prevention Council and supported by the U.S. Department of Justice. Some of these principles can be deployed through ordinances, including zoning and land development. See the Council's website for more information: [www.ncpc.org](http://www.ncpc.org)

- The City has received funding to install a Police Department monitored security camera system in the downtown. This pilot system should be installed and if deemed successful, should be expanded as needed and determined feasible. The implementation of such systems can be in conflict with other physical improvements to streetscape in order to maintain camera views, so careful coordination should be done to ensure that both desired outcomes are achievable.
- Consider including aspects of the emphasis of community safety into branding and public promotion campaigns for the City and downtown.







# 02

## Project Introduction & Background

## Community Engagement & Planning Framework

- What We Heard - Community Rebuilding Goals
- Community Rebuilding Goals / Potential Strategies

## Planning & Frameworks

## Implementation Action Plan

### Establishing Community Goals

The process employed to engage the community into this planning effort was closely linked to a larger concurrent effort called the Shamokin Community Rebuilding Action Plan, directly led by staff from the U.S. EPA. A signature aspect of the community engagement process was a multi-day workshop held February 11-13, 2020. The SGA consultant team for this plan worked closely with U.S. EPA and SEDA-COG staff on the development of content for community engagement activities. Each project had its own Steering Committee due to the slightly differing natures of the planning efforts, although many members served on both committees.

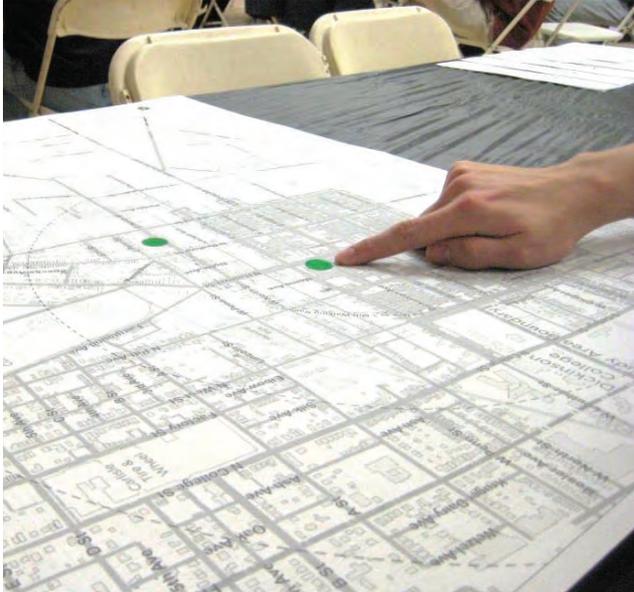
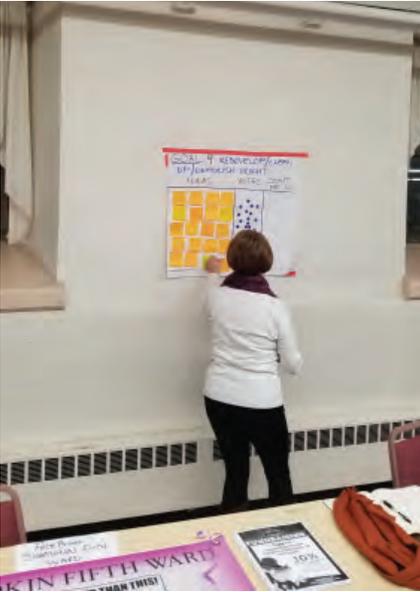
SGA led a series of topic specific meetings that included an invitee list of key stakeholders from the community as well as key agency leaders, etc. in order to have detailed and informed discussions around key issues and opportunities.

The U.S. EPA led engagement effort focused on an interfaith and multi-stakeholder collaborative partnership formed to create the Faith Alliance for Revitalization (FAR). In addition to a large interactive public workshop, a field tour was undertaken, along with a youth session with students from the Shamokin Area High School. The broad community input received during the multi-day workshop, which was attended by approximately 165 people, formed the basis of a set of goals and strategies that reinforced the desire for how to achieve Shamokin's vision of substantial rebirth. They also form the framework for specific recommendations for implementation.

The following goals are defined in the U.S. EPA led Community Rebuilding Action Plan. For each of the goals, a corresponding Implementation Strategy was developed for this planning effort. These six strategies are the over-arching framework that is linked to a key recommendation in Chapter 3 of this report.

# Community Engagement & Planning Framework

## What We Heard - Community Rebuilding Goals



# Community Engagement & Planning Framework

## Community Rebuilding Goals / Potential Strategies



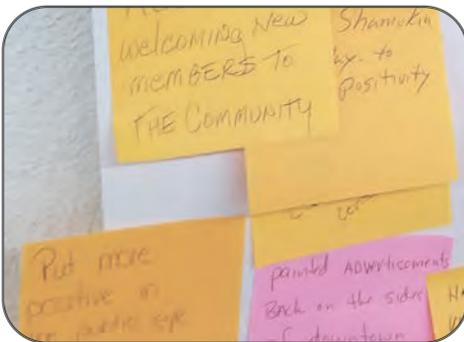
**GOAL 1** - Attract and support the development of new businesses and support job creation activities/ programs.

**STRATEGY 1** - Expand Downtown as “the Hub” - Attract additional and diversified retail, food, dining, and entertainment venues in close proximity to other activity generators to maximize vitality and create a vibe for the place as the center of the community. This aspect should focus on creating both local and destination-oriented venues that attract local patrons as well as from the region and beyond.



**GOAL 2** - Bring citizens together to work towards a common goal of increasing pride and ownership in our community.

**STRATEGY 2** - Create Resident-Oriented Places and Uses Downtown – The downtown should foster social and economic activity for local residents and be integral to their needs. This includes attracting more people living in the downtown in order to make the downtown a 24-hour place that is vibrant and vital to the residents of the City and by doing so reinforcing that feeling to visitors.



**GOAL 3** - Foster and nurture productive partnerships.

**STRATEGY 3** - Cultivate Strategic Partnerships to Expand the Capacity to Make Change – This includes a wide variety of partnerships from federal, state, and regional agencies, corporations, philanthropies, non-profits and to local residents to undertake major projects and to organizing local events. Tapping into trends, especially to organize, operate, and perpetuate local events which may not be capital intensive but require a lot of community organizing can create greater activity in the downtown and they will require involvement from many partners and sponsors. Nurturing partnerships through the combined vision created by all of the current planning efforts can form the basis of engaging people for implementation and action.

# Community Engagement & Planning Framework

## Community Rebuilding Goals / Potential Strategies



**GOAL 4** - Redevelop/demolish/rehabilitate/cleanup blighted commercial and residential properties throughout the City.

**STRATEGY 4** - Focus Initiative-led Investment and Building Rehabilitation – This means working at the block-by-block level as much as possible to maximize impact versus scattering efforts which could have much less overall impact. The City should be critical in how it views itself, especially from the perspective of how places look and feel for residents and visitors. Part of this approach still includes removing the worst safety and blight conditions but at the same time trying to concentrate resources in terms of blight removal and public and private investment for the greatest leveraged effects.



**GOAL 5** - Enhance positive relationship, building inclusive communities, fostering human dignity, and respect.

**STRATEGY 5** – Continue Momentum through Project-by-Project Processes to Engage the Community – The significant public engagement that has occurred to date in the various planning processes and discussions illustrates that there is strong community interest in participating in revitalization efforts. This idea of “greenhousing” locally-driven opportunities from within will likely result in projects that are most in-tune with untapped economic potential as well as garner the most local support.



*Credit: City of Shamokin Facebook*

**GOAL 6** - Making Shamokin healthy, green, and clean now and tomorrow.

**STRATEGY 6** - Integrate Quality Design into a Variety of Civic and Public-Private Partnership Projects. There are opportunities to integrate quality design improvements that range from branding campaigns, active and passive public spaces, green infrastructure, and landscape improvements to make the City and the downtown more inviting for visitors and partnering economic investors.



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# 03

**Product Introduction & Background**

**Community Engagement & Planning Framework**

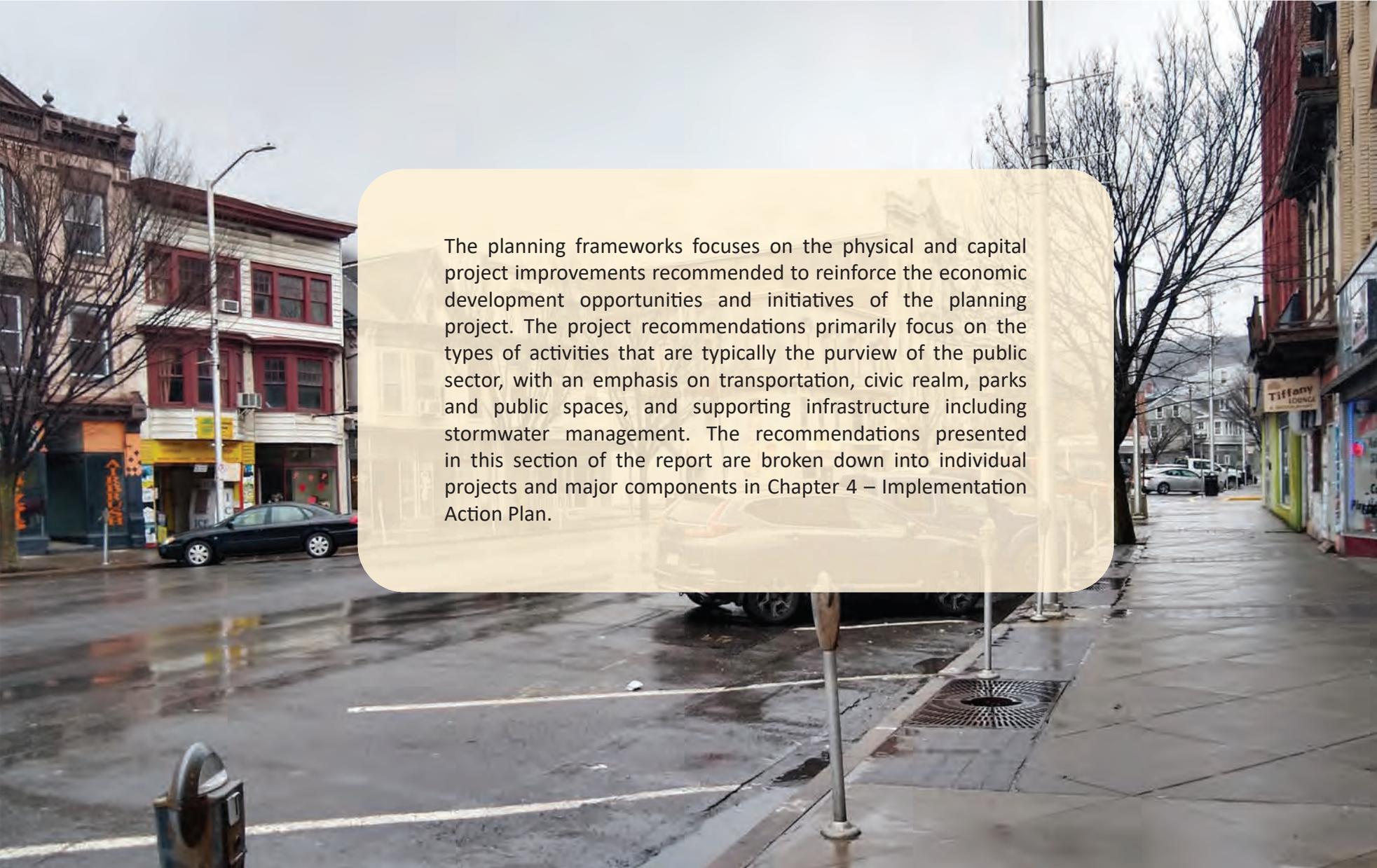
**Planning Frameworks**

- The Independence Street Corridor
- The 100 East Independence Block
- Focus on Fundamental Streetscape
- Make Tactical Public Space Improvements
- Address Critical Circulation Challenges
- Commerce Street Blue/Greenway
- Undertake Civic Branding Campaign
- Building Signage

**Implementation Action Plan**

# PLANNING FRAMEWORKS - DEFINING THE DOWNTOWN CHARACTER

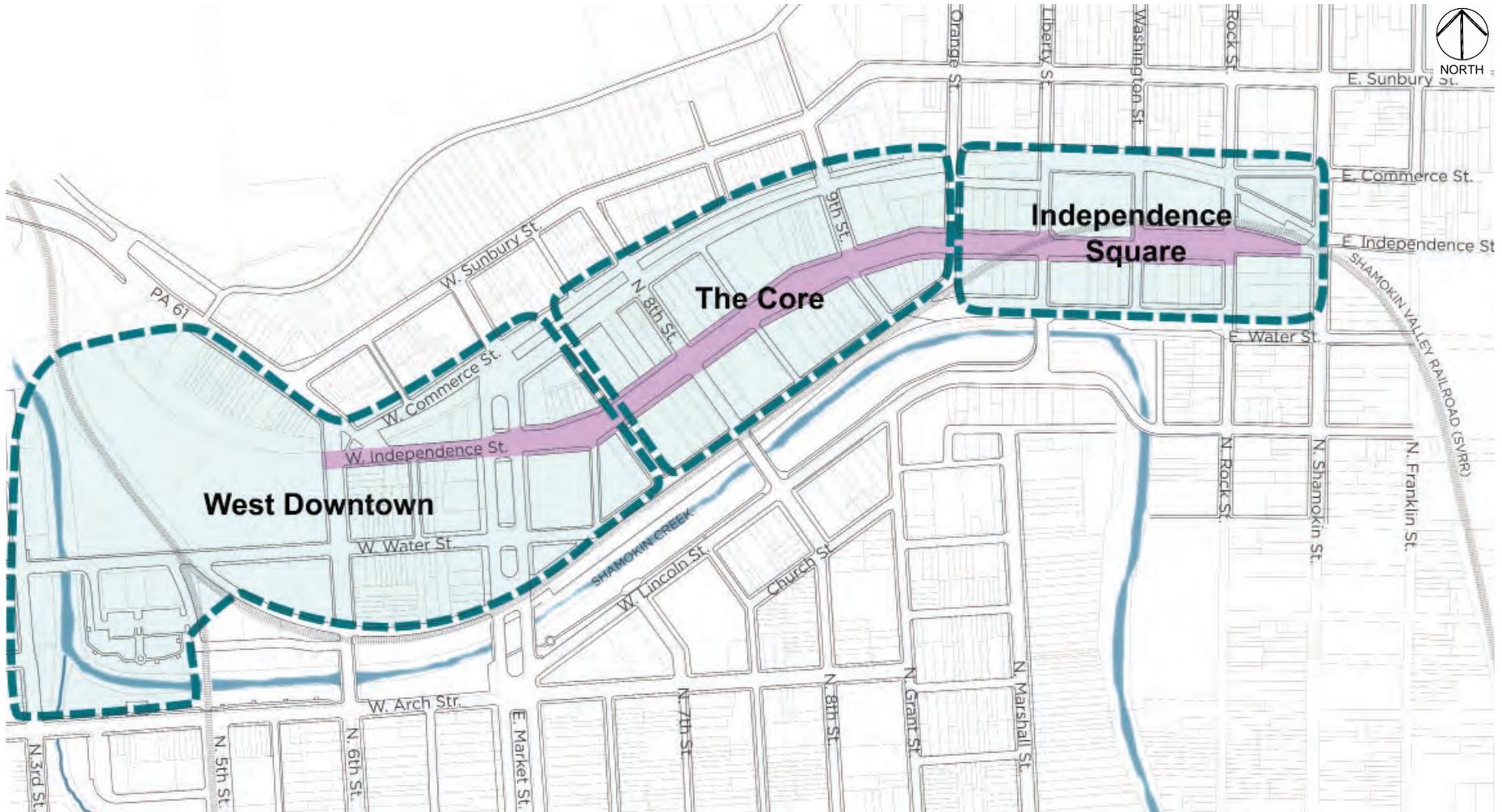
## The Independence Street Corridor



The planning frameworks focuses on the physical and capital project improvements recommended to reinforce the economic development opportunities and initiatives of the planning project. The project recommendations primarily focus on the types of activities that are typically the purview of the public sector, with an emphasis on transportation, civic realm, parks and public spaces, and supporting infrastructure including stormwater management. The recommendations presented in this section of the report are broken down into individual projects and major components in Chapter 4 – Implementation Action Plan.

# PLANNING FRAMEWORKS - DEFINING THE DOWNTOWN CHARACTER

## The Independence Street Corridor

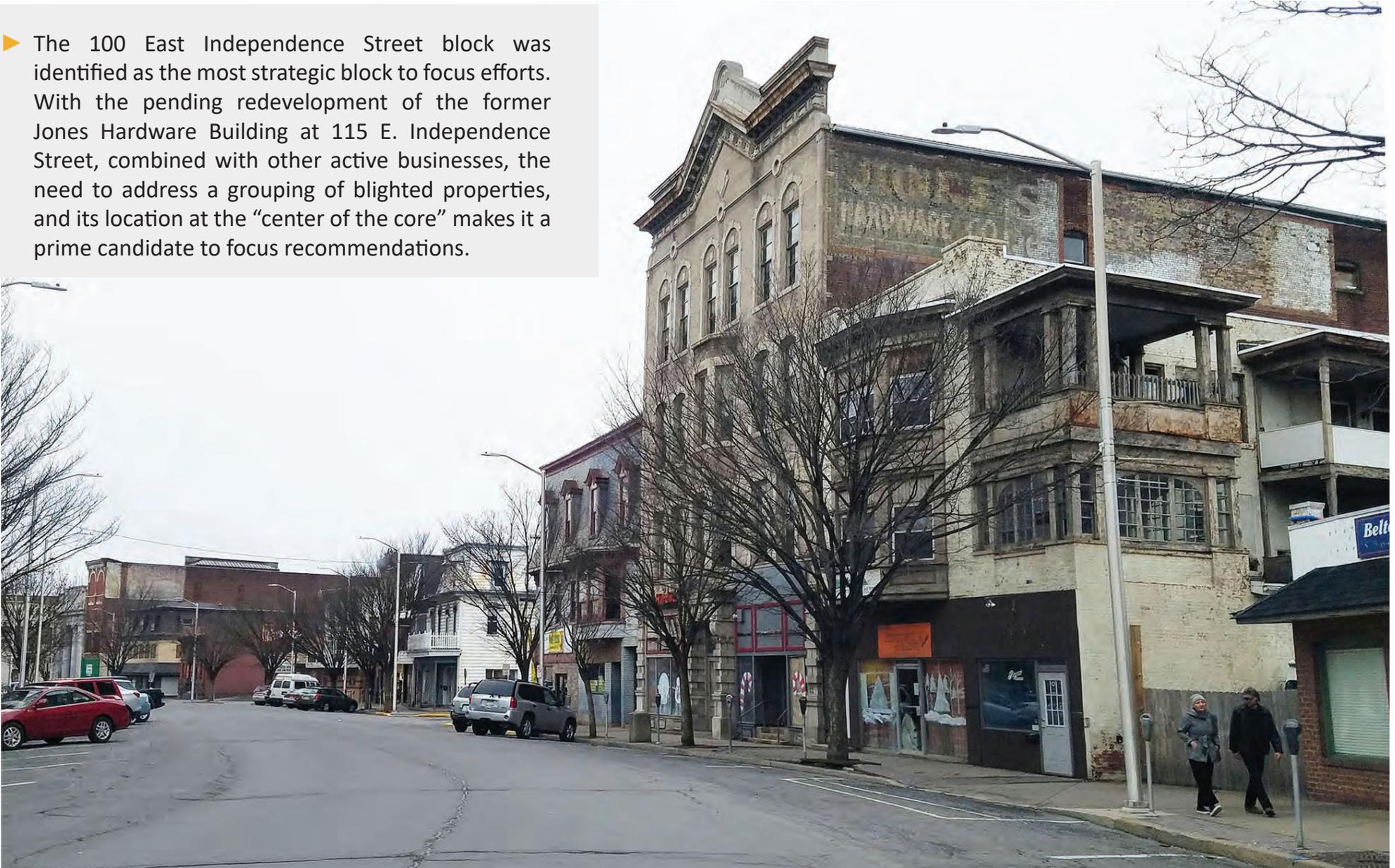


- ▶ The overall Independence Street Corridor is quite large for the size of the City but can be organized into three distinct zones. Since commercial/retail uses especially are spread across the entire length of the downtown, breaking it down into a few distinct zones will aid in how to approach the planning and design aspects as well as the prioritization of projects. This plan proposes the naming of the zones, which may or may not have application beyond purely planning, such as the creation of branding names for wayfinding and promotional purposes.

