

COMPREHENSIVE PLAN UPDATE

MONTROSE BOROUGH

SUSQUEHANNA COUNTY, PENNSYLVANIA

JUNE, 1979

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The preparation of this Report was a joint effort between the Montrose Borough Planning Commission, the Northern Tier Regional Planning and Development Commission, Susquehanna County Planning Commission and the Bureau's of Planning and Recreation - Pennsylvania Department of Community Affairs.

PLANNING CONSULTANT

Project Planner

Paul B. Solomon
Planning Analyst
Pennsylvania Department
of Community Affairs

Associate Planner

Jeffrey K. Stover
Susquehanna County
Planning Director

Recreation Planner

Thomas A. Shopay
Recreation & Park Advisor
Pennsylvania Department of
Community Affairs

Secretarial Assistance

Cindy M. Vadella
Planning Secretary
Pennsylvania Department of
Community Affairs

Draftsman and Reproduction

Gordon P. Davis
Regional Planner
Northern Tier Regional
Planning & Development
Commission

MONTROSE BOROUGH OFFICIALS

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Lawrence Dillon

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MONTROSE BOROUGH COMPREHENSIVE PLAN UPDATE

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CHAPTER I

MONTROSE BOROUGH COMPREHENSIVE PLAN UPDATE

GENERAL

A. Introduction

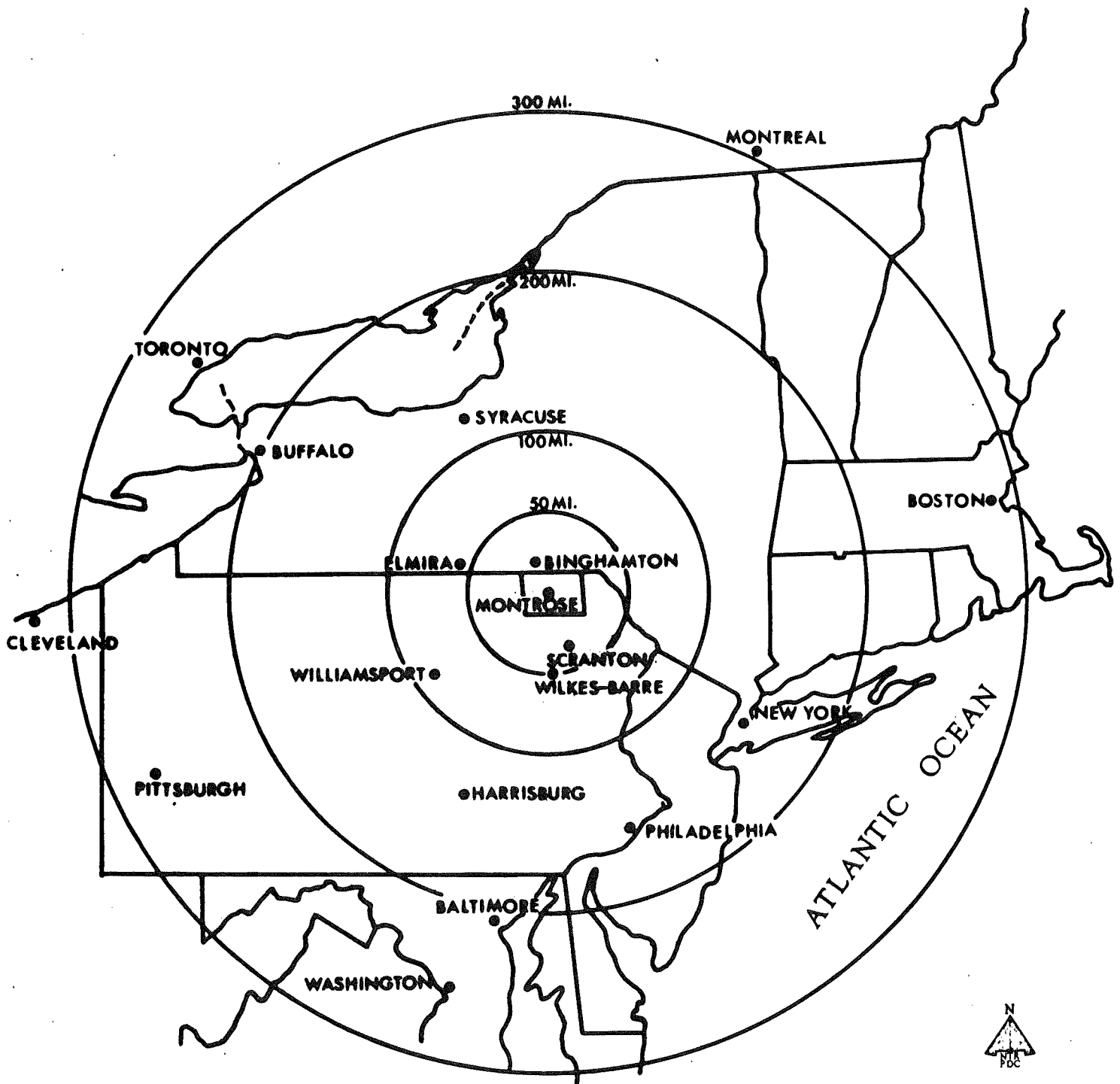
Montrose Borough is located in Susquehanna County at the intersection of PA Traffic Route's 29, 167 and 706. Montrose serves as the County Seat, as well as the Economic Development and Regional Center for Susquehanna County. Montrose lies 12 miles from the New York State line and ten miles from Interstate 81