# PLANNING FRAMEWORKS - FOCUS EFFORTS FOR MAXIMUM IMPACT

## The 100 East Independence Block

- ▶ The 100 East Independence Street block was identified as the most strategic block to focus efforts. With the pending redevelopment of the former Jones Hardware Building at 115 E. Independence Street, combined with other active businesses, the need to address a grouping of blighted properties, and its location at the “center of the core” makes it a prime candidate to focus recommendations.





# PLANNING FRAMEWORKS - KEY STRATEGIES

## Focus on Fundamental Streetscape Aesthetics



- ▶ Perform a makeover of Independence Street focused on complete street improvements that greatly enhance the pedestrian-oriented and aesthetic appeal of the city's "Main Street."
- ▶ Relatively simple upgrades to Independence Street with a focus on ADA/safety and aesthetic improvements such as architectural lighting, planters, banners, etc. can have a major impact. Funding sources should focus first on development uniform standards, and plans and then implementation.



- ▶ Complete Streets focus on a complete assembly of multi-modal aspects of sidewalk and street, not solely vehicular facilities. Architectural lighting and street trees make inviting pedestrian environments. Tall canopy trees that are “limbed-up” so branches do not block storefronts and create a shade canopy create the most pleasant main streets for walking and shopping.

# PLANNING FRAMEWORKS - KEY STRATEGIES

## Focus on Fundamental Streetscape Aesthetics



Graphic from 'Living Melbourne, Our Metropolitan Forest' publication / image: City of Melbourne

### References:

Buckman, D. (2018, July 15). Can trees help stop crime? Retrieved June 25, 2020, from <https://www.americanforests.org/blog/urban-trees-crime-reduction/>  
Wolf, K.L. 2010. Crime and Fear - A Literature Review. In: Green Cities: Good Health (www.greenhealth.washington.edu). College of the

## The Community Benefits of Street Trees

Street trees play a major role within the U.S. Department of Justice Crime and the National Institute of Crime – Crime Prevention Through Environmental Design (CPTED) initiative by incorporating the presence of a natural structure that acts as a crime deterrent and as a communal symbol. Incorporation of street trees deters crime by providing the community with a sense of ownership, generates visibility, and offers permeability. Trees provide opportunity for public space which then encourages folks to participate with these places. The attraction of people to these spaces increases discernability amongst individuals. Studies of crimes and their context indicates that presences of vegetation and trees in urban environments may influence public safety and activity. Studies by the University of Washington in 2010 found:

- ▶ Among minor crimes, there is less graffiti, vandalism, and littering in outdoor spaces with natural landscapes than in comparable plant-less spaces.
- ▶ Studies of residential neighborhoods found that property crimes were less frequent when there were trees in the right-of-way, and more abundant vegetation around a house.
- ▶ In a study of community policing innovations, there was a 20% overall decrease in calls to police from the parts of town that received location-specific treatments. Cleaning up vacant lots was one of the most effective treatment strategies.
- ▶ Vegetation can be managed to create a reassuring environment, reduce fear, and increase citizen surveillance and defensible space. Principles of CPTED suggest how to achieve safer places.



- ▶ The overall streetscape in downtown is in reasonably good condition, it just needs refreshing.
- ▶ Utility companies such as PPL have municipal partnering programs that include architectural lighting. The highway style cobra head lighting along Independence Street, although newer, should be fitted out with new architectural style fixtures that reinforce the character of the downtown.
- ▶ The existing accent paver areas should be replaced with new pavers and all intersections should be upgraded to meet current ADA requirements.



### Acorn



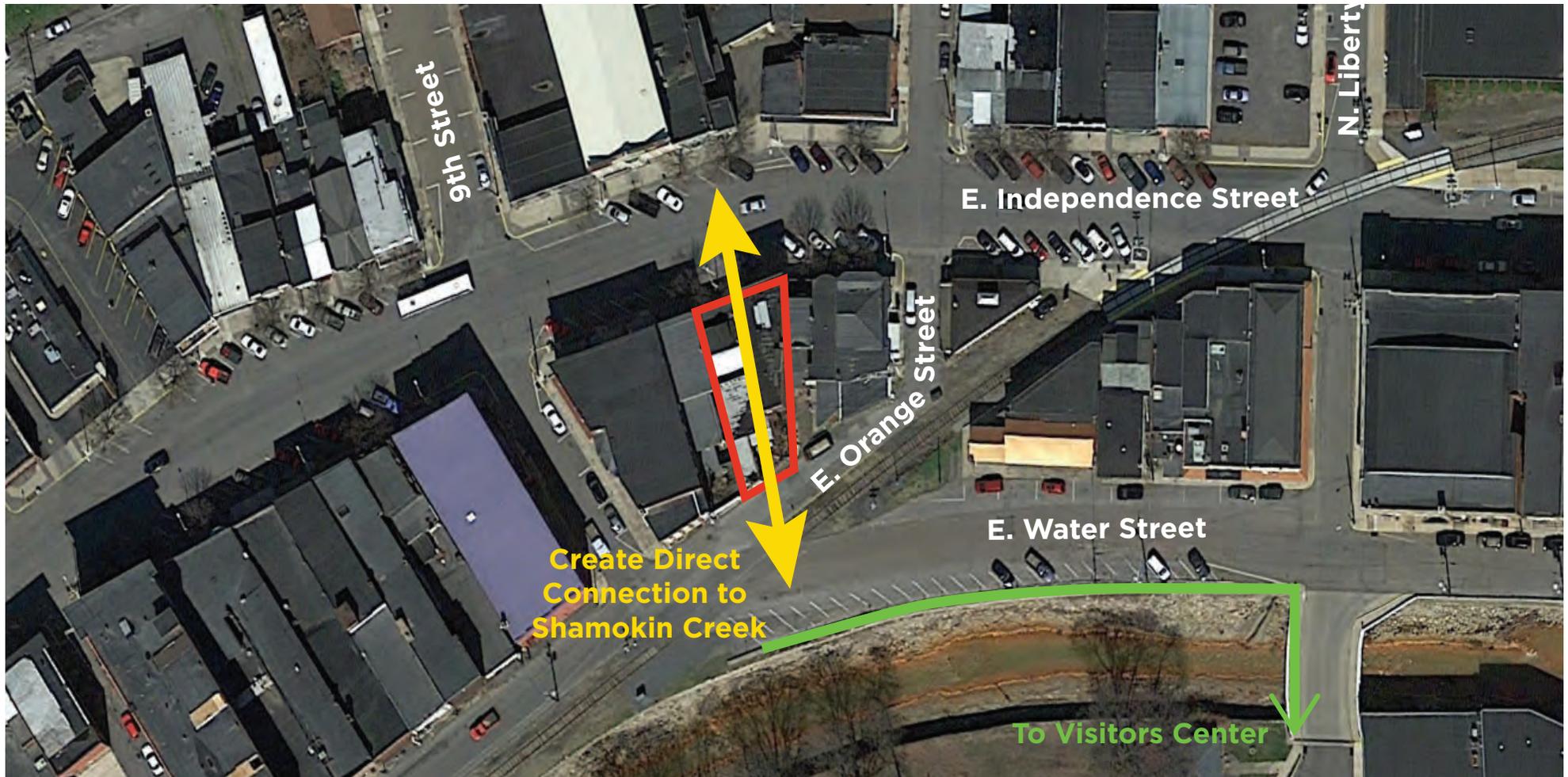
<b>LUMINAIRE:</b>	Acorn, black or green
<b>FIXTURE SIZE:</b>	2,600 lumen (36 watt) or 3,800 lumen (53 watt)
<b>FIXTURE TYPE:</b>	Light-Emitting Diode (LED)
<b>POLE:</b>	11 or 13 foot black or green fiberglass, boulevard style, mounted on concrete foundation
<b>ALTERNATE POLE:</b>	14 foot round black steel or spun aluminum
<b>ELECTRIC SUPPLY:</b>	Underground
<b>RATE:</b>	Low-mount underground, Rate Schedule SLE Light-Emitting Diode (LED)

*Want to know more about the PPL Electric Utilities Outdoor Lighting Program?*

Call your PPL Electric Utilities representative or PPL Electric Utilities Customer Service Business Accounts 1-888-220-9991, option 4 on IVR during business hours 8 a.m. to 5 p.m.

# PLANNING FRAMEWORKS

## Make Tactical Public Space Improvements

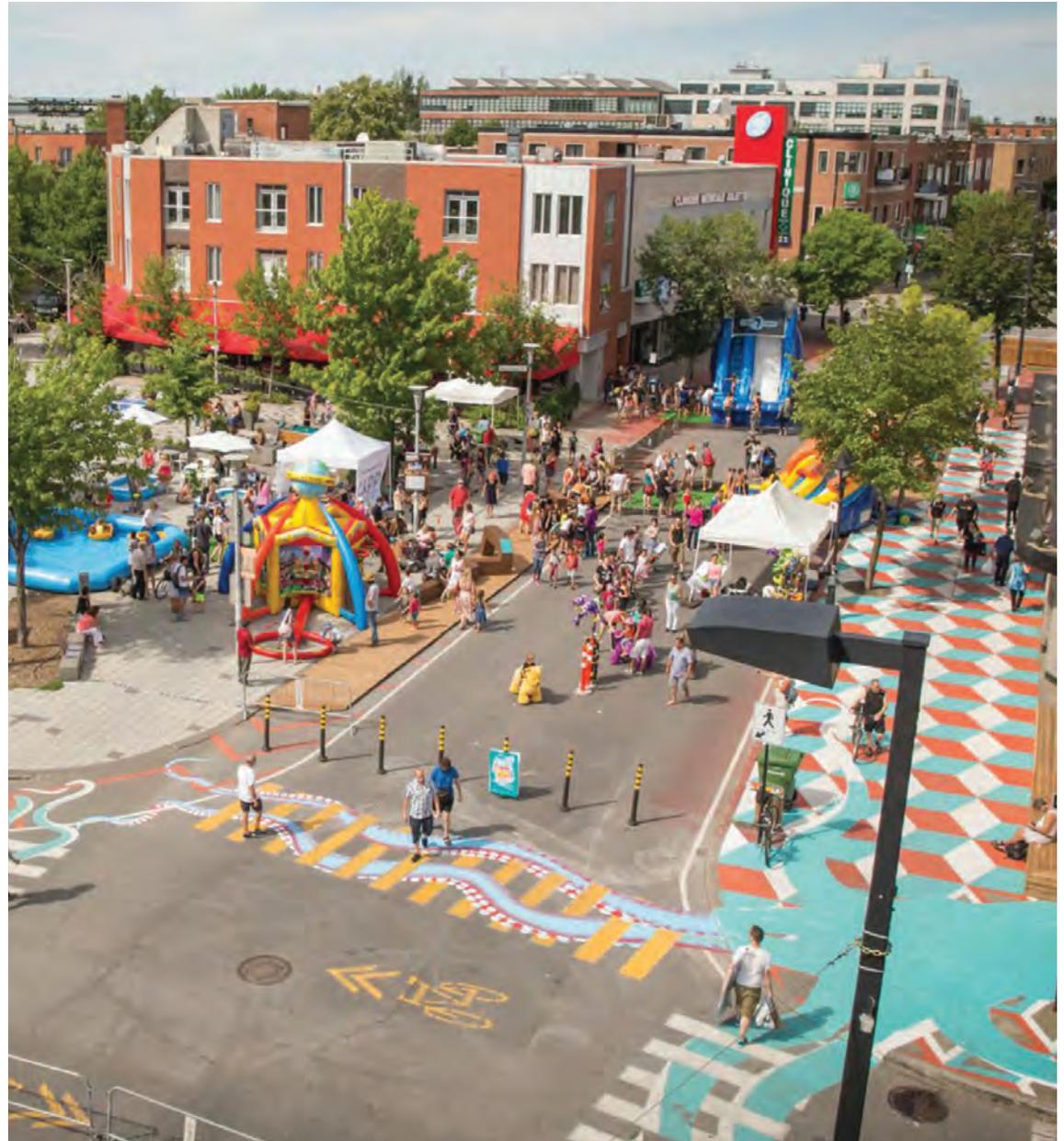


- ▶ Through likely blight control actions, demolition of existing buildings too deteriorated to rehabilitate may be necessary. In some cases, the void created by demolition should be evaluated for new buildings or public spaces versus parking lots.
- ▶ An opportunity to create a signature public space may arise in the E. 100 block of Independence Street.
- ▶ Connections to Shamokin Creek are very important. It is less than a block from Independence Street yet all of the buildings' backs face the creek. Every effort should be made to improve the human connection to the creek, with more generous overlooks and ways to get closer to the water.

# PLANNING FRAMEWORKS - KEY STRATEGIES

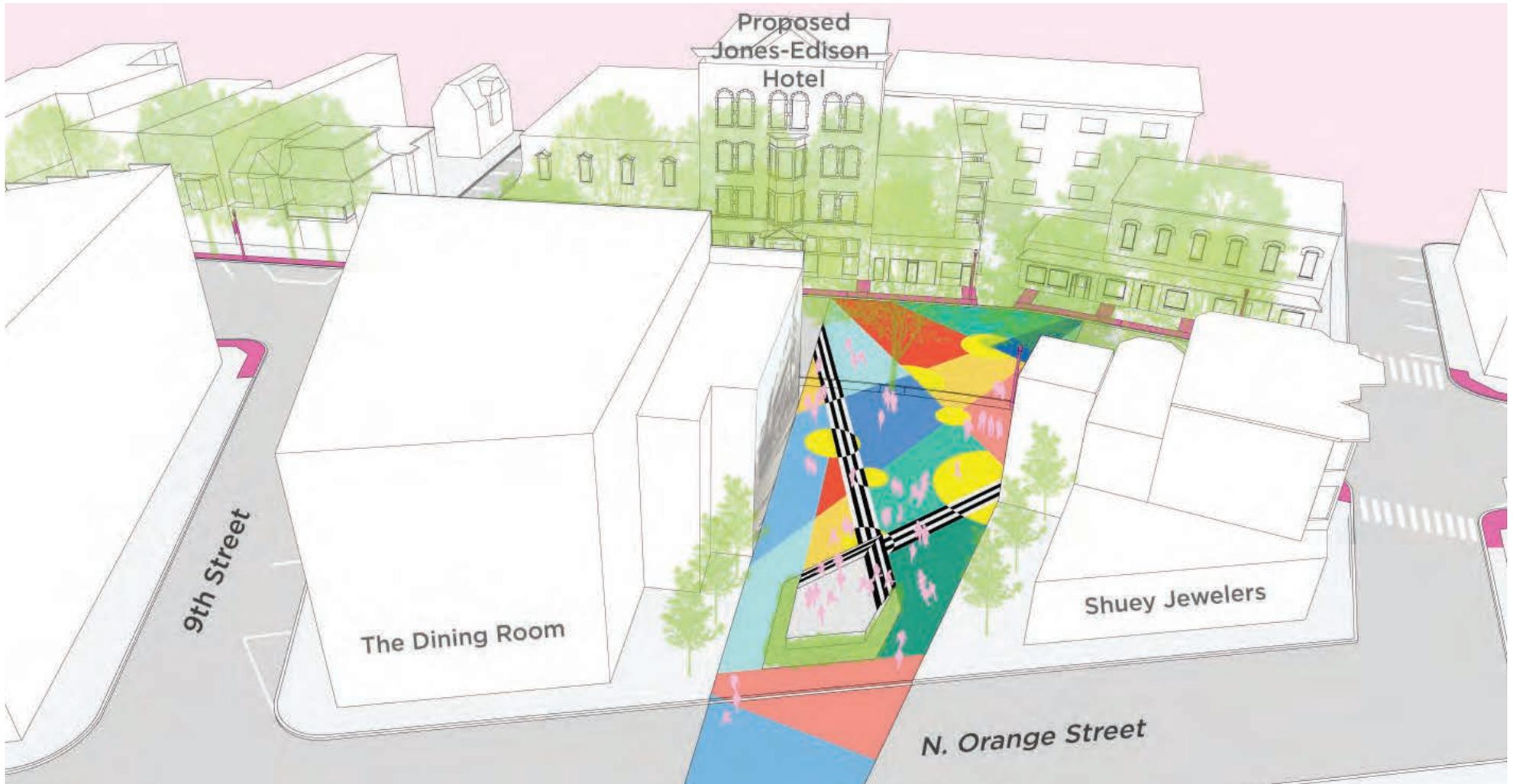
## Make Tactical Public Space Improvements

- ▶ Creating effective public spaces does not need to be complicated. For example, there is a foundation that funds public art installations on streets and public spaces that create dramatic and inviting public spaces that begin to redefine the use of urban spaces.
- ▶ Creative uses for parking lots, vacant lots, and other ancillary spaces as passive and small-scaled active uses such as bocce and cornhole courts, etc. can enliven activity downtown, especially when linked to adjacent restaurants and entertainment venues.



# PLANNING FRAMEWORKS

## Make Tactical Public Space Improvements



- ▶ The opportunity existing to create an iconic public space in the downtown that could serve as a public space for new residents in mixed-use developments as well as for special events and festivals. The emphasis should be on quality design materials yet a simple and dramatic design that illustrates vibrancy and investment to visitors. This sketch shows how dramatic paving or painted surfaces could extend the park space into Independence Street like a carpet.



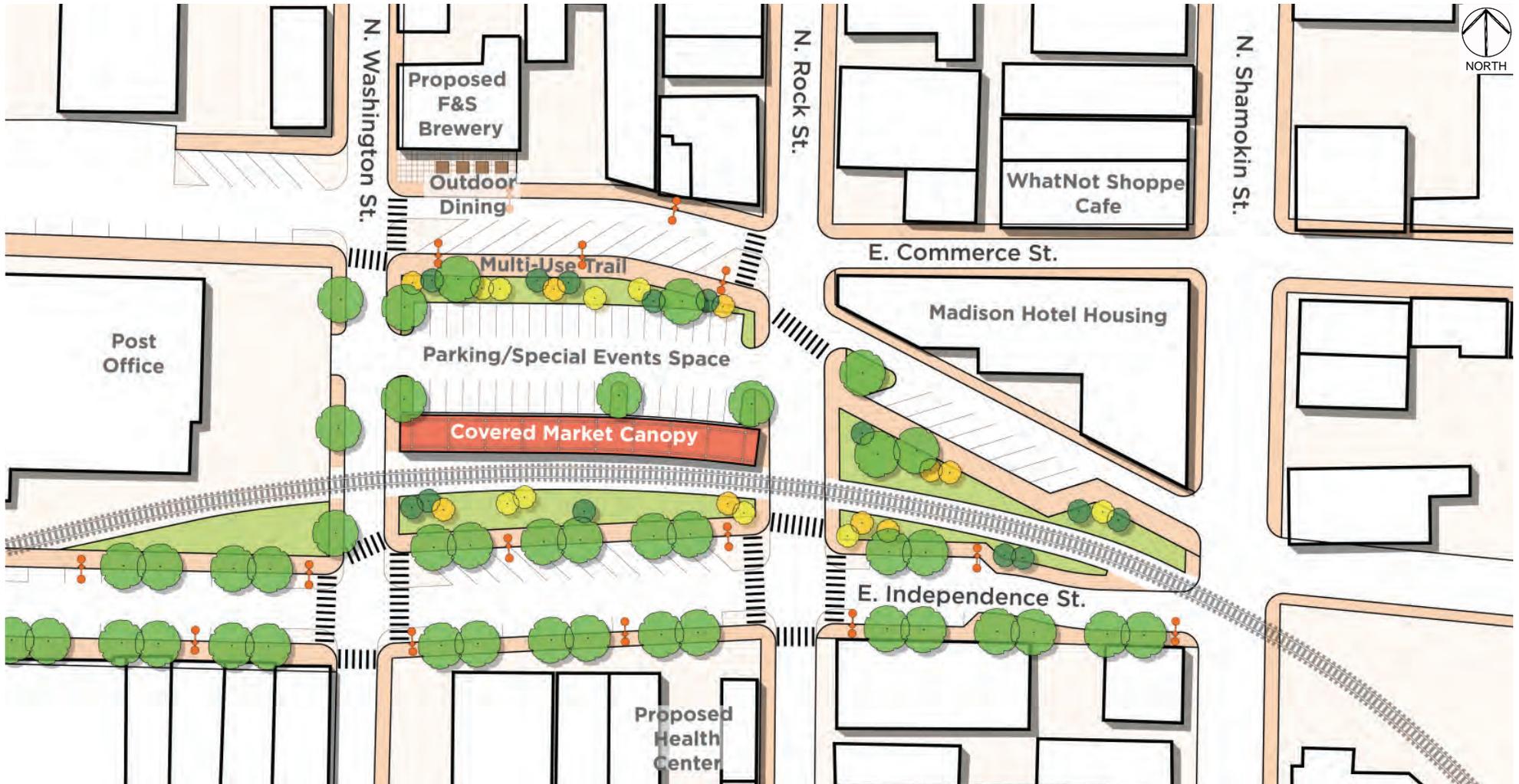
- ▶ Demolition of mid-block buildings will create blank walls. These wall will need to be insulated and covered with architectural materials to finish them. Opportunities to create side interaction between interior and the public spaces should be explored. The walls can also be used for murals and other branding elements. This view also shows how public space treatments can be extended into the street to create event streets.

# PLANNING FRAMEWORKS

## Make Tactical Public Space Improvements



- ▶ The E. 300 block of Independence Street, including the large parking lot up to Commerce Street represents another opportunity to inject more economic development opportunity.



- ▶ The opportunity exists to rethink large expanses of asphalt to make them more efficient for day-to-day parking and also allow them to serve as venues for special events, farmers markets, food fairs, etc. If a regional trail along Commerce Street can be created, this would also serve as a downtown trail head. The covered canopy is proposed on the parking lot side so vendor's can park in spaces by backing up to the canopy. The parking lot could be closed during special events held on weekends and used for additional tents canopies and vendors.

# PLANNING FRAMEWORKS

## Make Tactical Public Space Improvements



- ▶ New covered canopies in a linear public space next to the parking lot could be designed to evoke the former Reading Railroad covered platforms. These type of amenities could support farmers markets, food festivals, and events.

- ▶ Vendors can back into the parking spaces of the covered canopy to create an attractive and convenient shopping experience.



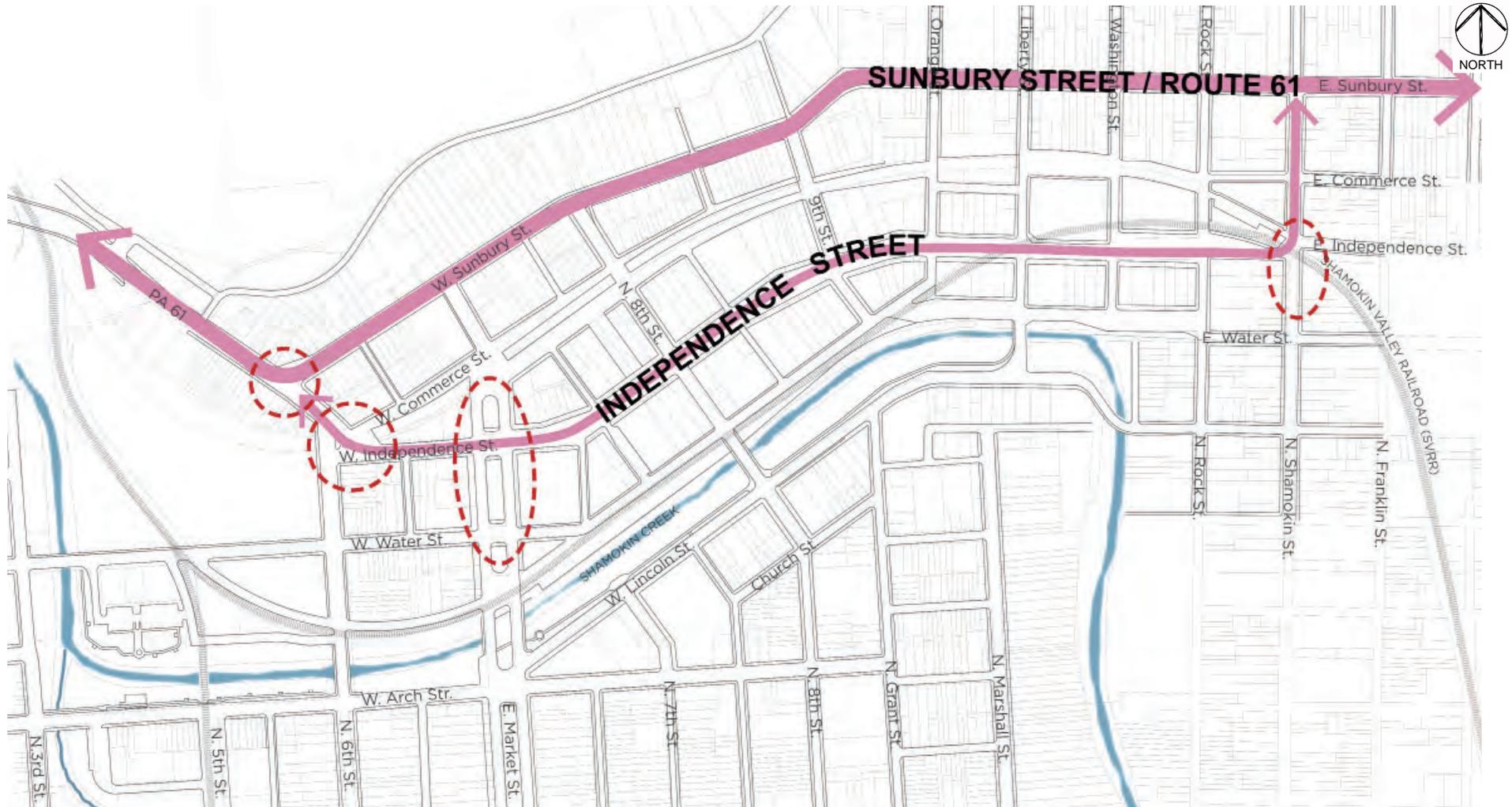
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# PLANNING FRAMEWORKS

## Create a Regional Trail Network



- ▶ Opportunities exist to connect Shamokin to the region via a rails-to-trails initiative from Mount Carmel to Sunbury. With the other connection options, including to the AOAA, this would make Shamokin a major trail town hub, especially once lodging is added to the downtown.



- ▶ The City benefits from the fact that the primary state route through town is not its traditional “main street.” However, for visitors it is not even apparent that there is a downtown two blocks away. In addition several intersections with Independence Street do not allow direct turns onto the street. The City should work with PennDOT, especially as a part of the proposed PA Route 61 upgrade study, to address intersection circulation issues, including ways to potentially direct motorists down 6th Street to Independence Street.

# PLANNING FRAMEWORKS

## Address Critical Circulation Challenges



A comprehensive multi-modal traffic study should be considered which evaluates:

- ▶ Complete street improvements to Sunbury Street/Route 61 to include improved cross walks and architectural lighting.
- ▶ Improve circulation flow to Independence Street including issues at 6th Street, Market Street, and Shamokin Streets.
- ▶ How the introduction of a new regional trail along Commerce Street could be achieved along with Commerce Street with safe street crossings.



► Realigning the intersection of N. 6th Street, Independence Street, and Commerce Street could improve safety, allow for the crossing of a regional trail, and potentially create a direction connection between Route 61 and Independence Street.

# PLANNING FRAMEWORKS

## Commerce Street Blue/Greenway



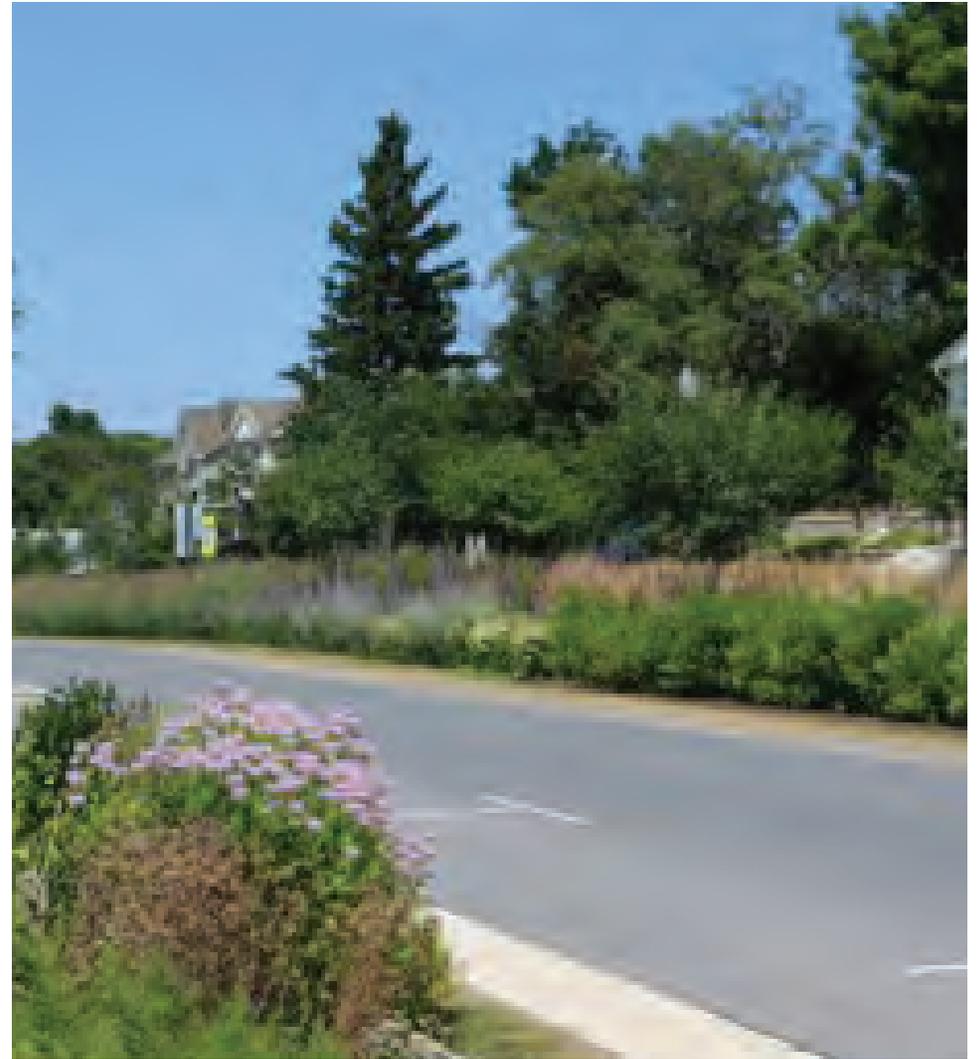
- ▶ The City recently acquired much of the former PRR railroad right-of-way via Commerce Street in the downtown. This corridor has the potential be an important linear greenway and regional trail route through the downtown. In addition, it is strategically located near the terminus of several separated sewer lines, allowing it to potentially serve as linear stormwater facilities to reduce Combined Sewer Overflows into Shamokin Creek.



- ▶ The opportunity exists to create a linear park that includes a multi-use bike path and landscape amenities along Commerce Street.
- ▶ The critical element is the connectivity of a well defined off-road or designated “sharrow” through downtown. Some blocks are more supportive to additional park amenities as well as underground and linear bio-retention stormwater planters.

# PLANNING FRAMEWORKS

## Commerce Street Blue/Greenway



- ▶ In addition to the public space and recreational opportunities above ground rain gardens and below ground stormwater storage facilities could be build next to, and under, the trail.

# PLANNING FRAMEWORKS

## Commerce Street Blue/Greenway



- ▶ Diagonal parking along Commerce Street could be better delineated to provide convenient parking through the downtown, while also accommodating additional landscaping and stormwater management.

© InfraSGA, Inc. Patent Pending.

### Large Storm Event Overflow Storage



© InfraSGA, Inc. Patent Pending.

### Infiltration & Groundwater Recharge



# PLANNING FRAMEWORKS

## Undertake Civic Branding Campaign



The City should focus on a comprehensive branding campaign that including mutli-media from digital, print, and environmental installations. Branding should include:

- ▶ Catchy tag lines that change perceptions like, “The City of Energy!” as an example.
- ▶ Consistent logos, typeface, colors, etc. that are specifically designed to work in many different contexts including as gateway signs, wayfinding, district arrivals, and banners.
- ▶ Historic/Interpretive and trail signing should also be considered.



Example Gateway Branding Sign  
Credit: Merje



Example Wayfinding Sign  
Credit: Cloud Gehshan

# PLANNING FRAMEWORKS

## Undertake Civic Branding Campaign



- ▶ Gateway signs should be dramatic and have impact. Projects like these may require regional participation and should be located in logical gateway points, not based on a literally jurisdictional boundary that is meaningless to out of town visitors.

Independence Street, Shamokin, Pa.



- ▶ In addition to branding signing, the City should consider an incentivized building signing program that plays off of the 1920s to the 1950s era signing.

## PLANNING FRAMEWORKS

### Building Signage

- ▶ Building signs that build upon the “heyday” of downtown retail signs, the first half of the 20th century would be very appropriate for Shamokin’s downtown and create rich visual interest as well as serve an important advertising role. In addition, temporary installations in vacant storefronts could create visual interest and market local business, events, and heritage.









# 04

**Product Introduction & Background**

**Community Engagement & Planning Framework**

**Planning Frameworks**

**Implementation Action Plan**

- Initiate Funding Strategies
- Multi-modal Transportation Projects
- Parks and Public Space Projects
- Branding Projects
- Policy and Programs Projects

### Implementation Action Plan

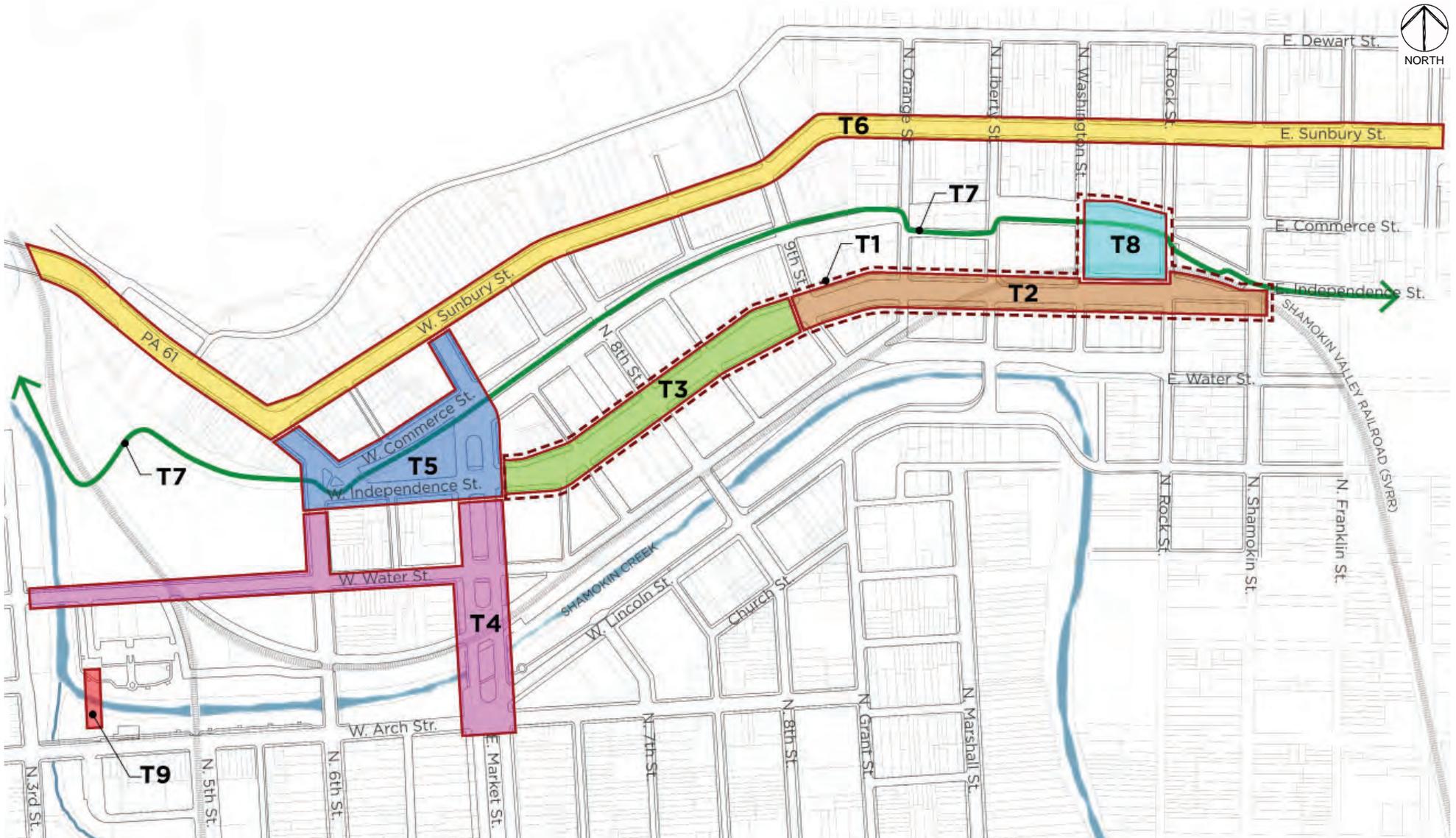
The following tables breakdown this plan's recommendations into four primary categories:

- Multi-Modal Transportation
- Parks and Public Spaces
- Branding and Signing
- Policy and Programs

For each of the categories the projects are defined in terms of next step studies or design development, and the key components of the project. Larger projects are divided into potential phases and each recommended project is ranked in terms of timeline priority. In general, near term projects can be pursued immediately, while the mid and long-term projects will require near term actions and/or the pursuit of funding and partnership, property acquisition, etc. that will require more time to execute.

Level-of-magnitude costs are provided to assist in funding pursuits, including grant applications and identifying matching sources, as required.

# Implementation Action Plan Multi-modal Transportation Projects



# Implementation Action Plan

## Multi-modal Transportation Projects

### PROJECT RECOMMENDATIONS - MULTI-MODAL TRANSPORTATION PROJECTS

Map Key #	Priority	Project	Estimate of Probable Costs *	Description
<b>T1</b>	NEAR TERM	Independence Street/ Downtown Streetscape Plan and Design Standards	\$85K Schematic Design & Palette of Elements	A schematic plan for the Independence Street Corridor should be developed that includes ADA intersection improvements, needed sidewalk repairs, accent paving replacement, architectural lighting, refinements to pending camera system, street tree locations and standards, landscape planters, seating, banners, bicycle racks, trash receptacles, etc. Resulting plan should establish a block by block and E. 300 block parking lot schematic plan along with corresponding costs for construction, phasing priorities and a manual of standard elements to be adopted for the entire downtown to promote consistency.
<b>T2</b>	NEAR TERM	Independence Street Streetscape Upgrade - Phase I	\$125K Design & Permitting \$1.2M Construction (More accurate costs determine at conclusion of Project T1)	Includes realignment of edge of curb to narrow the north side of the E. 300 block of Independence Street and associated improvements described under project T1. Assumes roadway and drainage improvements are included and a PennDOT HOP is not required based on project limits. Assumes architectural lighting upgrades can be done through PPL program.
<b>T3</b>	MID TERM	Independence Street Streetscape Upgrade - Phase 2	\$75K Design & Permitting \$500K Construction (More accurate costs determine at conclusion of Project T1)	Extension of Phase I streetscape improvements including ADA intersection upgrades as needed. Limits of project end at Market Street PA Route 125 R.O.W. Assumes architectural lighting upgrades can be done through PPL program.
<b>T4</b>	MID TERM	Market & Water Streets Improvements	\$90K Design & Permitting \$900K Construction	These improvements could employ a simplified set of streetscape and intersection improvements described in projects T1-T3. With the construction of a hotel at the former Coal Hole site, a general enhancement of sidewalks, needed ADA upgrades, and strategic architectural lighting, banners, etc. will help connect the development to the core of downtown and also help distinguish a few of the more commercial blocks of the Market Street corridor that overlap with the edge of downtown. Assumes architectural lighting upgrades can be done through PPL program although additional underground utility work may be required to provide for proper pole placement. Market Street work would require a PennDOT HOP which requires additional permitting work.
<b>T5</b>	LONG TERM	6th Street - Market Street - Commerce Street - Independence Street Traffic Improvement Project	\$90K Traffic Study or Integration into PennDOT PA Route 61 Study \$TBD Construction - Dependent upon study findings	The City should work with PennDOT and/or undertake a traffic study to improve the overall multi-modal circulation and flow of traffic from Sunbury Street to Independence Street via 6th Street and Market Street. Concept plan considers the ability to realign 6th Street at a "T" intersection created by extending Independence Street into alignment with the northernmost block of 6th Street and create a direct connection to Sunbury Street/ Route 61. Conflicts with no southbound left turns from Market Street onto Independence Street should be evaluated including potential utilization of Commerce Street between Market and 6th Streets and drive-up queuing conflicts from Dunkin Donuts. Project could be an independent downtown traffic flow study or incorporated into PA Route 61 Corridor improvement study current un-funded. Project should also include the feasibility of a multi-use trail along Commerce Street.