A Planning Study for Montrose Borough was prepared in December of 1963 by the firm of Candeub, Cabot and Associates. In the 16 years since that Study has been published, a number of changes have occurred in the Borough, requiring an update to that Plan. It will not be the purpose of this update to revise those sections of the 1963 Planning Study that still remain valid. Rather, this update will deal with those elements that have become obsolete either through time or a difference in planning direction.

B. Purpose

The Montrose Borough Planning Commission requested assistance from the Pennsylvania Department of Community Affairs in updating the Montrose Borough Planning Study in the Summer of 1977. It was agreed that through the joint effort of the Pennsylvania Department of Community Affairs, along with the Northern Tier Regional Planning & Development Commission, a Comprehensive Plan Update would be prepared.

MAP No. 1 GENERAL LOCATION



The preparation of this map was a joint effort of the Montrose Borough Planning Commission, the Northern Tier Regional Planning and Development Commission and the Bureau of Planning, Pennsylvania Department of Community Affairs.

Prepared by:
NORTHERN TIER REGIONAL PLANNING
AND DEVELOPMENT COMMISSION

The purpose of this report is to provide a long range Comprehensive Plan for the Borough of Montrose for the period from 1979 to the year 2000. When adopted, this Plan will become an official public document and will serve as a policy guide relative to the fiscal, economic, social, political, esthetic and other related factors of the Borough. The Plan will indicate how the local elected officials want the Borough to develop over the next 20 years.

This Plan, is, therefore, intended to serve as a policy guide for the development of Montrose Borough in a coordinated, unified manner, which can be continually referred to in determining long and short range development decisions. It should be understood that this document is not meant to be an end in itself, but rather one phase in the planning process. As a process, it must be continually examined and updated by the Planning Commission to meet the realities and needs of the day. Therefore, this Plan may have to be modified and changed from time to time.

C. Scope

Comprehensive planning is generally divided into four elements. They are: (1) Base Studies (Inventory of Existing Conditions), (2) Goals and Objectives, (3) Analysis and Projections (Plan Formulation) and (4) Plan Implementation. After careful review by the Planning Commission and their consultant, the following work program was formulated:

I. Inventory of Existing Conditions

1. Population Study
2. Housing Analysis and Study
3. Existing Land Use Study

II. Statement of Montrose Borough Objectives

III. Plan Formulation

1. Future Land Use Plan
2. Housing Plan
3. Community Facilities Plan
4. Recreation Plan

IV. Plan Implementation

Update Zoning Ordinance and Zoning Map
Update Subdivision Ordinance

D. Early Historical Background

The present character and charm of Montrose was entirely influenced by the early settlers, especially by the people of New England heritage. From a town planning point of view, Montrose is a New England Village set in Pennsylvania.

The first settler in the land area that is now considered Montrose Borough was a Captain Bartlett Hinds. Hinds was born in Middlebury, Massachuttes in the year 1755. He served in the Continental Army, rising to the rank of Captain. In the Summer of 1800, Captain Hinds, along with eight men, traveled to what is now Montrose to build a cabin in preparation for permanent settlement the following year. At this point in time, Captain Hinds was both an owner and agent of lands in and around Montrose, receiving his authority from the State of Connecticut. Because the Decree of Trent (settling the conflicting land claims between Connecticut and Pennsylvania), Hinds yielded his Connecticut land claims and obtained titles for these lands from the Commonwealth of Pennsylvania.