# Implementation Action Plan

## Multi-modal Transportation Projects

### PROJECT RECOMMENDATIONS - MULTI-MODAL TRANSPORTATION PROJECTS

Map Key #	Priority	Project	Estimate of Probable Costs *	Description
<b>T6</b>	LONG TERM	Sunbury Street/Route 61 Corridor Improvements	PennDOT Led Project	PennDOT lists this corridor as an unfunded project on the Long Range Transportation Improvement Plan. The recommendation of this plan is to ensure that the City is actively engaged in any analysis and contemplated improvements to ensure they compliment the economic development and livability of the downtown and the corridor. It is critically important that improvements do not focus on “through-put” capacity improvements that result in speeding traffic and less safe pedestrian and bicycle conditions. Any improvement alternatives should include extensive pedestrian safety crossing enhancements and ideally architectural lighting which would improve safety for both motorists and pedestrians as well as improve the aesthetic aspects of the primary vehicular route through the City. The traffic analysis and routing concepts discussed under project T5 should be considered for incorporation with this project to create the most comprehensive of transportation solutions possible for the downtown.
<b>T7</b>	NEAR TERM	Regional Trail Feasibility Study	Feasibility Study Funded by DCNR and Led by Northumberland County Planning Dept.	The County is leading this effort as an implementation item of the Northumberland County Greenways and Open Space Plan (2011) funded by DCNR and DCED. The City should play an important role on the Steering Committee for this project to inform planning decisions and guide the selection of the preferred route through the downtown. This project should be leveraged by referencing it in other economic development and brownfields grant applications, since the for PRR Corridor would qualify as a brownfields. Project should also consider opportunities to address stormwater through the inclusion of the greenway through downtown.
<b>T8</b>	MID TERM	E. 300 Block Parking Lot and Commerce Street Improvements	\$175K Design & Permitting \$1.5M Construction (More accurate costs determine at conclusion of Project T1)	The final extent and elements of this project will be determined through Project T1. In general should include parking lot improvements including curbing, paving (possible unit/permeable), promenade with covered canopy, E 300 Block of Commerce Street diagonal parking, curb and gutter and streetscape improvements.
<b>T9</b>	LONG TERM	Shamokin Creek Greenway/Kehler Park Connector	\$90K Design & Permitting \$650K Construction	With the proposed redevelopment of the former Coal Hole site adjacent to Shamokin Creek, a connection to the south side of the creek and Kehler Park would fill in an important gap in the sidewalk and bicycle network from the south side of the creek and neighborhoods. This would eliminate the unsafe pedestrians usage of the active railroad trestle over the creek at 5th Street. This assumes a pre-engineered multi-use path bridge (10' minimum width) would be possible in this location. Depending on funding will require historic district review by PASHPO, especially related to new abutment design and impacts to historic stone masonry. .

# Implementation Action Plan Parks and Public Space Projects



# Implementation Action Plan

## Parks and Public Space Projects

### PROJECT RECOMMENDATIONS - PARKS AND PUBLIC SPACE

Map Key #	Priority	Project	Estimate of Probable Costs *	Description
<b>P1</b>	NEAR TERM	Overall Downtown Parks Master Planning and Independence Street Pocket Park	Downtown Park Master Plan \$100K (for projects P1-3) Design & Construction for P1 Project \$750K to \$900K	Downtown Public Parks and Public Space master planning project that includes development schematic master plans (following DCNR park master planning process) for projects P1, P2, and P4 as a combined process. Independence Street Pocket Park should be a flexible public space designed to accommodate the daily needs of local residents and downtown works, while also providing flexibility for special events programming such as live performances, market/food festivals, movies in the park, etc. Design should be constructed of high quality durable materials for longevity and how should include signature design elements to have a visual impact downtown. Could be linked to Asphalt Art program to have design reach into the street for larger events.
<b>P2</b>	MID TERM	Independence Square Promenade and Market House	Master Planning part of P1 Design & Construction for P1 Project \$850K to \$950K	This project would be linked to adjacent streetscape improvements described in Transportation Project T2 and T8. Focus of the design is the creation of an events space for markets and festivals as well as creating a well designed and landscaped parking lot that can also serve as an events venue during weekends and special events. The timing of these improvements would be linked to other economic development projects including medical center completion and redevelopment of the former F&S Brewery building.
<b>P3</b>	LONG TERM	Commerce Street Blue/Greenway	TBD based on findings of Master Plan under Project P1 and County Regional Trail Feasibility Study.	The creation of a linear park along the former PRR right-of-way following Commerce Street would ideally be part of the regional trail network to be studied by Northumberland County to extend from Mount Carmel to Sunbury. In addition to the multi-use trail, additional public space amenities, including significant stormwater management facilities could be proposed. Master planning is proposed as a part of project P1. Due to number of blocks, the project could be implemented in phases, based on the findings of the County led feasibility study and the Downtown Parks and Public Space Master Plan described under P1.
<b>P4</b>	MID TERM	West Gateway Landscape and Parking Improvement	TBD based on site acquisition costs, easement agreements, and branding signing recommendations.	This plan recommends a series of gateway improvements along this stretch of Sunbury Street/Route 61 at the western gateway into the City. The project would consider the ability to acquire and demolish a series of blight residential properties along the W 200 block of Sunbury Street. Project could include pocket park amenities as well as off street parking to serve the neighborhood and adjacent commercial buildings. Significant landscape plantings should be considered as part of gateway signs to improve the overall appearance of the gateway. Project should be linked at the planning and design stages with Transportation project T6.

# Implementation Action Plan

## Branding and Signing Projects



# Implementation Action Plan

## Branding and Signing Projects

### PROJECT RECOMMENDATIONS - BRANDING AND SIGNING

Map Key #	Priority	Project	Estimate of Probable Costs *	Description
<b>B1</b>	NEAR TERM	Comprehensive Branding, Promotion and Wayfinding Signing Strategy	\$50K to \$70K for including branding design and standards manual	Comprehensive Strategy including branding design and standards manual. Branding strategy should include tag lines, graphics, and wayfinding signing palette. Project would include considering all forms of promotion, including digital/social media, print, and environmental graphics (i.e. signing). Project should be comprehensive and used to establish and reinforce a brand image tied to economic development and tourism goals and marketing. Initiative should be developed in partnership with Susquehanna River Valley Visitors Bureau.
<b>B2</b>	MID TERM	Major Gateway Signing	\$35K Design & Permitting \$175K Construction (Could be incorporated into Public Space Project P4)	Western Gateway is the prominent entry point into the City. This project is linked with Public Space Project P4. Project could potentially include lighting, signing, variable messaging for event promotion, etc. Project will include the need to work with key property owners to acquire easements or properties. Improvements will be outside of PennDOT ROW but will still require coordination with PennDOT District.
<b>B3</b>	LONG TERM	Secondary Gateway/ Nodes & Overall Vehicular Wayfinding Signing	\$35K Design & Permitting \$125K Construction	Directional signing tied to branding to provide wayfinding to destination and Independence Street and could include signing and landscaping. Should include approximately 10 to 15 vehicular and trail wayfinding signs.
<b>B4</b>	NEAR TERM	Independence Street Banner Branding	\$2K Design & Permitting \$10K Construction	Specialized branding for Independence Street. Could include seasonal changes for light pole banners and other branding installations. Should be designed graphically to work with overall City brand campaign as a special district.
<b>B5</b>	MID TERM	Market Street Banner Branding	\$2K Design & Permitting \$10K Construction	Same as Project B4 with a different district brand.
<b>B6</b>	MID TERM	Visitor Center/Trail Gateway	\$2K Design & Permitting \$5K Construction	Same as Project B4 with a different district brand emphasizing AOAA trail gateway connection to downtown and Visitor Center arrival.

# Implementation Action Plan

## Policy and Programs

### PROJECT RECOMMENDATIONS - POLICY AND PROGRAMS

Map Key #	Priority	Project	Estimate of Probable Costs *	Description
<b>PP1</b>	NEAR TERM	Comprehensive Zoning Ordinance Update	\$45K to \$50K	Comprehensive zoning re-write to update 1960's based zoning ordinance to be consistent with PA MPC, modern use standards, and current economic development vision.
<b>PP2</b>	MID TERM	Targeted Building Reuse and Historic Designation Feasibility Studies	\$35K to \$40K	Identify up to five potential buildings and obtain property owner support to participate. Plans would include historic research to determine historic eligibility for tax credits, adaptive reuse/rehabilitation potential, and potential financial modeling.
<b>PP3</b>	NEAR TERM	Façade Grant Program	\$50K	Reapply for DCED funding to expand on first round program.
<b>PP4</b>	NEAR TERM	Redevelopment Gap Financing Program	Based on Available Resources/ Ideally \$1M to \$5M Fund	A program/fund of non-traditional sources of funding for private development should be established especially for pioneer developments in the downtown. New market-rate/mixed-use projects will be challenged by the lack of valuation "comparables" within the marketplace needed to support traditional lending strategies. In addition, until a new market is established and market rents/values increase, there will be financing gaps between the construction costs and revenue generation, resulting in the need to fill "gaps" required to make projects economically feasible. Such a program or fund could also include special low or no interest loans that form the basis of a revolving loan fund to support future projects as the fund is paid back.

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**EXHIBIT D**

**Go Shamokin Market Assessment**

# Plan GO SHAMOKIN MARKET ASSESSMENT



## Technical Memorandum

Prepared by:

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URBAN PARTNERS

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September 2020

Prepared for:



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# INTRODUCTION

Shamokin Area Businesses for Economic Revitalization (SABER), together with the City of Shamokin and SEDA-Council of Governments, is working to prepare an Implementation Plan for Economic Revitalization. This plan will serve as the blueprint for future growth and economic development within downtown Shamokin for the next 5 years.

As part of this revitalization effort, Urban Partners has conducted a real estate market assessment evaluating retail, residential, and commercial opportunities for Shamokin. This analysis identifies the range of feasible uses that could potentially support a more active mixed-use environment in the downtown area while strengthening the City's overall economy.

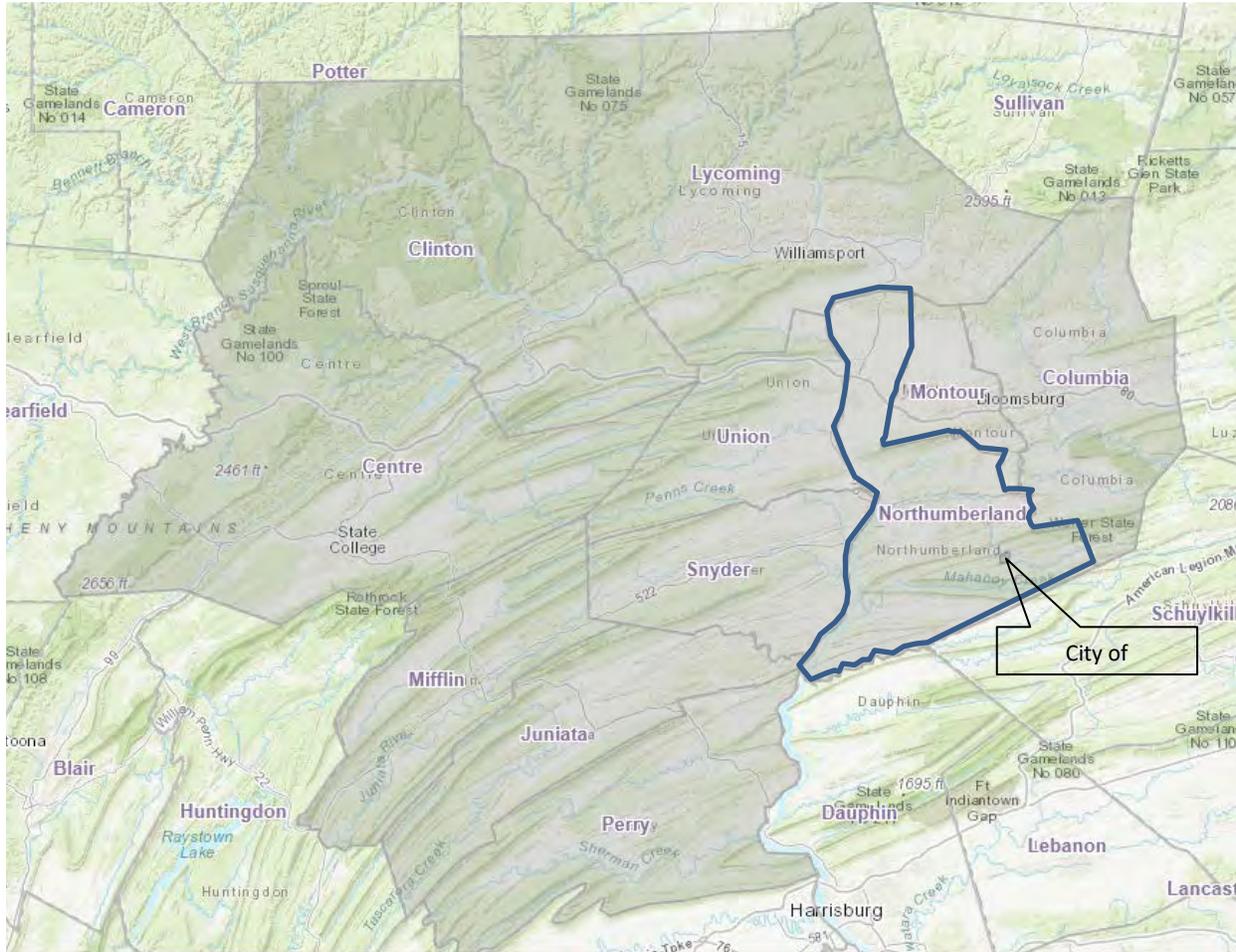
The assessment is tailored to match market opportunities unique to the characteristics of the City. For each market type, we have examined the supply of similar uses in the local Shamokin area through qualitative research, and the demand for such uses by examining quantitative secondary data as well as contact with key professionals in the area familiar with the real estate market.

Data for this market assessment was acquired and analyzed immediately prior to the economic shutdown in mid-March 2020 resulting from the Covid-19 pandemic. The near- and long-term impacts of the pandemic on the real estate market are not yet fully known, particularly on a micro-level. It should be noted, however, that not all impacts will be equally far-reaching or permanent, and some real estate sectors will recover more quickly than others. Given the changing nature of this situation, as the stabilization of new Covid-19 cases is achieved and communities begin to implement reopening plans, the effects of this crisis on the local real estate market will continue to evolve as well. Community leaders should monitor these influences as Shamokin continues its revitalization efforts while adjusting to new economic norms.

# SOCIO-ECONOMIC TRENDS

For the purposes of this market assessment, we have examined socio-economic conditions and trends within the City of Shamokin, as well as for Northumberland County and the SEDA Council of Governments (COG) region to provide a wider geographic context (see **Figure 1**).

Figure 1: The City of Shamokin and Northumberland County within the SEDA-COG Region



Source: U.S. Census Bureau

## Population and Household Characteristics

According to the 2017 American Community Survey 5-Year Estimates (ACS), the total population of the City of Shamokin is 7,165. From 2010 to 2017, the City's population declined by 2.8%, compared to a population loss of 1.6% for Northumberland County (see **Table 1**). The ACS reports a slight increase in population of 0.6% for the 11-county SEDA-COG Region. The largest growth – 4.3% – is in Centre County, home of State College and Penn State University.

Table 1: Population Trends, 2010-2017

	2010 Census	2017 ACS	% Change (2010-2017)
<b>Shamokin City</b>	<b>7,374</b>	<b>7,165</b>	<b>-2.8%</b>
Northumberland County	94,528	93,038	-1.6%
SEDA-COG Region	691,365	695,724	0.6%

Source: U.S. Census Bureau

Northumberland County is expected to continue its population decline from 2020 to 2040, with a projected loss of 2.6% (see **Table 2**). Overall, the SEDA-COG Region is expected to grow by 5.3% during the same period. The largest growth rate in the region is expected in Montour County at 16.8%, followed by Clinton County at 14.8%, and Centre County at 12.1%.

Table 2: Population Projections, 2010-2040

	2010 Census	2020	2030	2040	% Change (2020-2040)
Northumberland County	94,528	95,481	95,264	93,027	-2.6%
SEDA-COG Region	648,428	676,292	699,058	710,341	5.3%

Source: Center for Rural Pennsylvania

Despite its recent population loss, according to the ACS, the City of Shamokin experienced a 4.4% increase in households from 2010 to 2017 (see **Table 3**). At the same time, the County experienced a very modest increase in households (0.1%), while number of households in the SEDA-COG Region declined by 0.4%.

Table 3: Household Trends, 2010-2017

	2010 Census	2017 ACS	% Change (2010-2017)
<b>Shamokin City</b>	<b>3,330</b>	<b>3,475</b>	<b>4.4%</b>
Northumberland County	39,242	39,281	0.1%
SEDA-COG Region	268,175	267,158	-0.4%

Source: U.S. Census Bureau

Consistent with national trends, the City of Shamokin witnessed a reduction (7.2%) in average household size from 2010 to 2017, declining from 2.21 to 2.05 (see **Table 4**). Northumberland County also experienced a reduction, though a more modest 2.6%. Conversely, the SEDA-COG Region witnessed a slight increase in average household size – a growth of 0.8% – prompted by increases in Centre, Clinton, and Snyder Counties.

Table 4: Average Household Size, 2010-2017

	2010 Census	2017 ACS	% Change (2010-2017)
<b>Shamokin City</b>	<b>2.21</b>	<b>2.05</b>	<b>-7.2%</b>
Northumberland County	2.32	2.26	-2.6%
SEDA-COG Region	2.43	2.45	0.8%

Source: U.S. Census Bureau

Compared to Northumberland County and the SEDA-COG Region, the City of Shamokin has the highest percentage of population in non-family households at 25.9% (see **Table 5**)<sup>1</sup>. However, at 0.3%, it has the lowest percentage living in group quarters, which are not considered households. The County has the largest percentage of population living in family households (77.6%), while the region has the highest percentage of residents living in group quarters (6.9%). This figure is elevated from the group quarters population at large correctional facilities in Centre and Union Counties.

Table 5: Population by Household Type, 2017

	City of Shamokin	Northumberland County	SEDA-COG Region
Total Population	<b>7,165</b>	93,038	695,724
In Households	<b>7,141</b>	88,820	647,447
In Households	<b>99.7%</b>	95.5%	93.1%
In Family Households (% of Total in Households)	<b>73.7%</b>	77.6%	74.2%
In Non-Family Households (% of Total in Households)	<b>25.9%</b>	17.8%	18.9%
In Group Quarters	<b>0.3%</b>	4.5%	6.9%

Source: U.S. Census Bureau

The ethnic/racial composition of the population among the jurisdictions examined is predominantly white (see **Table 6**). The City of Shamokin has a higher percentage of white residents (96.8%) than both Northumberland County (95.2%) and the SEDA-COG counties (92.9%). The City's percentage remained unchanged since 2010. The Region has the highest composition of African Americans at just 3.0%, Asians at 2.0%, and residents of two or more races at 1.3%. The City's 1.0% of some other race alone exceeds that in both the County and Region.

Table 6: Ethnic/Racial Composition, 2017

	City of Shamokin	Northumberland County	SEDA-COG Region
White alone	<b>96.8%</b>	95.2%	92.9%
Black or African American alone	<b>1.8%</b>	2.7%	3.0%
American Indian and Alaska Native alone	<b>0.2%</b>	0.3%	0.2%
Asian alone	<b>0.0%</b>	0.3%	2.0%
Native Hawaiian and Other Pacific Islander alone	<b>0.0%</b>	0.1%	0.0%
Some other race alone	<b>1.0%</b>	0.4%	0.6%
Two or more races	<b>0.0%</b>	1.0%	1.3%
Hispanic (all races)	<b>0.4%</b>	3.2%	2.6%

Source: U.S. Census Bureau

<sup>1</sup> The Census Bureau classifies all people not living in housing units (house, apartment, mobile home, rented rooms) as living in **Group Quarters**, of which there are two types: 1) Institutional, such as correctional facilities, nursing homes, or mental hospitals; and 2) Non-Institutional, such as college dormitories, military barracks, group homes, missions, or shelters.

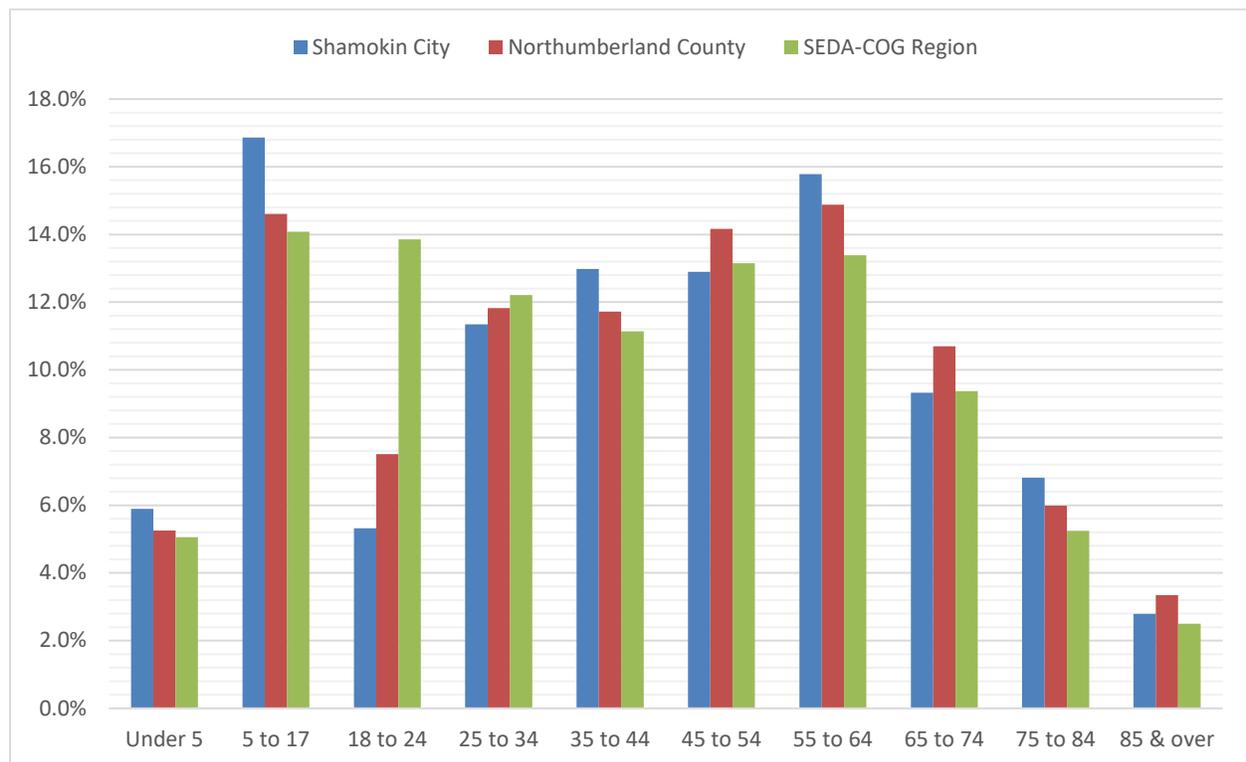
**Table 7** and **Figure 2** compare the age distribution patterns between the City, County, and Region. The largest age cohort in 2017 in the City of Shamokin, according to the ACS, is school-aged children (ages 5 to 17), comprising 16.9% of its population, compared to 14.6% in Northumberland County and 14.1% in the SEDA-COG Region respectively. The City also has a higher percentage of children under 5 years old, and adults aged 35 to 44, 55 to 64, and 75 to 84 than the County and Region. The SEDA-COG Region has a significantly higher percentage of 18 to 24 year-olds (13.9%) than the City (5.3%) and County (7.5%), likely due to the presence of Penn State University.

Table 7: Distribution of Age, 2017

	City of Shamokin	Northumberland County	SEDA-COG Region
Under 5 Years-of-Age	5.9%	5.3%	5.1%
5 To 17 Years-of-Age	16.9%	14.6%	14.1%
18 To 24 Years-of-Age	5.3%	7.5%	13.9%
25 To 34 Years-of-Age	11.3%	11.8%	12.2%
35 To 44 Years-of-Age	13.0%	11.7%	11.1%
45 To 54 Years-of-Age	12.9%	14.2%	13.1%
55 To 64 Years-of-Age	15.8%	14.9%	13.4%
65 To 74 Years-of-Age	9.3%	10.7%	9.4%
75 To 84 Years-of-Age	6.8%	6.0%	5.2%
85 Years-of-Age & Over	2.8%	3.3%	2.5%

Source: U.S. Census Bureau

Figure 2: Comparison of Age Distribution, 2017



Source: U.S. Census Bureau, Urban Partners

Just over half the residents aged 25 and above in the City of Shamokin are high school graduates as the highest educational attainment (see **Table 8**). This is slightly above Northumberland County’s 50.3% attainment. The City also exceeds both the County’s and SEDA-COG Region’s proportion of residents with some college but no degree at 15.9%. The City and County have similar rates of residents that have received bachelor’s degrees - at almost 10% - but not as high as 14.2% in the Region where there are several colleges and universities. The Region also exceeds the City and County in terms of graduate/professional degree attainment at 9.8%, far exceeding the City’s rate of 3.6%.

Table 8: Educational Attainment for Population 25 Years and Over, 2017

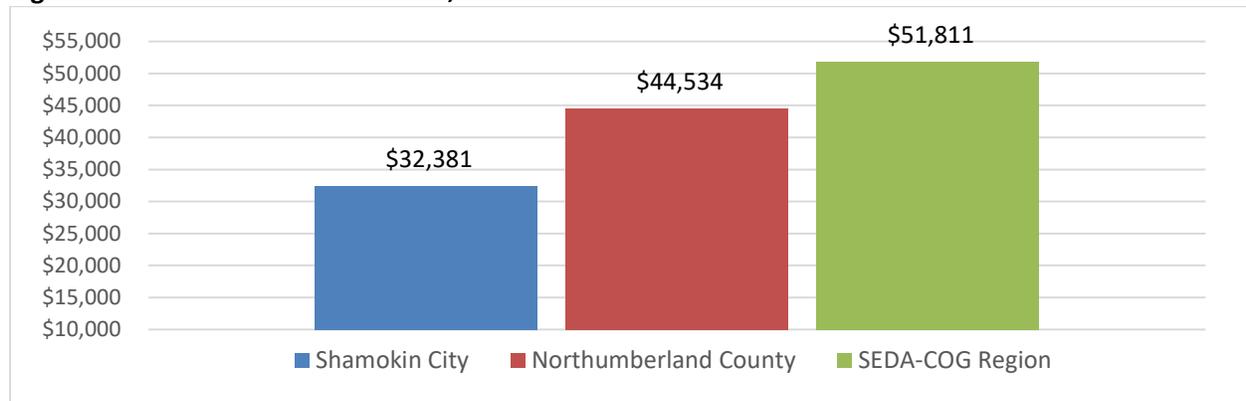
	City of Shamokin	Northumberland County	SEDA-COG Region
Less than 9th grade	5.7%	3.9%	3.5%
9th to 12th grade, no diploma	7.9%	9.9%	8.0%
High school graduate (includes equivalency)	50.4%	50.3%	42.1%
Some college, no degree	15.9%	12.9%	14.2%
Associate's degree	6.9%	7.7%	8.2%
Bachelor's degree	9.6%	9.9%	14.2%
Graduate or professional degree	3.6%	5.4%	9.8%

Source: U.S. Census Bureau

## Household Income & Poverty Characteristics

The City of Shamokin households are significantly poorer than households in Northumberland County and the SEDA-COG Region as a whole (see **Figure 3**). According to the 2017 ACS, the median household income for the City is \$32,381, compared to \$44,534 for the County and \$51,811 for the Region.

Figure 3: Median Household Income, 2017



Source: U.S. Census Bureau, Urban Partners

In the City of Shamokin, almost 70% of the households earn less than \$50,000 annually, compared to 54.9% in Northumberland County and 48.8% in the SEDA-COG Region (see **Table 9**). However, in each jurisdiction, the largest income distribution category is \$50,000 to \$74,000. This group makes up almost 19% of the City’s households, a similar 19.2% in the County, and 19.7% in the Region. Shamokin also has the lowest percentage of households earning more than \$100,000 per year at 6.8%, half the rate of the County’s 13.6%. Almost 19% of households in the Region earn more than \$100,000.

Table 9: Distribution of Household Income, 2017

	City of Shamokin	Northumberland County	SEDA-COG Region
Less than \$10,000	<b>13.8%</b>	7.3%	7.0%
From \$10,000 to \$14,999	<b>10.0%</b>	6.8%	5.1%
From \$15,000 to \$24,999	<b>16.6%</b>	12.7%	10.9%
From \$25,000 to \$34,999	<b>12.9%</b>	13.2%	11.2%
From \$35,000 to \$49,999	<b>16.1%</b>	14.9%	14.5%
From \$50,000 to \$74,999	<b>18.8%</b>	19.2%	19.7%
From \$75,000 to \$99,999	<b>5.9%</b>	12.2%	12.7%
From \$100,000 to \$149,999	<b>4.7%</b>	9.8%	12.2%
From \$150,000 to \$199,999	<b>0.9%</b>	2.2%	3.6%
\$200,000 or more	<b>0.4%</b>	1.7%	3.0%

Source: U.S. Census Bureau

According to the 2017 ACS, 23.4% of City of Shamokin households are below the poverty line, significantly higher than Northumberland County’s and the SEDA-COG Region’s poverty rates of 13.9% and 13.8%, respectively (see **Table 10**). Of those impoverished households, 60.3% in the City are female-headed (including both family and non-family households), compared to 55.1% in the County and 52.9% in the Region.

Table 10: Households Below Poverty Level, 2017

	City of Shamokin	Northumberland County	SEDA-COG Region
Below Poverty Level	<b>812</b>	5,454	36,779
Below Poverty Level (%)	<b>23.4%</b>	13.9%	13.8%
Female Householder	<b>490</b>	3,007	19,462
Female Householder (%)	<b>60.3%</b>	55.1%	52.9%

Source: U.S. Census Bureau

## Housing Characteristics

The total number of housing units in the City of Shamokin grew by 9.5% between 2010 and 2017, according to the ACS (see **Table 11**). This was a significantly higher growth rate than Northumberland County’s increase of 0.6% and the SEDA-COG Region’s increase of 1.8%. However, the ACS margin of error for its estimates is likely a factor in the figure for Shamokin.



Table 11: Total Housing Units, 2010-2017

	2010 Census	2017 ACS	% Change (2010-2017)
<b>Shamokin City</b>	<b>4,521</b>	<b>4,951</b>	<b>9.5%</b>
Northumberland County	45,125	45,377	0.6%
SEDA-COG Region	303,428	308,968	1.8%

Source: U.S. Census Bureau

According to the ACS, housing vacancy in the City of Shamokin increased by 23.9% from 2010 to 2017, constituting almost 30% of its housing stock by 2017. This is more than twice the vacancy rates of Northumberland County and the SEDA-COG Region, both at about 13.5% each. The County’s vacant housing stock only increased by 3.6%. The ACS specifies that in Shamokin, 132 vacant homes are for rent, 76 are for sale, 116 are sold but not yet occupied, and 63 are for seasonal use – in all cases in-between occupants. However, it also says there are 1,089 “other vacant” units in the City.

Table 12: Vacant Units, 2010-2017

	2010 Census	(%)	2017 ACS	(%)	% Change 2010-2017
<b>Shamokin City</b>	<b>1,191</b>	<b>26.3%</b>	<b>1,476</b>	<b>29.8%</b>	<b>23.9%</b>
Northumberland County	5,883	13.0%	6,096	13.4%	3.6%
SEDA-COG Region	35,253	11.6%	41,810	13.5%	18.6%

Source: U.S. Census Bureau

**Table 13** describes changes in tenure, or owner/renter characteristics. In the City of Shamokin, the proportion of units rented versus owner-occupied essentially remained the same at about 41.5% between 2010 and 2017, much higher than Northumberland County’s 28.7% renter rate and the SEDA-COG Region’s 30.6%. The City and County had similar rates of increase in renter-occupied housing (4.5% and 4.2%, respectively), while the Region’s proportion decreased by 1.8%.

Table 13: Housing Tenure: Renter-Occupied Units, 2010-2017

	2010 Census	(%)	2017 ACS	(%)	% Change 2010-2017
<b>Shamokin City</b>	<b>1,379</b>	<b>41.4%</b>	<b>1,441</b>	<b>41.5%</b>	<b>4.5%</b>
Northumberland County	10,829	27.6%	11,281	28.7%	4.2%
SEDA-COG Region	83,305	31.1%	81,828	30.6%	-1.8%

Source: U.S. Census Bureau

**Table 14** is a detailed breakdown of the age of housing stock for the City, County, and Region. The City of Shamokin has a significantly older housing stock than Northumberland County and the SEDA-COG Region, with 59.5% of its homes build before 1939, compared to 41.5% in the County and 27.0% in the Region. The decade in Shamokin with the largest amount of housing construction since then is the 1940s, compared to the 1970s in the County and Region. Where growth dropped significantly since the 1970s in Shamokin, 22.3% of the housing stock in the County and 33.7% in the Region was built since then.



Table 14: Age of Housing Stock, 2017

	City of Shamokin	Northumberland County	SEDA-COG Region
Built 2014 or later	0.0%	0.1%	0.5%
Built 2010 to 2013	0.0%	0.9%	1.7%
Built 2000 to 2009	0.4%	6.2%	9.4%
Built 1990 to 1999	2.2%	7.2%	11.4%
Built 1980 to 1989	6.3%	7.9%	10.8%
Built 1970 to 1979	10.0%	12.1%	14.3%
Built 1960 to 1969	2.2%	6.9%	9.0%
Built 1950 to 1959	7.0%	8.5%	9.7%
Built 1940 to 1949	12.4%	8.7%	6.3%
Built 1939 or earlier	59.5%	41.5%	27.0%

Source: U.S. Census Bureau

According to the ACS, the majority of homes (50.7%) in the City of Shamokin are attached one-unit structures, or rowhouses (see **Table 15**). This is more than twice the proportion of rowhouses in Northumberland County (23.6%) and significantly more than the SEDA-COG Region’s 9%. Detached one-unit structures also constitute a significant portion of the City’s housing stock at 26.9%. This type of structure is the most prominent in the County and Region, where it makes up 66.2% of the housing stock. Aside from one-unit structures, the largest percentage of Shamokin’s residents – 5.7% – reside in buildings with 50 or more units. In both the County and Region, the type of structure with the largest percentage of residents is mobile homes, housing 5% and 7.4% of each jurisdiction’s residents respectively.

Table 15: Units in Structure, 2017

	City of Shamokin	Northumberland County	SEDA-COG Region
1 Unit, detached	26.9%	57.8%	66.2%
1 Unit, attached	50.7%	23.6%	9.0%
2 Units	3.7%	3.8%	4.0%
3 or 4 Units	2.8%	3.1%	3.5%
5 to 9 Units	4.6%	2.0%	3.0%
10 to 19 Units	2.4%	1.0%	2.3%
20 to 49 Units	0.2%	0.9%	2.3%
50 or more Units	5.7%	2.9%	2.3%
Mobile home	2.9%	5.0%	7.4%
Boat, RV, van, etc.	0.0%	0.0%	0.1%

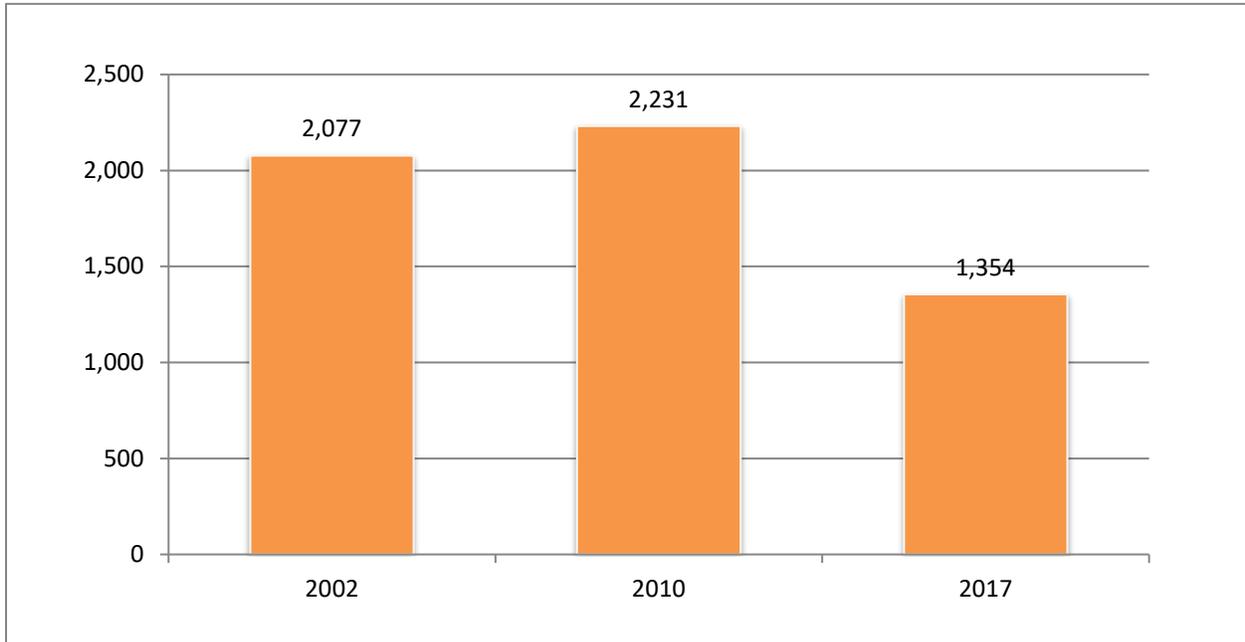
Source: U.S. Census Bureau

## Employment Trends

According to the Census Bureau’s *OnTheMap* application, which uses employer payroll tax information to geo-locate jobs within a defined area, since 2002 the City of Shamokin has experienced an increase of jobs followed by decrease to less than that year’s number (see **Figure 4**). The City was home to 2,077 jobs in

2002, increasing to 2,231 in 2010, and declining again to 1,354 in 2017, equivalent to a decrease of 34.8% since 2002 and a 39.3% decrease since 2010.

**Figure 4: Jobs Located in the City of Shamokin (2002, 2010, 2017)**



Source: U.S. Census Bureau

Detailed in **Table 16** below, the most significant employment trend for the City of Shamokin has been the decline of jobs in the Retail and Manufacturing sectors.

**Table 16: Jobs Located in the City of Shamokin by Industry Sectors, 2002-2017**

	Jobs in 2017	% of All Jobs 2017	Jobs in 2002	% of All Jobs 2002	Change 2002-2017
Health Care and Social Assistance	338	25.0%	236	11.4%	102
Retail Trade	286	21.1%	778	37.5%	-492
Accommodation and Food Services	225	16.6%	159	7.7%	66
Other Services (excluding Public Administration)	93	6.9%	120	5.8%	-27
Professional, Scientific, and Technical Services	79	5.8%	113	5.4%	-34
Finance and Insurance	56	4.1%	75	3.6%	-19
Public Administration	55	4.1%	63	3.0%	-8
Administration & Support, Waste Management and Remediation	50	3.7%	51	2.5%	-1
Construction	49	3.6%	75	3.6%	-26
Information	31	2.3%	32	1.5%	-1
Utilities	28	2.1%	26	1.3%	2
Educational Services	21	1.6%	52	2.5%	-31
Manufacturing	18	1.3%	200	9.6%	-182
Real Estate and Rental and Leasing	8	0.6%	30	1.4%	-22

Wholesale Trade	7	0.5%	60	2.9%	-53
Management of Companies and Enterprises	7	0.5%	0	0.0%	7
Transportation and Warehousing	3	0.2%	7	0.3%	-4
Agriculture, Forestry, Fishing and Hunting	0	0.0%	0	0.0%	0
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0
Arts, Entertainment, and Recreation	0	0.0%	0	0.0%	0

Source: U.S. Census Bureau

While Retail remains the City's second-largest industry at 21.1% of its employed workforce, from 2002 to 2017, the City experienced a loss of 492 positions in the Retail sector, equivalent to a 63.2% decline. The Manufacturing sector also saw a significant loss in terms of percentage – 91% - but significantly fewer jobs in numbers than Retail. Key industry sectors that added new jobs to Shamokin are *Health Care and Social Assistance* (102 new jobs) *Accommodation and Food Services* (66 new jobs).

The *OnTheMap* application reports that just 224 out of the 2,669 employed residents work inside the City of Shamokin, meaning that 91.6% of employed City residents commute elsewhere for work. In 2002, 86.5% of employed City residents commuted outside the City for work (see **Table 17**). Coal Township has become the largest center of employment for City residents as of 2017.

Notable locations of job growth for City of Shamokin residents from 2002 to 2017 include Gratz Borough in Dauphin County (an 875.0% increase), Monroe Township in Snyder County (90.9%), and Mt. Carmel Township (69.7%). During the same time, fewer City residents worked in Sunbury (a 75.2% decrease), Shamokin Township (-65.6%), Ralpho Township (-43.8%), and Coal Township (-30.1%).