From 1801 until 1812, "Montrose Borough was known as Hinds Settlement." During that time, its population consisted entirely of the Hinds and Post families. (Issac Post being the stepson of Captain Hinds).

In 1810, Susquehanna County was set-off from Luzerne County

and was formally organized in 1812. With County status, the need for a County Seat was apparent. At that point, Montrose was not the largest settlement in Susquehanna County. Because of a strong "pecuniary interest" of a Doctor Herbert H. Ross, along with a gift of ten acres for a public square and County building by Captain Hinds, Montrose was chosen as the County Seat. With the selection of Hinds Settlement as the County Seat, and the subsequent construction of the first Court House in 1813, the Settlement's population increased from a two family settlement to a thriving Village of 28 dwelling units, a number of commercial establishments and a population of 186.

Hinds Settlement was eventually named Montrose, after a City in Scotland by Doctor Ross. In 1824, Montrose was made a Borough, incorporating its present boundaries out of Bridgewater Township.

While no exact population data is available for Montrose prior to 1920, it can be assumed that the Borough mirrored the County population trends. In 1880, Susquehanna County and Montrose reached its population peak, falling to its lowest point in 1930, thereafter increasing gradually.

With a strong sense of pride, Montrose Borough has remained predominantly a residential community and the commercial and political center of Susquehanna County.

CHAPTER II

MONTROSE BOROUGH COMPREHENSIVE PLAN UPDATE

POPULATION STUDY

A. Introduction

Population analysis and projections are the bases for most planning decisions. Population, both present and future, determines the level and the demand for future facilities and serves as an index for most urban and regional problems. Since no other local agency provides this information, this responsibility falls to the Montrose Borough Planning Commission and its consultant.

B. Past Trends in Population

Past trends in the population of Montrose Borough can be found in Table 2-1, along with that of Susquehanna County. In the fifty year period of 1920 through 1970, Montrose Borough had an overall net population increase of 397 or 19.3%, from 1,661 to 2,058. In comparison, Susquehanna County, for the same period, suffered a net loss of 419 or 2%, from 34,763 to 34,344. Montrose Borough was growing, while Susquehanna County was remaining fairly stable. Within that fifty year period, both the Borough and County populations fluctuated quite a bit from decade to decade. Montrose Borough's population steadily increased every decade from 1920 to 1960. Between 1920 and

1930, the Borough's population rose from 1,661 to 1,909, an increase of 248. Between 1930 and 1940, it rose by 68 and again by 98 between 1940 and 1950, for a 1950 total of 2,075. The largest increase in the Borough's population occurred between 1950 and 1960. It rose from 2,075 to 2,363, an increase of 288 or 12.2%. Only in the past decade has there been any decrease in population. Between 1960 and 1970, the population went from 2,363 to 2,058, a loss of 305 or 12.9%. This decrease largely can be attributed to out-migration, since we can see from Table 2-2 that during the last sixteen years, there have consistently been more births than deaths in the Borough.

In contrast, Susquehanna County's population has fluctuated in each decade from 1920 to 1960. The County's population was at its peak in 1920, with 34,763. In the past two decades, 1950 through 1970, the population has increased 3.5% per ten years and in 1970 at 34,344, seems to be gradually climbing back to its 1920 high.

Montrose Borough's percent of Susquehanna County's population has increased over the past fifty years from 4.8% in 1920 to 6.5% in 1950 to 6.0% in 1970.