Table 17: Top 10 Commuting Destinations for Employed City of Shamokin Residents, 2002-2017

	Jobs in 2017	% of All Jobs 2017	Jobs in 2002	% of All Jobs 2002	Change 2002-2017
Coal township (Northumberland, PA)	242	9.1%	346	10.4%	-30.1%
Shamokin city (Northumberland, PA)	224	8.4%	448	13.5%	-50.0%
Mahoning township (Montour, PA)	140	5.2%	132	4.0%	6.1%
Ralpho township (Northumberland, PA)	126	4.7%	224	6.7%	-43.8%
Sunbury city (Northumberland, PA)	120	4.5%	483	14.5%	-75.2%
Philadelphia city (Philadelphia, PA)	58	2.2%	50	1.5%	16.0%
Mount Carmel township (Northumberland, PA)	56	2.1%	33	1.0%	69.7%
Shamokin township (Northumberland, PA)	54	2.0%	157	4.7%	-65.6%
Monroe township (Snyder, PA)	42	1.6%	22	0.7%	90.9%
Gratz borough (Dauphin, PA)	39	1.5%	4	0.1%	875.0%
All Other Locations	1,568	58.7%	1,421	42.8%	10.3%

Source: U.S. Census Bureau

# HOUSING MARKET

Urban Partners conducted a real estate market assessment of housing conditions in the City of Shamokin to identify opportunities for new and rehabilitated housing as part of a downtown revitalization initiative. Specific residential markets examined include both sales and rental (market-rate and affordable) housing.

## Market-Rate Rental Housing Market

Urban Partners examined the rental housing market to determine the potential for new market-rate apartments in Shamokin as new units in existing underutilized and rehabilitated buildings in the downtown.

As of March 2020, a limited supply of market-rate rental housing exists in the City as modest individual single-family homes for rent and apartments contained in subdivided single-family homes or older commercial buildings (see **Figure 6**). None, however, are comparable to newer construction or newly renovated apartments.

Figure 6. Select Market-Rate Apartments for Rent in Shamokin, 3/2020

<p><b>121 S. Market Street</b></p> <p><b>Type of Unit:</b> Rowhouse; 4 BR, 1 BA  <b>Rent:</b> \$695  <b>Size:</b> 1,650 SF  <b>Rent/SF:</b> \$0.42</p> <p><b>Apartment description:</b> Entire home with large kitchen, living room, and dining room, on-street parking with no meters. Tenant pays all utilities.</p>	
<p><b>127 S. Market Street</b></p> <p><b>Type of Unit:</b> Rowhouse; 4 BR, 1 BA  <b>Rent:</b> \$800  <b>Size:</b> 1,100 SF  <b>Rent/SF:</b> \$0.73</p> <p><b>Apartment description:</b> Full house that needs a little TLC but has the bones to make an awesome family residence.</p>	

<p><b>403 S. Rock Street</b></p> <p><b>Type of Unit:</b> Attached Twin; 3 BR, 1 BA  <b>Rent:</b> \$650  <b>Size:</b> 1,400 SF  <b>Rent/SF:</b> \$0.46</p> <p><b>Apartment description:</b> Really nice 3-bedroom, one bath rental. Kitchen and living room area with open concept. Stove and refrigerator included. Sewer included. No pets.</p>	
<p><b>1030 N. Rock Street</b></p> <p><b>Type of Unit:</b> Attached Twin; 3 BR, 1 BA  <b>Rent:</b> \$575  <b>Size:</b> 980 SF  <b>Rent/SF:</b> \$0.59</p> <p><b>Apartment description:</b> Updated twin in Bunker Hill. Rent includes sewer and trash.</p>	
<p><b>W. Mulberry Street</b></p> <p><b>Type of Unit:</b> Apartment in Building; 2 BR, 1 BA  <b>Rent:</b> \$550  <b>Size:</b> N/A  <b>Rent/SF:</b> N/A</p> <p><b>Apartment description:</b> First floor unit with new paint and flooring, newer kitchen, washer/dryer hookup, tenant pays water and electric.</p>	
<p><b>20 N. Diamond Street</b></p> <p><b>Type of Unit:</b> Apartment in Building; 1 BR, 1 BA  <b>Rent:</b> \$450  <b>Size:</b> N/A  <b>Rent/SF:</b> N/A</p>	

Source: Apartments.com, Hotpads.com

As Figure 6 shows, the apartment with the highest rent currently listed is a four-bedroom twins for \$800 per month. The following is a summary of rents among the currently available (March 2020) units in Shamokin by number of bedrooms:

- One-bedroom unit (only one listed): \$450 per month
- Two-bedroom unit (only one listed): \$550 per month
- Three-bedroom units: \$575 to \$650 per month (\$0.46 to \$0.59 per SF)
- Four-bedroom units: \$695 to \$800 per month (\$0.42 to \$0.73 per SF)

The City does also have several small older apartment complexes—however, none have any available apartments. These include 301-307 W. Spruce Street with 20 units, 405 E. Sunbury Street with 20 units, 218-226 Dewart Street with 19 units, 550 N. Market Street with 12 units, 421 N. Shamokin Street with 10 units, and 30-32 N. Market Street with 10 units.

## Rental Housing Market Potential

Our rental housing market research has revealed that available apartments in Shamokin are limited. Most common are apartments in older twins or small buildings, mostly located outside of the downtown in adjacent neighborhoods. Larger buildings appear to have no vacancy. Furthermore, there are no comparable properties in Shamokin to any prospective new or rehabbed downtown rental housing product.

At the same time, the health care industry has grown in the City in terms of numbers of jobs. These numbers will increase when Geisinger Health System completes its new medical facility in downtown Shamokin. It is likely that a segment of those employees would desire housing close to work that’s also close to downtown entertainment and recreational amenities. In addition, almost 20% of the City’s population is over 65 years old. There is potential for a segment of that older population to be seeking smaller, maintenance-free housing in a walkable area. Because of the current lack of new or rehabbed downtown rental housing in Shamokin—that would likely appeal to young professionals and empty-nesters—it would therefore be reasonable to conclude that some of this potential demand could be accommodated by newer rental housing in the downtown commercial area. Local developers agree that the rental residential market in downtown Shamokin could be ripe for introducing a new or renovated rental housing product that appeals to these demographics. One such developer just completed a higher-end renovation of a four-bedroom unit in the downtown, which rented quickly.

As a result of these market conditions, it appears that new rental housing is potentially a viable development opportunity for an evolving downtown Shamokin. New units could potentially exist in vacant or underutilized space above ground-floor retail on various downtown blocks in one or more of the key vacant downtown buildings, particularly along Independence Street. To test the market for this product, an initial residential project should be modest in scale, perhaps involving 8 to 10 units in a single building. Assuming a 25% premium for new construction over rents for existing, modest rental units in Shamokin, new rehabbed apartments of this type in downtown Shamokin could likely command the following rents:

- \$600 to \$750 per month for 800 SF to 1,000 SF one-bedroom, one bath units
- \$850 to \$1,000 per month for 1,000 SF to 1,200 SF two-bedroom, two bath units

New rental developments should include amenities to maintain a high status including on-site parking, in-unit washer/dryers, and exercise facility.

# Affordable Rental Housing Market

To determine the need for an affordable rental component of housing in Shamokin, we assessed the affordable housing market in the City. According to the U.S. Census Bureau, 17.4% of owner-occupant households in the City pay more than 30% of their income toward housing costs (and thus are “cost-burdened”), and 44.9% of renter households are cost burdened (see **Table 18**). The most cost burdened households are renters with annual household incomes under \$20,000. A total of 577 such renter households reside in the City and 80.8% are cost burdened. While the 275 homeowners with household incomes of less than \$20,000 are not as cost burdened as renters, 70.5% pay more than 30% of their income toward housing.

Table 18: Tenure by Housing Costs as a Percentage of Household Income – City of Shamokin, 2017

	Owner Occupants	%	Renter Occupants	%
All Household Income Levels	2,034		1,441	
<b>Less than 20%</b>	1,269	62.4%	390	27.1%
<b>20 to 29%</b>	347	17.1%	231	16.0%
<b>30% or more</b>	354	17.4%	647	44.9%
<b>Zero or negative income/no cash rent</b>	64		173	
Less than \$20,000	390		714	
<b>Less than 20%</b>	42	10.8%	38	5.3%
<b>20 to 29%</b>	73	18.7%	99	13.9%
<b>30% or more</b>	275	70.5%	577	80.8%
\$20,000 to \$34,999	414		174	
<b>Less than 20%</b>	187	45.2%	25	14.4%
<b>20 to 29%</b>	179	43.2%	79	45.4%
<b>30% or more</b>	48	11.6%	70	40.2%
\$35,000 to \$49,999	353		156	
<b>Less than 20%</b>	301	85.3%	113	72.4%
<b>20 to 29%</b>	38	10.8%	43	27.6%
<b>30% or more</b>	14	4.0%	0	0.0%
\$50,000 to \$74,999	510		143	
<b>Less than 20%</b>	436	85.5%	133	93.0%
<b>20 to 29%</b>	57	11.2%	10	7.0%
<b>30% or more</b>	17	3.3%	0	0.0%
\$75,000 or more	303		81	
<b>Less than 20%</b>	303	100.0%	81	100.0%
<b>20 to 29%</b>	0	0.0%	0	0.0%
<b>30% or more</b>	0	0.0%	0	0.0%

Source: U.S. Census Bureau

## Income-Restricted Communities

We examined all low-income housing tax credit (LIHTC) projects and HUD housing facilities in Shamokin to identify the current supply and availability of affordable housing. **Table 19** describes characteristics of both types of facilities. As of this report, there are three income-restricted rental communities within the City.

Table 19: Income-Restricted Communities in and around the Market Study Area

Name	Address	Total Units	Type	Expiration Date
Lincoln Towers	201 W. Mulberry Street	100	HUD Multifamily	2021
Harold Thomas High Rise	170 E. Dewart Street	202	HUD Public Housing	2034
Madison Court Apartments	612 N. Shamokin Street	34	LIHTC	2019

Source: HUD, PolicyMap, Urban Partners

Lincoln Towers is a HUD multifamily building housing mostly seniors. Incomes of its 100 residents do not exceed 38% of the area median income (AMI). Another HUD building is the Harold Thomas High Rise with 202 units. Residents of this building, also mostly seniors, have incomes not exceeding 29% AMI. The Madison Court Apartments at 612 N. Shamokin Street is a LIHTC housing project. This building's 30-year affordability requirement expired in 2019 but was recently renewed for its continuation as low-income housing, along with the building's rehabilitation. LIHTC complexes are restricted to residents with incomes not to exceed 60% AMI. These facilities also accept Housing Choice vouchers, formerly known as Section 8.

## Affordable Rental Housing Market Potential

According to HUD, there are just 366 affordable rental units in Shamokin. Despite this low supply, the cost burden analysis above indicates that 44.9% of renter households are paying more than 30% of their incomes on housing. As a result, there appears to be a significant opportunity for additional affordable rental units in Shamokin. Some of this need could be accommodated through various lower-priced market-rate units that exist in the City. However, demand exists for additional LIHTC housing with income restrictions or housing with a mixed-income element. Fortunately, the Madison Court Apartments renewed its affordability status allowing the City to at least maintain its level of income-restricted units.

# Sales Housing Market

The City’s for-sale housing market was also analyzed to identify trends in this type of residential real estate and to determine the potential for new for-sale housing and its associated pricing.

Using *RealQuest*, a comprehensive real estate database service, the total number of sales and median sales price for resale owner-occupied homes in the City of Shamokin were calculated for a five-year period between February 2015 and January 2020 (see **Table 20**). These figures describe the number of properties for which a sale took place over the five-year period, but it includes only the latest sales per address and does not count any multiple sales of the same address that may have occurred. A total of 240 homes were sold to owner-occupant buyers during the five-year period ending in January 2020.

Table 20. Sales Pace and Price Trends, City of Shamokin, 2/2015–1/2020

	2/15-1/16	2/16-1/17	2/17-1/18	2/18-1/19	2/10-1/20
Total Home Sales	26	25	41	39	32
Median Sales Price	\$30,900	\$17,500	\$21,000	\$32,000	\$54,500

Source: *RealQuest, Urban Partners*

To evaluate the sales trends of owner-occupied homes during the five-year analysis period, the number of sales and median sales prices were compared by year. As Table 20 shows, overall, the number of sales and the median sales price of homes in the Borough have increased from early 2015 through early 2020. Total sales increased by 23.0%, from 26 to 32 during that period, but decreased by 17.9% since last year after a peak of 41 sales in 2017. The median sales price increased by 76.4% during the five-year period and by 211.4% since a median price low of \$17,500 in 2016.

Figure 7. Examples of Homes Recently Sold in the City



Among the existing 258 home sales during the five-year period: 42 were foreclosures; 100 were investor/developer acquisitions; 17 were sold by investors/developers to owner-occupants; and 99 were clear arm’s length sales between owner occupants (see **Table 21**).

Table 21. Home Sales Characteristics in the City of Shamokin, 2/2015–1/2020

	Total Sales	Median Sale Price
Foreclosures	42	\$8,000
Investor/Developer Acquisitions	100	\$45,000
Homes Sold by Investors/Developers to Owner-Occupants	17	\$20,000
Clear Arm’s-Length Sale between Owner-Occupants	99	\$50,000
Total Existing Home Sales	258	\$33,000

Source: RealQuest, Urban Partners

The median sales price of all 258 existing home sales in the City during the five-year period was \$33,000. The foreclosed properties had a median sales price of only \$8,000, 312.5% lower than the total median sales price. The clear arm’s-length home sales between owner-occupants—typically the highest-quality category of resale homes—commanded the highest median sales price at \$50,000.

### Sales Housing Market Potential

Our research of sales housing trends in Shamokin has revealed a relatively weak market. The total number of homes sold in the City has decreased since 2017 to just 32. While median sales prices have increased year-over-year since 2016, the median sales price during the yearlong period of early 2019 to 2020 was only \$54,500. New housing in this market would therefore require significant subsidies to offset the cost of construction. Furthermore, downtown for-sale condominiums—either new or part of a rehabbed conversion— currently do not exist and are therefore an untested housing market in Shamokin.

As a result of these market conditions, it appears that new sales housing is not a viable opportunity for downtown Shamokin. We suggest that any near-term new or rehabbed housing occur in the form of rental housing at a modest scale.

# RETAIL MARKET

Urban Partners conducted a retail market analysis to characterize the performance of existing retailers in the City of Shamokin, in particular the downtown, as well as to identify gaps and opportunities for the potential development of new retailing in the area.

## Retail Supply

For this retail market analysis, we are focused chiefly on retail stores engaged in selling merchandise for personal and/or household consumption and on establishments that render services incidental to the sale of these goods. All retail establishments in the area were classified by type of business according to the principal lines of merchandise sold and the usual trade designation. In general, this classification follows the numeric system established for both government and industry practice – the North American Industry Classification System (NAICS).

The term “retail store sales” in this analysis includes sales by establishments that are normally found in pedestrian-oriented retail shopping areas. This definition excludes the sales of automobile dealerships and repair facilities, service stations, fuel oil dealers, and non-store retailing. Banks and other financial establishments are also excluded from this assessment because banking activities – deposits, loans, etc. – cannot be added to sales volume data for other types of retail establishments.

## Retail Demand

Consumer shopping patterns vary depending on the types of goods being purchased. For convenience goods purchased frequently, such as groceries, drugs, and prepared foods, shoppers typically make purchases at stores close to their home or place of work. For larger-ticket, rarely purchased items – such as automobiles, electronics, and large appliances – shoppers may travel anywhere within the metropolitan area or beyond to obtain the right item at the right price. For apparel, household furnishings, and other shopping goods, consumers generally establish shopping patterns between these two extremes, trading at a number of shopping areas within a 30-minute commute of their homes.

In analyzing the retail market demand within a portion of a larger metropolitan area, these behavioral observations translate into a series of analytical rules-of-thumb:

- Shopping for community-serving goods and services is generally confined to the immediate trade area.
- Expenditures made at full-service restaurants will occur chiefly within the immediate trade area, but some restaurant expenditures made by the trade area population will be lost to established restaurants located outside the immediate trade area. Similarly, some restaurant sales occurring in the immediate trade area will be attracted from residents who live elsewhere in the region.
- Expenditures made by immediate trade area residents for shopping good items (department stores, apparel, and most specialty goods) will more likely occur within the area, but a substantial proportion of these sales will occur outside the area. Similarly, significant sales will be attracted

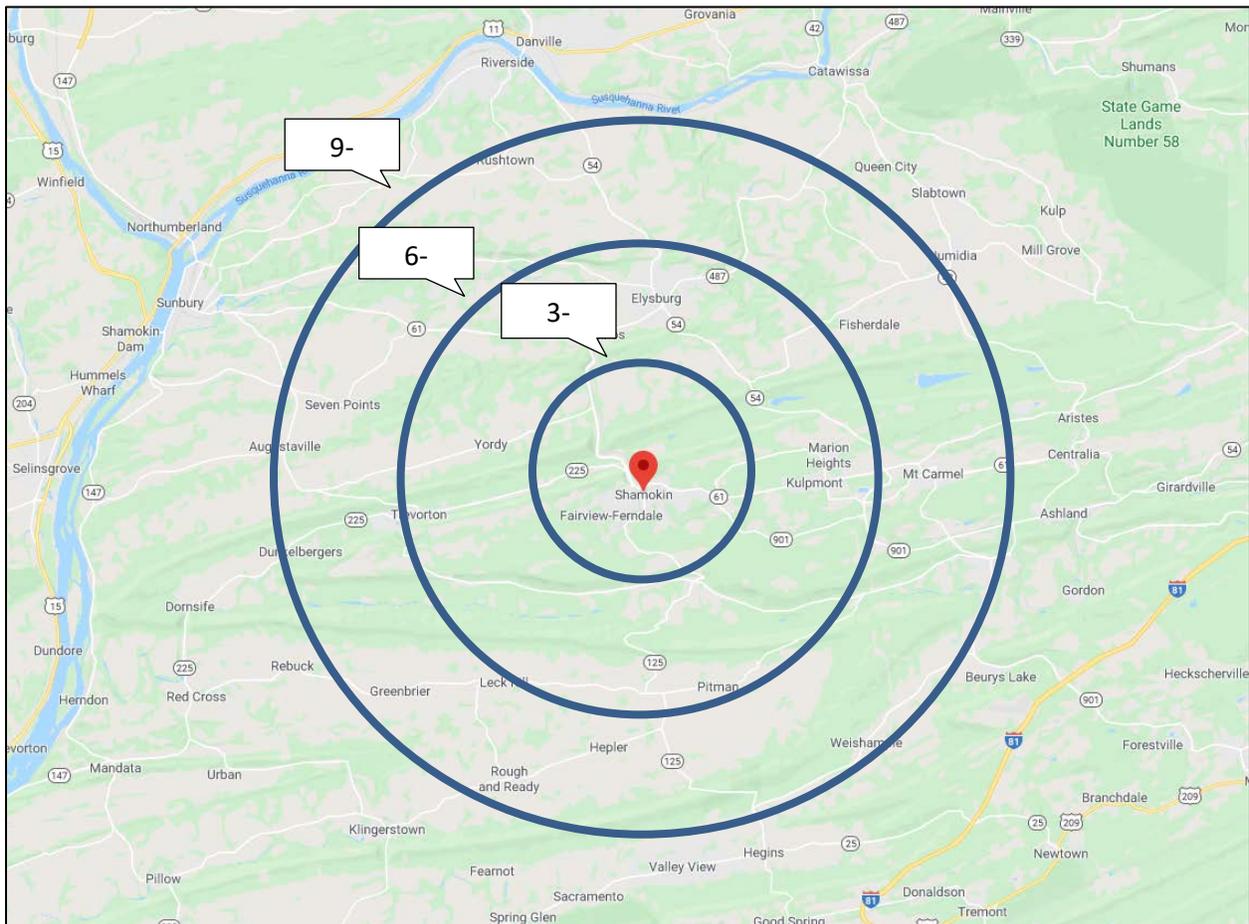
from residents outside the immediate trade area to any large, well-known stores located within the trade area.

- Specific high-quality stores within the immediate trade area may attract significant clientele from well beyond the trade area for highly-targeted, single destination trips for specialized purchases.

## Retail Trade Area

To examine the entire range of retailers potentially feasible for downtown Shamokin, we have identified the Shamokin Retail Trade Area from where potential customers would likely originate for the types of goods and services most typically available. Since retailing in the City functions within a larger regional marketplace, we have defined three retail trade areas centered on the key downtown intersection of N. 8<sup>th</sup> Street and Independent Street: a three-mile radius, a six-mile radius, and a nine-mile radius (see **Figure 8**). This enables us to identify the degree to which customers from these larger areas patronize retailers in the City and vice-versa, and how this impacts the City's retail supply and demand.

Figure 8: The Shamokin Retail Trade Areas Encompassing 3-, 6-, and 9-Mile Radii



Source: Google, Environics Analytics, Urban Partners

The 3-Mile Trade Area covers the City of Shamokin in its entirety as well as portions of Coal Township. Residents within this three-mile radius are likely to find most of their daily needs in several categories of

goods and services and make most of their purchases, including supermarkets, convenience stores, pharmacies, and take-out restaurants. The 3-Mile Trade Area includes all of Shamokin’s locally-owned retailers as well as several chain stores inside the City, including the Weis Market near downtown, CVS, Rite Aid, Wendy’s, and Dunkin’ Donuts, as well as just outside the City along Route 61 to the east and north. The estimated 2017 population of this area is 17,458.