Table 2-1
Trends in Population
Montrose Borough and Susquehanna County
1920 - 1975

<u>Year</u>	<u>Montrose Borough</u>	<u>Susquehanna County</u>
1920	1,661	34,763
1930	1,090	33,806
1940	1,977	33,893
1950	2,075	31,970
1960	2,363	33,137
1970	2,058	34,344
1975	2,063	36,844

Source: U.S. Census of Population

Table 2-2
BIRTHS, DEATHS AND NATURAL INCREASE
MONTROSE BOROUGH, SUSQUEHANNA COUNTY
1960-1976

<u>YEAR</u>	<u>BIRTHS</u>	<u>DEATHS</u>	<u>NATURAL INCREASE</u>
1960	50	*	*
1961	45	25	+20
1962	47	30	+17
1963	49	23	+26
1964	40	28	+12
1965	39	35	+ 4
1966	30	31	- 1
1967	40	28	+12
1968	34	31	+ 3
1969	31	32	- 1
1970	39	34	+ 5
1971	36	24	+12
1972	29	30	- 1
1973	22	30	- 8
1974	24	13	+11
1975	21	18	+ 3
1976	45	32	+13

*Data not available

Source: Pennsylvania Department of Health

C. Age Composition

Table 2-3 gives the age groupings for Montrose Borough, Susquehanna County from 1960 to 1970. Examining Table 2-3, one can see that with the exception of the 55-64 year age grouping, all categories lost population. The under five age group lost 37.5%, by far the greatest percentage loss. The 5-14 group lost 14% of its 1960 population, but still makes up the bulk, or 17.5% of Montrose Borough's present total population. The 15-24 age group decreased by 7.4%. This group includes those in senior high, college and the young work force. In the 25-34 age group, there was a decrease of 17%, while the 35-44 group had an even greater decrease of 23.4%. The 45-54 group decreased only slightly, 3.3%, while the next group, 55-64 increased by 4.9%. The downward trend resumed in the 65 and over group, which decreased by 5.6%. Although almost all age groupings decreased in population, in percent of the total population each group represents has remained fairly constant from 1960 through 1970.

In comparison to Susquehanna County, Montrose Borough is below the County, State and National averages for groups under five, 5-14, 15-24 and 25-34. It is above all averages for groups 35-44, 45-54 and 65 and over. Group 55-64 is about even with County, State and National averages.

Table 2-4

Age Distribution for Montrose Borough*
Susquehanna County, Pennsylvania and the U.S.
(In Percent)

1970

<u>Age Group</u>	<u>Montrose</u>	<u>Susquehanna</u>	<u>Pennsylvania</u>	<u>U.S.</u>
Under 5	6.8	8.8	7.9	8.4
5-14	17.5	21.2	19.1	20.0
15-24	13.0	14.6	16.3	17.5
25-34	11.0	11.8	11.2	12.2
35-44	12.1	10.6	11.6	11.4
45-54	13.0	11.7	12.9	11.5
55-64	10.0	10.0	10.3	9.1
65 and over	<u>16.3</u>	<u>11.3</u>	<u>10.7</u>	<u>9.9</u>
TOTALS	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census of Population, 1970

*Information for Montrose Borough was not available. The figures presented were arrived at through statistical reduction of information taken from census tract 305 of the Binghamton SMSA, in which Montrose is located.

D. Population Characteristics

In Montrose Borough, 53.5% of the total population are females, while 46.5% are males. Females outnumber males in all groupings, except groups 5-14 and 25-34.

Table 2-5

Age-Sex Distribution
Montrose Borough* - Susquehanna County

1970

	Male		Female		Total	
	#	%	#	%	#	%
Under 5	69	7.2	71	6.4	140	6.8
5-14	186	19.4	175	16.0	361	17.5
15-24	129	13.5	136	12.4	265	13.0
25-34	116	12.1	110	10.0	226	11.0
35-44	110	11.5	140	12.7	250	12.1
45-54	125	13.0	144	13.0	259	13.0
55-64	90	9.4	116	10.5	206	10.0
65 and over	132	13.9	209	19.0	341	16.6
Totals	957	100.0%	1101	100.0%	2058	100.0%

Source: U.S. Census of Population, 1970

*Information for Montrose Borough was not available. The figures presented were arrived at through statistical reduction of information taken from Census Tract 305 of the Binghamton SMSA, in which Montrose is located.

E. Economic Characteristics of Population

In Table 2-6, we compare Montrose Borough with Susquehanna County and the State by employed labor force. If we look at the top four occupations in the Borough, we find that 17.9% of the population is employed in some type of professional or technical work, 16.7% are in some kind of clerical positions. Operatives, including transportation, employ 16.1% of the employed population while 12.6% are employed as craftsmen or kindred workers. On the whole, the employment percentages for the Borough do not reflect those of the County or State.