The 6-Mile Trade Area includes the communities of Paxinos and Elysburg as well as the Boroughs of Marion Heights and Kulpmont. It also covers portions of Coal Township containing additional shopping areas, such as Anthra Plaza, the newer Plaza at Coal Township, and the Wal Mart across Route 61. This area has an estimated 2017 population of 30,578.

The 9-Mile Trade Area extends to almost the Susquehanna River to the north and includes most of Trevorton to the west and the Borough of Mt. Carmel to the east. The 9-Mile Trade Area contains an estimated 2015 population of 42,214.

## Trade Area Supply and Demand Characteristics

In this section, we compare the current supply and demand for all retail goods and services by residents of the 3-, 6, and 9-Mile Trade Areas surrounding Shamokin. To determine the trade areas’ supply and demand, we acquired information about the retail spending behavior of market study area residents from Environics Analytics, which acquires its data from the Nielsen Company—one of the national data services typically used by retail store location and real estate professionals. **Table 22** outlines the supply and demand characteristics of the trade areas examined.

According to this information from Environics Analytics in Table 22 about the retail spending behavior of market study area residents, stores within the Shamokin -Mile Trade Area sell more than **\$158 million** worth of retail goods annually, while the trade area's population spends approximately **\$132 million** on retail goods annually. This retail spending includes:

- \$40.5 million in Food and Beverage Stores,
- \$30.5 million in General Merchandise Stores,
- \$24.4 million in Eating and Drinking Establishments,
- \$19.1 million in Building Material and Garden Stores,
- \$14.9 million in Health and Personal Care Stores,
- \$10.5 million in Clothing and Accessories Stores,
- \$5.1 million in Furniture and Home Furnishings Stores,
- \$5.3 million in Miscellaneous Store Retailers,
- \$3.6 million in Electronics and Appliance Stores,
- \$2.4 million in Sporting Goods, Hobby, and Book Stores, and
- \$2.3 million in Auto Parts Stores.

Table 22: Trade Area Retail Supply and Demand Characteristics

	Shamokin Retail Trade Area 3-Mile			Shamokin Retail Trade Area 6-Mile			Shamokin Retail Trade Area 9-Mile		
	2019 Demand (Consumer Expenditures)	2019 Supply (Retail Sales)	Opportunity Gap/ Surplus	2019 Demand (Consumer Expenditures)	2019 Supply (Retail Sales)	Opportunity Gap/ Surplus	2019 Demand (Consumer Expenditures)	2019 Supply (Retail Sales)	Opportunity Gap/ Surplus
<b>Total Retail Sales</b>	<b>158,525,335</b>	<b>131,708,418</b>	<b>26,816,917</b>	<b>290,826,563</b>	<b>185,156,095</b>	<b>105,670,468</b>	<b>454,991,145</b>	<b>251,681,238</b>	<b>203,309,907</b>
<b>Motor Vehicle and Parts Dealers-441</b>	<b>2,319,398</b>	<b>2,757,556</b>	<b>(438,158)</b>	<b>4,239,339</b>	<b>2,967,293</b>	<b>1,272,046</b>	<b>6,644,347</b>	<b>5,723,491</b>	<b>920,856</b>
Automotive Parts/Accsrs, Tire Stores-4413	2,319,398	2,757,556	(438,158)	4,239,339	2,967,293	1,272,046	6,644,347	5,723,491	920,856
<b>Furniture and Home Furnishings Stores-442</b>	<b>5,052,431</b>	<b>3,293,323</b>	<b>1,759,108</b>	<b>9,560,533</b>	<b>6,653,112</b>	<b>2,907,421</b>	<b>15,056,887</b>	<b>8,554,344</b>	<b>6,502,543</b>
Furniture Stores-4421	2,527,519	2,119,808	407,711	4,746,475	5,247,502	(501,027)	7,449,221	6,750,327	698,894
Home furnishings stores - 4422	2,524,912	1,173,515	1,351,397	4,814,058	1,405,610	3,408,448	7,607,666	1,804,017	5,803,649
Floor covering stores - 44221	1,135,279	1,173,515	(38,237)	2,222,876	1,405,610	817,266	3,544,198	1,804,017	1,740,181
Other home furnishings stores - 44229	1,389,633	0	1,389,633	2,591,182	0	2,591,182	4,063,468	0	4,063,468
<b>Electronics and Appliance Stores-443</b>	<b>3,595,822</b>	<b>2,516,312</b>	<b>1,079,510</b>	<b>6,598,897</b>	<b>4,021,724</b>	<b>2,577,173</b>	<b>10,318,757</b>	<b>4,814,189</b>	<b>5,504,568</b>
Household Appliances Stores-443141	651,489	2,104,464	(1,452,975)	1,202,481	2,808,761	(1,606,281)	1,880,077	2,910,346	(1,030,269)
Electronics Stores-443142	2,944,333	411,848	2,532,485	5,396,416	1,212,963	4,183,454	8,438,680	1,903,843	6,534,837
<b>Building Material, Garden Equip Stores -444</b>	<b>19,110,764</b>	<b>12,144,700</b>	<b>6,966,064</b>	<b>35,672,958</b>	<b>26,198,204</b>	<b>9,474,754</b>	<b>56,233,215</b>	<b>36,177,939</b>	<b>20,055,276</b>
Building Material and Supply Dealers-4441	16,870,616	10,552,690	6,317,926	31,507,953	24,369,223	7,138,730	49,673,267	32,510,379	17,162,888
Home Centers-44411	9,361,386	5,135,114	4,226,272	17,485,003	12,058,688	5,426,315	27,561,134	16,751,634	10,809,501
Paint and Wallpaper Stores-44412	622,819	270,545	352,273	1,163,657	297,042	866,615	1,834,434	328,868	1,505,565
Hardware Stores-44413	1,377,266	1,613,462	(236,196)	2,564,005	3,040,541	(476,536)	4,038,793	3,219,064	819,729
Other Building Materials Dealers-44419	5,509,145	3,533,569	1,975,576	10,295,288	8,972,952	1,322,336	16,238,906	12,210,813	4,028,093
Lawn, Garden Equipment, Supplies Stores-4442	2,240,148	1,592,010	648,138	4,165,005	1,828,981	2,336,024	6,559,948	3,667,560	2,892,388
Outdoor Power Equipment Stores-44421	329,297	597,318	(268,021)	613,976	648,031	(34,055)	967,965	872,724	95,240
Nursery and Garden Centers-44422	1,910,851	994,692	916,158	3,551,029	1,180,950	2,370,079	5,591,983	2,794,836	2,797,147
<b>Food and Beverage Stores-445</b>	<b>40,468,365</b>	<b>42,298,036</b>	<b>(1,829,671)</b>	<b>73,245,520</b>	<b>49,238,792</b>	<b>24,006,728</b>	<b>114,213,278</b>	<b>69,797,027</b>	<b>44,416,251</b>
Grocery Stores-4451	36,993,574	38,300,000	(1,306,426)	66,834,789	41,300,000	25,534,789	104,151,926	56,800,000	47,351,926
Supermarkets, Grocery (Ex Conv) Stores-44511	29,276,252	38,300,000	(9,023,748)	53,028,628	41,300,000	11,728,628	82,628,893	56,800,000	25,828,893
Convenience Stores-44512	7,717,322	N/A	N/A	13,806,161	N/A	N/A	21,523,033	N/A	N/A
Specialty Food Stores-4452	1,107,101	449,250	657,850	1,999,861	1,359,577	640,284	3,111,944	3,532,639	(420,694)
Beer, Wine and Liquor Stores-4453	2,367,690	3,548,786	(1,181,096)	4,410,870	6,579,215	(2,168,345)	6,949,408	9,464,388	(2,514,980)
<b>Health and Personal Care Stores-446</b>	<b>14,891,557</b>	<b>27,706,147</b>	<b>(12,814,590)</b>	<b>27,268,579</b>	<b>34,298,977</b>	<b>(7,030,398)</b>	<b>42,662,833</b>	<b>39,198,265</b>	<b>3,464,568</b>
Pharmacies and Drug Stores-44611	12,335,299	26,113,042	(13,777,743)	22,562,011	32,705,859	(10,143,848)	35,293,605	37,538,809	(2,245,203)
Cosmetics, Beauty Supplies, Perfume Stores-44612	922,825	0	922,825	1,694,441	0	1,694,441	2,652,495	50,987	2,601,508
Optical Goods Stores-44613	599,678	584,508	15,170	1,115,755	584,508	531,247	1,749,121	585,734	1,163,387

Other Health and Personal Care Stores-44619	1,033,755	1,008,597	25,158	1,896,372	1,008,610	887,762	2,967,612	1,022,735	1,944,878
<b>Clothing and Clothing Accessories Stores-448</b>	<b>10,505,784</b>	<b>1,991,236</b>	<b>8,514,548</b>	<b>19,327,466</b>	<b>2,762,543</b>	<b>16,564,923</b>	<b>30,173,819</b>	<b>3,189,899</b>	<b>26,983,920</b>
Clothing Stores-4481	7,502,325	688,078	6,814,247	13,793,874	931,659	12,862,215	21,532,667	1,252,075	20,280,592
Men's Clothing Stores-44811	414,076	158,354	255,722	762,721	189,588	573,133	1,193,446	190,154	1,003,292
Women's Clothing Stores-44812	1,547,746	231,504	1,316,242	2,850,127	250,799	2,599,327	4,451,614	277,964	4,173,650
Children's, Infants Clothing Stores-44813	295,856	0	295,856	533,186	0	533,186	821,814	0	821,814
Family Clothing Stores-44814	4,385,170	157,239	4,227,931	8,061,001	305,821	7,755,180	12,585,437	541,188	12,044,249
Clothing Accessories Stores-44815	322,889	140,981	181,908	598,169	185,451	412,718	935,477	185,639	749,839
Other Clothing Stores-44819	536,588	0	536,588	988,670	0	988,670	1,544,879	57,130	1,487,749
Shoe Stores-4482	1,611,761	755,213	856,549	2,917,726	1,159,966	1,757,760	4,544,465	1,159,987	3,384,478
Jewelry, Luggage, Leather Goods Stores-4483	1,391,698	547,945	843,753	2,615,866	670,918	1,944,948	4,096,687	777,837	3,318,850
Jewelry Stores-44831	1,225,315	547,945	677,369	2,311,254	670,918	1,640,336	3,621,039	777,837	2,843,203
Luggage and Leather Goods Stores-44832	166,383	0	166,383	304,612	0	304,612	475,648	0	475,648
<b>Sporting Goods, Hobby, Book, Music Stores-451</b>	<b>2,363,161</b>	<b>2,045,094</b>	<b>318,067</b>	<b>4,346,405</b>	<b>3,548,132</b>	<b>798,273</b>	<b>6,790,584</b>	<b>4,364,646</b>	<b>2,425,938</b>
Sporting Goods, Hobby, Musical Inst Stores-4511	1,973,129	2,045,094	(71,965)	3,631,576	3,548,132	83,444	5,679,247	4,364,646	1,314,601
Sporting Goods Stores-45111	1,101,861	1,575,758	(473,897)	2,042,139	2,721,017	(678,878)	3,197,812	3,537,291	(339,479)
Hobby, Toys and Games Stores-45112	501,157	0	501,157	920,316	0	920,316	1,438,279	61	1,438,219
Sew/Needlework/Piece Goods Stores-45113	139,289	0	139,289	260,639	0	260,639	408,799	2	408,797
Musical Instrument and Supplies Stores-45114	230,822	469,336	(238,514)	408,482	827,115	(418,633)	634,357	827,292	(192,935)
Book, Periodical and Music Stores-4512	390,032	0	390,032	714,829	0	714,829	1,111,337	0	1,111,337
Book Stores-451211	345,114	0	345,114	633,555	0	633,555	984,798	0	984,798
News Dealers and Newsstands-451212	44,918	0	44,918	81,274	0	81,274	126,539	0	126,539
<b>General Merchandise Stores-452</b>	<b>30,513,300</b>	<b>16,757,254</b>	<b>13,756,046</b>	<b>55,555,148</b>	<b>25,644,578</b>	<b>29,910,570</b>	<b>86,702,257</b>	<b>36,319,811</b>	<b>50,382,446</b>
Department Stores Excl Leased Depts-4521	5,623,284	633,428	4,989,855	10,320,566	682,271	9,638,295	16,121,215	766,855	15,354,360
Other General Merchandise Stores-4529	24,890,016	16,123,826	8,766,190	45,234,582	24,962,307	20,272,275	70,581,042	35,552,956	2,499,100
Warehouse Club and Supercenters-452311	21,077,913	10,935,701	10,142,212	38,260,560	17,444,505	20,816,055	59,684,726	25,126,418	34,558,308
All Other General Merchandise Stores-452319	3,812,103	5,188,125	(1,376,022)	6,974,022	7,517,802	(543,780)	10,896,316	10,426,538	469,778
<b>Miscellaneous Store Retailers-453</b>	<b>5,263,808</b>	<b>3,892,015</b>	<b>1,371,793</b>	<b>9,609,795</b>	<b>5,690,483</b>	<b>3,919,312</b>	<b>15,029,702</b>	<b>8,597,027</b>	<b>6,432,675</b>
Florists-4531	337,142	571,858	(234,716)	628,497	630,616	(2,120)	990,566	648,189	342,377
Office Supplies, Stationery, Gift Stores-4532	987,557	417,708	569,849	1,833,393	419,297	1,414,096	2,871,077	435,514	2,435,563
Office Supplies and Stationery Stores-45321	362,323	164,718	197,605	679,533	164,923	514,610	1,066,931	169,444	897,487
Gift, Novelty and Souvenir Stores-45322	625,234	252,990	372,244	1,153,860	254,374	899,486	1,804,146	266,070	1,538,076
Used Merchandise Stores-4533	724,793	336,637	388,156	1,336,052	336,666	999,386	2,086,944	364,756	1,722,188
Other Miscellaneous Store Retailers-4539	3,214,316	2,565,812	648,504	5,811,853	4,303,904	1,507,949	9,081,115	7,148,568	1,932,547
Pet and Pet Supply Stores-45391	945,845	358,310	587,536	1,731,749	574,798	1,156,951	2,714,767	1,197,949	1,516,818
Art Dealers-45392	376,033	138,275	237,758	706,689	173,602	533,087	1,107,078	173,909	933,169

All Other Miscellaneous Stores-45399	1,892,438	2,069,227	(176,789)	3,373,415	3,555,504	(182,089)	5,259,270	5,776,710	(517,440)
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<b>Foodservice and Drinking Places-722</b>	<b>24,440,945</b>	<b>16,306,745</b>	<b>8,134,200</b>	<b>45,401,923</b>	<b>24,132,257</b>	<b>21,269,666</b>	<b>71,165,466</b>	<b>34,944,600</b>	<b>36,220,866</b>
Drinking Places -Alcoholic Beverages-7224	1,056,899	1,073,692	(16,793)	1,995,693	1,370,268	625,425	3,141,057	2,641,102	499,956
Full-Service Restaurants-722511	11,234,047	8,106,922	3,127,125	20,896,249	12,951,653	7,944,596	32,764,460	18,332,377	14,432,083
Limited-Service Eating Places-722513	10,088,969	6,084,397	4,004,573	18,693,679	8,368,913	10,324,766	29,282,887	11,937,666	17,345,221
Cafeterias, Grill-Buffets, and Buffets-722514	365,575	147,939	217,636	677,415	147,939	529,476	1,061,160	147,939	913,220
Snack and Nonalcoholic Beverage Bars-722515	1,695,455	893,795	801,660	3,138,887	1,293,484	1,845,403	4,915,902	1,885,516	3,030,386
Ice Cream and Frozen Yogurt Shops-7225151	257,131	70,246	186,885	476,302	247,985	228,316	746,052	629,748	116,304
Coffee Shops-7225155	727,465	197,192	530,273	1,346,326	242,823	1,103,503	2,108,330	289,905	1,818,425
Other Snack/Beverage Bars-7225157	710,859	626,357	222,181	1,316,259	802,676	228,831	2,061,520	965,863	854,995

Source: Environics Analytics, Urban Partners

By comparison, stores within the 6-Mile Radius trade area sell more than **\$185 million** worth of retail goods annually, while that trade area's population spends approximately **\$291 million** on retail goods annually. This retail spending includes:

- \$73.2 million in Food and Beverage Stores,
- \$55.6 million in General Merchandise Stores,
- \$45.4 million in Eating and Drinking Establishments,
- \$35.7 million in Building Material and Garden Stores,
- \$27.3 million in Health and Personal Care Stores,
- \$19.3 million in Clothing and Accessories Stores,
- \$9.6 million in Furniture and Home Furnishings Stores,
- \$9.6 million in Miscellaneous Store Retailers,
- \$6.6 million in Electronics and Appliance Stores,
- \$4.3 million in Sporting Goods, Hobby, and Book Stores, and
- \$4.2 million in Auto Parts Stores.

Finally, stores within the 9-Mile Radius trade area sell more than **\$251 million** worth of retail goods annually, while that trade area's population spends approximately **\$455 million** on retail goods annually. This retail spending includes:

- \$114.2 million in Food and Beverage Stores,
- \$86.7 million in General Merchandise Stores,
- \$71.2 million in Eating and Drinking Establishments,
- \$56.2 million in Building Material and Garden Stores,
- \$42.7 million in Health and Personal Care Stores,
- \$30.2 million in Clothing and Accessories Stores,
- \$15.1 million in Furniture and Home Furnishings Stores,
- \$15.0 million in Miscellaneous Store Retailers,
- \$10.3 million in Electronics and Appliance Stores,
- \$6.8 million in Sporting Goods, Hobby, and Book Stores, and
- \$6.6 million in Auto Parts Stores.

## Retail Market Potential

A comparison of retail supply and demand for the trade areas (shown in Table 22 above) reveals the retail surplus or gap/potential for additional retail stores in each category. The demand of retailing in Shamokin (included in the 3-Mile Trade Area) exceeds supply by more than \$26 million, indicating that the supply is limited for the area's population, and the customer base must go beyond this three-mile ring for many retail goods and services. However, the supply of supermarkets and pharmacies are drawing customers into the trade area from outside.

The 6-Mile Radius Trade Area contains several other modest population and commercial centers, including most of Coal Township. Six miles is approximately halfway to the larger population centers of Sunbury, Danville, and Bloomsburg. Residents of those communities are not likely to travel to Shamokin

for most of their retail needs since they can likely find them within their respective trade areas. However, within this 6-mile radius, total demand still exceeds supply—by a \$106 million gap.

Several retail categories experience a significant opportunity gap also not being filled at the 9-Mile Radius. While it would be logical to assume that Specialty Sporting Goods, which include hunting, fishing, and bicycling gear, would have significant demand among Shamokin residents and visitors, the data in Table 22 indicates that this is one of the few over-supplied retail categories, even at the 9-Mile Radius. This would suggest a lack of additional demand.

However, for those categories with a gap at the 6-Mile Radius that continues at the 9-Mile Radius, there appears to be sufficient demand for many other new store opportunities appropriate for downtown Shamokin:

- **Auto parts stores.** A \$1.3 million gap in retail supply exists for automotive parts and accessories stores in the 6-Mile Trade Area. This leakage can support store space of approximately 5,000 SF. A portion of this opportunity could be attributed to recreational vehicle parts and accessories as well, serving residents and visitors who frequent the Anthracite Outdoor Adventure Area.
- **Home furnishing stores.** Within the 6-Mile Trade Area, a significant opportunity exists for home furnishing stores. The \$3.4 million gap translates to approximately 14,000 SF in store space. This gap increases to \$5.8 million in the 9-Mile Trade Area, enough to support 23,000 SF of space.
- **Health and personal care store.** An opportunity exists in the 6-Mile Trade Area for a health and personal care store, such as a medical supply store. The \$888,000 in leakage would support a store of approximately 2,000 SF. This gap more than doubles in the 9-Mile Trade Area, supporting store space of approximately 5,000 SF.
- **Family clothing stores.** Significant opportunities exist in the clothing category, particularly family clothing. The retail data suggests a gap of \$7.8 million within the 6-Mile Trade Area, which could support about 28,000 SF of store space. At the 9-Mile radius, the \$12.0 million gap would support more than 44,000 SF of store space. These stores could outfit the family with clothing geared toward the outdoors and recreation.
- **Women’s clothing stores.** Opportunities exist for women’s clothing stores as well. The gap of \$2.6 million within the 6-Mile Trade Area could support more than 9,000 SF of store space. This opportunity grows to more than 15,000 SF at the 9-Mile radius, with a \$4.2 million gap. These stores could be specialty boutique stores that would appeal to visitors.
- **Shoe stores.** A \$1.8 million gap in retail supply exists for shoe stores in the 6-Mile Trade Area. This leakage can support a store of approximately 6,000 SF, an opportunity that doubles to 12,000 SF of space at the 9-Mile radius. Shoe stores could include footwear more geared toward athletics, such as running and hiking, which would lend itself well to the recreational nature of the region.
- **Gift store.** The retail data suggests that \$899,000 in gift, novelty, and souvenir stores expenditures are leaking from the 6-Mile Trade Area annually. This leakage can support a 4,000 SF gift shop, increasing to 7,000 SF of demand at the 9-Mile Trade Area.
- **Pet Store.** A \$1.2 million gap in retail supply exists for pet stores in the 6-Mile Trade Area. This leakage can support approximately 4,000 SF of store space. This demand grows slightly at the 9-Mile Trade Area.

- **Art Dealers/Galleries.** The data indicates that \$530,000 in expenditures on art are leaving the 6-Mile Trade Area annually. This leakage can support 2,400 SF of gallery space, increasing to 4,100 SF of demand at the 9-Mile Trade Area. Art dealers could appeal to visitors as well as area residents.
- **Full-Service Restaurants.** Significant opportunity exists for full-service restaurants. Up to 29,000 SF of such space could be supported by the \$7.9 million gap in the 6-Mile Trade Area, which grows to \$14.4 million in the 9-Mile Trade Area—enough to support almost 52,000 SF.
- **Limited-Service Restaurants.** There is a similar opportunity for limited-service restaurants. A surplus of \$10.3 million could support 30,000 SF of restaurant space in the 6-Mile Trade Area. This grows to 50,000 SF of restaurant space that would serve the 9-Mile Trade Area.
- **Coffee Shops.** There are also opportunities for coffee shops. A gap of \$1.1 million in the 6-Mile Trade Area could support a 3,000 SF coffee shop. In the 9-Mile radius, the gap grows to \$1.8 million, enough to support almost 5,000 SF.

Together, these retail opportunities within the 6-Mile Trade Area would total approximately 138,000 SF in store space—a significant amount of retailing. Therefore, we recommend prioritizing 40,000 to 50,000 SF of that demand that is compatible with the physical characteristics and scale of downtown Shamokin as well as the recreational character of the region, to test the market. These opportunities, which could serve both residents and visitors, include:

- 4 to 5 eating & drinking establishments (16,000 SF) including full- and limited-service restaurants and coffee shops that will help diversify but not cannibalize the existing restaurant supply;
- 4 to 5 family & women’s apparel and shoe stores with a recreational emphasis or appeal to visitors (6,000 SF);
- 1 or 2 vehicle parts and accessories stores that could also supply ATVs (5,000 SF);
- 2 to 3 home furnishing stores (12,000 SF); and
- 3 to 4 miscellaneous stores such as an art dealer, gift shop, medical equipment, and pet stores (8,000 SF), which could also appeal to visitors and residents.

In general, these would be smaller store types that could be tenants in downtown commercial buildings along Independence Street. Currently there are several vacant commercial spaces along this corridor that could house a portion of these retail opportunities.

**EXHIBIT E**

**Three Year Community Development Plan**

# **CITY OF SHAMOKIN**

## **COMMUNITY DEVELOPMENT PLAN FEDERAL FISCAL YEARS 2020, 2021, and 2022**

### **INTRODUCTION**

In prioritizing projects for current and future funding under the Community Development Block Grant (CDBG) Program, the Shamokin City Council relies on the Three-Year Community Development Plan. Through direct outreach to each authority and non-profit organization in the City, and postings announcing the upcoming Entitlement process to the population at-large, City residents are apprised of updating the Community Development Plan and outlining of projects for the upcoming fiscal year. Then, over a four- to six-week period, each new project is analyzed for eligibility, fundability, and urgency of need through individual community site meetings. Finally, using the previous fiscal year's Community Development Plan as a blueprint, the Council agrees to any alterations and modifications needed, selects the projects for the current year, and re-evaluates years two and three in the design.

The Community Development Plan for Shamokin reviews the community development needs of the City with specific reference to City-wide housing needs, community facility needs, public service needs, and economic development needs. The plan lists urgent need priorities within each of the four functional areas and presents short- and long-term community development objectives selected from those priorities listed.

Shamokin City Council views the preparation of this Three-Year Community Development Plan as an ongoing process that will be continually refined from program year to program year. As a result of this refinement, the changeable nature of local governments and the development of critical/urgent need problems, this document is viewed as a flexible document to be revised and updated on an annual basis.

### **INCIDENCE AND CONCENTRATION OF LOW- AND MODERATE-INCOME PERSONS AND MINORITIES**

The City of Shamokin is a densely settled community in the southern section of Northumberland County. It is surrounded entirely by Coal Township. According to 2010 Census, the population for the City of Shamokin stands at 7,374 persons. The community experienced an increased population decline during the decade 1990 to 2000, of 12.8%, as opposed to the 11.3% decline between 1980 and 1990.

The 2011-2015 American Communities Survey (ACS) data identifies the City of Shamokin as one of five cities in Northumberland County with greater than 51% low- and moderate-income (LMI) populations. According to this data, 52.14% of the City's residents are LMI persons. Accordingly, the City qualifies as a predominantly LMI community. Overall, LMI block group data varies greatly through the City from as low as 31.88% to as high as 89.19%.

The percentage concentration of LMI persons is illustrated in the following chart.

<b>Census Tract</b>	<b>Block Group</b>	<b>LMI %</b>
815	1	31.88%
815	2	34.42%
815	3	60.00%
815	4	56.86%
816	1	54.73%
816	2	45.03%
816	3	68.89%
817	1	40.30%
817	2	89.19%
817	3	33.11%

The current ACS data reports 234 minorities in the City of Shamokin representing 3.22% of the City's population. The largest minority is Hispanic/Latino with a population of 113.

## **COMMUNITY DEVELOPMENT NEEDS**

### **A. HOUSING REHABILITATION:**

According to 2011-2015 ACS data, there were 4,805 housing units in the City of Shamokin. The majority of the housing stock was built prior to 1940, 65.6%. Owner-occupied units constitute 54.3 % of all occupied units in the City. The remaining 45.7 % of the occupied housing stock is renter occupied. The vacancy rate according to the 2010 census is 19%, due in part to the declining population previously discussed.

Although the City has participated in several housing rehab programs over the years, much of the housing stock needs rehabilitation. The age of the City's housing stock, coupled with its high vacancy rate, low property values, and the lower-income character of the area have all had a damaging impact on the housing stock. Vacant floor area on the upper floors of buildings in the business district is also a concern of the City.

SEDA-COG, on behalf of the City, will be applying for \$500,000 of HOME grant funds to rehabilitate income eligible households. During a needs assessment survey for HOME funding, more than 70 households called SEDA-COG to request their names be put on the list for potential funding should funding be awarded. The application for funding has been submitted to DCED; however, no grants have been reviewed as of this writing due to the coronavirus pandemic.

Despite all of these poor characteristics of the housing market, there is a relatively long waiting list for publicly assisted housing. The Shamokin Public Housing Authority provides 202 units of public housing, of which 100 units are reserved for the elderly and disabled. In addition, the Housing Authority provides

221 units of Section 8 Rental Assistance. A majority of Section 8 certificate and voucher recipients are families. Even so, there is a continual waiting list for assisted housing for families. There is also a 100 unit private elderly Section 8 housing complex for low income families in the City. Overall, there are two elderly complexes and three family public housing projects in Shamokin.

## **B. CODE ENFORCEMENT & DEMOLITION:**

Unfortunately, many structures in the City which are not suitable for rehabilitation because of major code deficiencies, abandonment, etc. These structures are fire, safety, and health hazards. In order to eliminate the hazards caused by these structures, the City must continue to be proactive with code enforcement. A Quality of Life Ordinance with a ticketing system has been put into effect for homeowners that do not comply with city ordinances and codes. A landlord tenant inspection also recently went into effect.

Council allocated FFY 2015 through 2019 CDBG funds for code enforcement in LMI block groups within the City. ACS 2011 – 2015 data reported several of the block groups with blighted neighborhoods targeted by the City for code enforcement were no longer LMI and therefore ineligible for CDBG assistance. While code enforcement remains a high priority in the City, during discussions regarding 2020 CDBG use, City Council decided to suspend the CDBG code enforcement program and reassess the code enforcement districts for potential future funding. Remaining FFY 2017, 2018 and 2019 funds will be rebudgeted into the FFY 2020 Independence Street Public Improvement CDBG project.

Demolition programs using CDBG and matching funds through the Housing Authority for Northumberland County (HANC) remain a priority. The City sets aside 30% of its annual CDBG entitlement for demolition and takes every advantage of HANC's county-wide campaign to stop blight. By the end of 2020, the City expects to have demolished four properties using CDBG funds and four using HANC matching funds.

The City uses the following definition from the International Property Maintenance Code to identify deteriorated properties:

**[A] 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.**

## **C. FAIR HOUSING:**

SEDA-Council of Governments annually, on behalf of the City of Shamokin, will undertake three specific Fair Housing actions in order to comply with the mandatory Federal and State Fair Housing requirements:

- Publish the Fair Housing Notice in at least one newspaper of general circulation within the City of Shamokin's service area.
- Announce the Fair Housing Analysis that was completed by the City of Shamokin, and summarize, and/or in some other way, call attention to City of Shamokin's commitment to Fair Housing during the first Public Hearing, and
- Invite the public, during the hearing, to report any unfair housing practices and encouraged them to notify City of Shamokin or the Fair Housing Compliance Officer designated by City of Shamokin's plan.

Each year, the City of Shamokin is required to undertake a new optional Fair Housing action to comply with the State's Fair Housing requirements. In June 2020, SEDA-COG's Community Development Department emailed an invitation to 1600 contacts, inviting them to register for an upcoming Fair Housing Training Webinar, presented by A.J. Johnson, of A.J. Johnson Consulting Services, Inc. The email list included, but was not limited to, public housing authorities, counties, and municipalities. On July 29, 2020, our office on behalf of Shamokin, provided a link to the three-hour Fair Housing Training Webinar, along with course materials for registered attendees. The webinar included information on Exemptions, Protected Classes, Prohibited Activities, Various Types of Discrimination, Housing for Older Persons, Reasonable Modifications, Reasonable Accommodations, Design and Construction Requirements, Advertising, and Fair Housing Enforcement.

The applicability of the Fair Housing Program, as defined by the federal regulations, impacts very few of the CDBG funded activities undertaken by City of Shamokin. The regulations and DCED guidelines limit Fair Housing's applicability to housing or housing related activities that have been undertaken in the past year or may be undertaken in the next 12 months, which do not meet the exemption of single-family owner-occupied rehab.

However, DCED has agreed to report activities annually in the Commonwealth Consolidated Plan. Accordingly, SEDA-COG will review the City of Shamokin's project activities each year and submit the required reporting accordingly.

#### **D. PARKS & RECREATION:**

The City of Shamokin considers playgrounds, recreation opportunities, and green space very important for the citizens of its a low- to moderate-income community. It has four (4) playgrounds, a community swimming pool, and a Community Park. All remained open during the pandemic with the exception of the pool. Since the City is very compact and very densely populated, all four of the playgrounds are utilized by the entire City population as various activities and equipment are available at each site. CDBG funds have been used over the years for improvements at these facilities. For instance, removal of architectural barrier work was completed at the community swimming pool with FFY 2014 funds. The City received funds from DCNR to improve the Claude Kehler Park. Phase II was funded in 2014 and CDBG funds were used for match. Work included parking, lighting, landscaping, park structures, and furnishing. Most recently, the City applied for FFY 2020-CV funding for public sanitation to keep their parks safe. The City Council voted to allocated approximately \$195,000 of its FFY 2020 CDBG funding to demolish two unsafe downtown properties at the center of its downtown revitalization area and

create a pocket park. Ideas for this park are detailed in an economic development plan for Shamokin's revitalization effort due to be adopted by Council at its October meeting.

Although located outside of the City Limits, the Anthracite Outdoor Adventure Area (AOAA) has become a community asset for the greater Shamokin area as well. The AOAA is a leased area of approximately 7,500 acre of coal lands in the Shamokin Area for the purposes of motorized and non-motorized recreation. The City Council collaborates with the AOAA on "Taking it to the Streets," a project that brings AOAA ATV riders into the downtown. The project started with rides a few days a year and has evolved into plans for regular weekly events. According to Dave Porzi, Operations Manager of the AOAA, 30,000 visitors went to the AOAA in 2019 with 34,000 visitors anticipated for 2020. The coronavirus pandemic has not reduced use of the park.

#### **E. INFRASTRUCTURE:**

According to PennDOT data, the City of Shamokin has 23.53 miles of municipally owned streets. Given this extensive street network, the high cost to maintain and reconstruct streets, and the City's declining tax base, ongoing upkeep of streets has been a challenge. The crown of many streets is actually higher than the elevated curbs. Streets need to be milled, repaved and even totally reconstructed throughout many sections of the City.

The City of Shamokin has made great strides within the past few years using the CDBG allocations to have many streets paved. Federal Fiscal Year 2015 through Federal Fiscal Year 2018 funds were all utilized for various street reconstruction projects. While the City Council retains its commitment to street safety, finding neighborhood streets to reconstruct with CDBG funds has become difficult, largely because residents are reluctant to open their doors for income surveys.

Many sidewalks are also in poor condition. The City recognizes that its high percentage of LMI persons and large elderly population make sidewalk replacement costs unaffordable for many homeowners. All the City's sewer lines have been turned over to the Shamokin-Coal Township Joint Sewer Authority. There is an effort underway to separate storm sewer from the sanitary sewer.

Shamokin's draft revitalization plan recommends several long-term transportation improvements and downtown streetscape improvements including new sidewalks and full accessibility.

While infrastructure needs remain a high priority for the City, Council is currently prioritizing downtown revitalization and the implementation of the community revitalization plan this year. They voted to allocate 2020 funds to the Independence Street Public Improvements project, which will entail acquiring a dangerous blighted structure and 122 E. Independence Street and demolishing it along with the blighted structure already owned at 118 E. Independence Street to create a pocket park in the center of the targeted revitalization area, a project recommended in the revitalization plan. The development of the plan has involved extensive community participation with working committees. The Pocket Park Committee will make recommendations to Council regarding the design of park.

## **F. PUBLIC SAFETY:**

The City has five volunteer fire stations that form the Shamokin Fire Company. The City also has a volunteer fire and rescue squad. They each service the entire City because they each have specific and separate equipment to service various needs. Because of the profusion of row homes in the City, most without firewalls, large, life-threatening fires occur regularly in Shamokin. Fire equipment on average receives 120 hours of use each month. Keeping the Company equipped is a high priority for Council. In 2011 the City assisted the Rescue Fire Company in the purchase of a new Aerial ladder truck that was purchased with funding from the CDBG program over several years. In 2015, the City assisted with the purchase of an Emergency Vehicle for the Shamokin Emergency Rescue Squad. In 2016 through 2019, the City has continued to assist with funding for the Emergency Rescue Vehicle through the CDBG program. Council will use \$40,000 in 2020 funds to assist the Company in purchasing a new pumper truck. In the past, the City has amortized the purchase of the equipment over five years, taking possession at the time of loan and thereby meeting beneficiaries. This will be the first purchase for the City since pre-award approval was disallowed in 2017. They have room in their debt service budget to purchase a greater portion of the truck up front next year, but it is not a permanent solution. The City hopes that HUD will once again allow pre-award approval, which allows the City to count on regular payments using CDBG funding to purchase the necessary equipment.

The City also has a full-time police department, staffed 24 hours a day. The Department currently consists of ten sworn officers including the chief, two special officers, and one civilian employee. The department also takes part in many community activities and assists in code enforcement, in addition to their extensive law enforcement duties.

## **G. ECONOMIC DEVELOPMENT NEEDS:**

Lower Northumberland County and particularly Shamokin's economy was closely linked to the coal industry through much of the 19<sup>th</sup> and 20<sup>th</sup> centuries. The discovery of anthracite coal in the region, known as "hard coal," became the basis of much industry. Railroad companies, such as Reading Railroad, bought interests in coal and became major employers of the area, building railroads to ship coal to markets. In addition to coalmining, silk and knitting mills, stocking and shirt factories, wagon shops, ironworks, and brickyards were all active throughout the 19<sup>th</sup> century. The Eagle Silk Mill became the largest textile manufacturing building under one roof in the United States.

Unfortunately, most of the industry in the City has closed down. Industrial properties such as those on Rock Street and those west of the Weis Supermarket have been demolished. The former Eagle Silk Mill building was vacant for over ten years. After being torn down, the last industry left in Shamokin, the Shroyer Dress Factory, closed in 1990. The vacant dress factory building and adjacent properties continue to deteriorate. On Easter Sunday, 2017, the Shroyer factory suffered a partial collapse that threatened neighboring buildings and interrupted power to a large part of the City. The property was demolished in 2019.

On June 16, 2014, DCED Secretary Alan Walker declared that the City was "financially distressed" under the provisions of Pennsylvania Act 47. According to the City's Recovery Plan resulting from its admission into this distress municipalities program, "the City's bleak financial condition has been

exacerbated by two principal factors: 1) revenues have failed to grow during the last several years due to various factors including but not limited to the national recession, a declining tax base, decreasing population, and outdated property assessments; and 2) the cost of the City's employee compensation and benefits have proven to be unaffordable and unsustainable."

The City recognizes that its tax base and economy hinges upon continued economic development. The City recognizes that new construction, building rehabilitation and related site improvements are needed to keep the economy healthy and supportive to the needs of the residential community.

Private investment has been building. During Summer 2019, announcements were made regarding two hotels to be constructed within the City's limits as well as the development of a new medical building downtown. \$3 million in state grant funds played a role in these recent developments. Council recently re-enacted the City's Economic Development Board, which had been inactive since the 1980's and name an investor who has recently relocated his family to Shamokin as its president.

In 2019, a \$300,000 grant recently obtained from DCED to fund revitalization efforts in the City. City Hall, the Shamokin Area Businesses for Economic Revitalization, and SEDA-COG have recognized the opportunity in the Shamokin Area to provide leadership to help guide the city into a revitalization revolution; providing hope to the current residents, and opportunities to outside investors. The Partnership for Revitalization is funded through the Keystone Communities Fund grant, thanks to Representative Kurt Masser, until summer 2022. A request for proposals was being sought in October 2019 for the creation of a Revitalization Implementation Plan. At the October 2020 City Council meeting, that plan will be considered for approval. The process brought together 100s of City volunteers and community leaders for community meetings, who will continue to work towards the plan's implementation.

## **H. PUBLIC SERVICE NEEDS**

As one of the County's principal urban centers and a LMI community, Shamokin has a high demand for public services and citizen support systems. For the most part, these services are well provided by the County and local systems and a network of non-profit and church based organizations. The City, however, remains solely responsible for fire and police protection. The age of the housing stock, number of vacant and blighted properties, the high incidence of absentee landlords, and the density of the development make these services more important and more difficult than in many communities.

## **COMMUNITY DEVELOPMENT PRIORITIES**

- A. HOUSING REHABILITATION - Medium Priority
- B. CODE ENFORCEMENT & DEMOLITION – High Priority
- C. FAIR HOUSING - Medium Priority
- D. PARKS & RECREATION – High Priority
- E. INFRASTRUCTURE - Medium Priority
- F. PUBLIC SAFETY - High Priority
- G. ECONOMIC DEVELOPMENT NEEDS - Medium Priority

## H. PUBLIC SERVICE NEEDS –Medium Priority

High Priority = Financed with CDBG Funds

Medium Priority = Financed with other sources

### SHORT-AND LONG-TERM OBJECTIVES FOR CDBG FINANCING

#### Short-Term (1 year) Objectives

1. Support of downtown revitalization projects
2. Continuation of the demolition program.
3. Financing assistance for the Shamokin fire equipment.

#### Long-Term (3-year) Objectives

1. Improvements of streets to be determined.
2. Support downtown revitalization and economic development
3. Continuation of the demolition program.
4. Financing assistance for the Shamokin fire equipment

### RESOURCES

2000 US Census Data

2010 US Census Data

2020 Public Hearings

American Communities Survey 2011-2015

Plan for Shamokin Area Economic Revitalization, Executive Summary attached

The Daily Item

The News-Item

Interviews with local officials

Municipalities Financial Recovery Act Recovery Plan: City of Shamokin

Previous City of Shamokin Three-Year Development Plans

[https://en.wikipedia.org/wiki/Shamokin,\\_Pennsylvania#History](https://en.wikipedia.org/wiki/Shamokin,_Pennsylvania#History)

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

**EXHIBIT F**

**Northumberland County Comprehensive Plan URL:**

**<https://norrycopa.net/documents/planning/comprehensiveplan.zip>**