Table 2-7 shows us which general industry employs the greatest percentage of the population for the Borough, County and State. Most employed persons, 35.5%, are employed in some type of service industry; this is followed by manufacturing, which employs 25.4%. These two industries are also the major employment categories for the County and the State. The low employment group for both the Borough, 2.3%, and the State, 3.6% is transportation. The County low, 2.5%, is in the area of public administration.

Table 2-6
Occupation of Employed Labor Force
Montrose Borough* - Susquehanna County and Pennsylvania
Percentage Distribution 1970

Occupation	<u>Employed Persons 16 Years of Age and Over</u>		
	<u>Montrose Borough</u> %	<u>Susquehanna County</u> %	<u>Pennsylvania</u> %
Professional, Technical and Kindred Workers	17.9	10.1	13.8
Managers and Administrators Except Farm	10.5	5.7	6.9
Sales Workers	6.6	4.5	7.0
Clerical and Kindred Workers	16.7	12.2	17.3
Craftsmen and Kindred Workers	12.6	16.3	14.9
Operatives, Including Transportation	16.1	27.2	21.8
Laborers, Except Farm	2.7	5.7	4.9
Farm Laborers	4.5	8.9	1.4
Service Workers	10.1	8.0	10.9
Private Household Workers	<u>2.3</u>	<u>1.4</u>	<u>1.1</u>
Totals	100.0	100.0	100.0

Source: US Census of Population

*Information for Montrose Borough was not available, so the figures presented are taken from Census Tract 305 of the Binghamton SMSA, in which Montrose is located.

Table 2-7

Montrose Borough* - Susquehanna County
and Pennsylvania
Employed Labor Force - Percentage Distribution by
Major Group, 1970

<u>Major Industrial Group</u>	<u>Montrose Borough</u>	<u>Susquehanna County</u>	<u>Pennsylvania</u>
Construction	7.1	9.0	5.5
Manufacturing	25.4	34.5	32.2
Transportation	0.3	3.5	3.6
Wholesale and Retail Trade	12.8	11.0	18.9
Finance, Insurance and Real Estate	5.9	3.0	4.3
Selected Services	35.5	20.2	23.3
Public Administration	2.5	2.5	4.8
Other Industrial	<u>6.5</u>	<u>15.0</u>	<u>5.6</u>
Totals	100.0%	100.0%	100.0%

Source: US Census of Population

*Information for Montrose Borough was not available, so the figures presented are taken from Census Tract 305 of the Binghamton SMSA, in which Montrose is located.

Table 2-8, Family Income-Percentage Distribution, shows that the median income for Montrose Borough in 1970 was \$9,449. This is 14.8% above the median income of Susquehanna County and only 1.2% below the State median. On the whole, Montrose has less people in low-income categories than the County and State and more people in higher income brackets than either of the others.

Table 2-8
Family Income-Percentage Distribution
Montrose Borough* - Susquehanna County & Pennsylvania
1970

<u>Family Income</u>	<u>Montrose Borough</u>	<u>Susquehanna County</u>	<u>Pennsylvania</u>
Less than \$1,000	-	1.6	1.9
\$1,000 - \$1,999	.8	4.0	2.4
\$2,000 - \$2,999	4.9	5.5	3.7
\$3,000 - \$3,999	4.3	5.9	4.3
\$4,000 - \$4,999	5.2	6.2	4.6
\$5,000 - \$5,999	5.7	8.5	5.7
\$6,000 - \$6,999	6.9	8.8	6.8
\$7,000 - \$7,999	7.7	9.1	7.8
\$8,000 - \$8,999	8.8	8.4	8.4
\$9,000 - \$9,999	12.6	7.7	7.9
\$10,000 - \$11,999	13.1	12.6	14.2
\$12,000 - \$14,999	15.4	11.2	14.0
\$15,000 - \$24,999	12.6	8.6	14.4
\$25,000 - \$49,999	2.0	1.8	3.2
\$50,000 or more	-	.1	.7
Totals	100.0%	100.0%	100.0%
Median Income	\$9,449	\$8,050	\$9,558

Source: U.S. Census of Population

*Information for Montrose Borough was not available, so the figures presented are taken from Census Tract 305 of the Binghamton SMSA, in which Montrose is located.

F. Population Projections

In developing population projections for Montrose Borough, three techniques were used. The first method was to examine the Borough as part of a larger unit of government. In this case, Susquehanna County was chosen as that unit.

The Office of State Planning & Development in their publication, Summary Report - Employment by Labor Market Area and Population and Labor Force by County for 1980-1985-1990-1995 and 2000, made projections for all Counties in Pennsylvania.

It was then assumed, based on historical trends, that Montrose's mean share of Susquehanna County's population would be 5.6%.

Based on that assumption, the following population projections were made:

Table 2-9
Percent of Susquehanna County
Method

<u>Year</u>	<u>Population</u>	<u>Mean Share</u>	<u>Population Projection Montrose Borough</u>
1980	37,600	5.6%	2,106
1990	38,000	5.6%	2,128
2000	36,900	5.6%	2,066

Source: Office of State Planning & Development and
Consultant's Projections

Another method of determining future population would be to determine the natural increase and/or decrease over a period of time. This is sometimes called the Cohort Survival Method. In using this method, it is assumed that migration is not a major factor in the growth of Montrose. The result of these projections is as follows:

Table 2-10
Net Natural Increase Method

<u>Year</u>	<u>Montrose Borough</u>
1980	2,100
1990	2,135
2000	2,175

Source: Consultant's Projections

Finally, using the Natural Increase Method and assuming a moderate in-migration, based on availability of land and examination of public facilities, we developed a third set of population projections. The results of these projections are as follows:

Table 2-11
Natural Increase
plus
In-migration

<u>Year</u>	<u>Montrose Borough</u>
1980	2,150
1990	2,205
2000	2,315

Source: Consultant's Projections

Of the three sets of population projections, method one, the Percent of Susquehanna method is the least optimistic. In this set of projections, we see a very moderate growth from 1970 to 1990 with a decrease of 2.9% from 1990 to 2000. This method results in a net increase of 12 people or .4% for the 30 year period.

Under method two, Net Natural Increase, it shows a moderate increase through the year 2000. With a total population increase of 117 persons or 5.7%.

In the third set of population projections, we find a net increase of 257 or 12.5%. This set of population projections takes into account current dwelling units presently under construction, along with an assumption of moderate in-migration over the next 20 years.

The Planning Commission has decided to use method three - "Natural Increase Plus In-Migration" as their official projections in planning for the future of Montrose. Both the planning and future land uses, community and recreational facilities will be based on a population of 2,315 by the year 2000.

CHAPTER III
MONTROSE BOROUGH COMPREHENSIVE PLAN UPDATE
HOUSING STUDY

A. Introduction

The Borough's housing stock, and the quality of that housing stock, should be one of major concern in every community. This study will determine the housing conditions and housing needs for the Borough. The source of data for this study includes the 1970 U.S. Census of Housing and a field survey conducted by the consultant in December, 1977. Montrose Borough is presently, and plans to remain, a predominately residential community. The information presented here will aid the Borough in its general development policy, along with its specific regulatory policies, such as zoning and subdivision regulations, along with housing and building codes.

B. Housing Units and Structural Types

The 1970 Census of Housing reports 755 dwelling units in the Borough of which 503 or 66.6% are single-family units. This is 16 percentage points lower than the County average, reflecting Montrose's more urban make-up. Of the remaining housing types, we find 80 or 10.6% in two-family units and the remaining 172 in three or more family units. Based on percent of total, the Borough and County are quite similar, but differ by 17 percentage points in the larger housing types.

Table 3-1
Housing Types
For
Montrose Borough and Susquehanna County
1970

<u>TYPE OF STRUCTURE</u>	<u>MONTROSE BOROUGH</u>		<u>SUSQUEHANNA COUNTY</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Single-Family	503	66.6	9,997	82.6
Two Family	80	10.6	1,403	11.6
Three or more family	<u>172</u>	<u>22.8</u>	<u>707</u>	<u>5.8</u>
TOTALS	755	100.0	12,107	100.0

Source: U.S. Census of Housing, 1970

Table 3-2
Tenure and Occupancy of Housing
Montrose Borough
1970

<u>TENURE</u>	<u>NUMBER OF UNITS</u>	<u>PERCENT</u>
Owner-Occupied	477	63.2
Renter-Occupied	223	29.5
Available-Vacant	21	2.8
Other Vacant	<u>34</u>	<u>4.5</u>
TOTALS	755	100.0

Source: U.S. Census of Housing, 1970

C. Housing Occupancy and Tenure

Of the 755 dwelling units located in Montrose Borough in 1970, 477 or 62.3% were owner-occupied, 223 or 29.5% were renter-occupied and 55 or 7.3% were vacant. Of these vacant, 21 were considered as "available vacant" and the remaining 34 were classified as "other vacant." This category includes units that are considered as either seasonal or migratory dwelling units and those units that remain vacant for such reasons as being held for settlement of an estate, held for occupancy by caretaker or janitor and held for personal reasons of the owner.

D. Population Distribution by Occupied Unit

Table 3-3 shows that 79.4% of the Montrose Borough/Bridgewater Township (Census Tract 305) is occupied by four people or less. This is 2.6 percentage points higher than Susquehanna County, indicating that there are decidedly more housing units occupied by three persons or less than there are occupied by three or more in Montrose. This is consistent in both Montrose/Bridgewater Township and Susquehanna County Averages and may indicate a need for smaller housing units of the one and two-bedroom type.

*Figures given here were arrived at through statistical reduction of information taken from Census Tract 305 of the Binghamton SMSA, in which Montrose is located.

Table 3-3

POPULATION DISTRIBUTION BY OCCUPIED UNIT
 MONTROSE BOROUGH/BRIDGEWATER TOWNSHIP
 AND
 SUSQUEHANNA COUNTY

1970

<u>Number of Persons</u>	<u>Montrose Borough/ Bridgewater Township</u>		<u>Susquehanna County</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
1	197	15.7	1560	14.9
2	393	31.3	2977	28.5
3	209	16.7	1921	18.4
4	197	15.7	1569	15.0
5	144	11.5	1138	10.9
6 or more	<u>114</u>	<u>9.1</u>	<u>1292</u>	<u>12.3</u>
TOTALS	1254	100.0	10,457	100.0

Source: U.S. Census of Housing, 1970

E. Value of Property

Based on information from the 1970 Census of Housing, 20.6% of the owner-occupied housing units for Census Tract 305 were valued at less than \$10,000. This is much lower than the 46.7% for Susquehanna County. Twenty-two were valued at \$5,000 or less and 110 were valued between \$4,000 and \$9,999. In addition, 148 or 23.2% of the housing stock for Census Tract 305 is valued between \$10,000 and \$14,999; this is almost identical to the County average. In the upper housing values, we see that Census Tract 305 has a much higher percentage than the County. The majority of housing units for both Census Tract 305 and the County fall in the middle value range - \$10,000 to \$19,999.

F. Contract Rent

In 1970, 304 households in Montrose/Bridgewater Township (CT-305) were classified as renters. About 59.8% of those considered as renters paid less than \$80 a month, with 13.2% paying no cash rent. Only two households paid over \$150 rent per month. Although significant data is not available to establish current contract rent in Census Tract 305, the effects of inflation have caused substantial increases over the contract rents reported in 1970. There seem to be more households in the low rent groups for the County than in Census Tract 305 and more households in the \$60 to \$150 range in Census Tract 305 than in the County.

Table 3-4

VALUE OF OWNER-OCCUPIED UNITS
MONTROSE BOROUGH/BRIDGEWATER TOWNSHIP
(Census Tract 305)

SUSQUEHANNA COUNTY

1970

<u>Value</u>	<u>HOUSING UNITS</u>			
	<u>Montrose/Bridgewater Township</u>		<u>Susquehanna County</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Less than \$5,000	22	3.4	608	13.6
\$5,000 to \$7,499	44	6.9	799	17.9
\$7,500 to \$9,999	66	10.3	678	15.2
\$10,000 to \$14,999	148	23.2	1046	23.4
\$15,000 to \$19,999	165	26.0	671	15.0
\$20,000 to \$24,999	105	16.4	385	8.6
\$25,000 to \$34,999	64	10.0	214	4.8
\$35,000 to \$49,999	22	3.4	61	1.4
\$50,000 or more	<u>3</u>	<u> </u>	<u>10</u>	<u>.2</u>
TOTALS	639	100.0	4472	100.0

Source: U.S. Census of Housing, 1970

Table 3-5
 CONTRACT RENTS FOR MONTROSE BOROUGH
 (Census Tract 305)
 &
 SUSQUEHANNA COUNTY

<u>Contract Rent</u>	<u>Montrose/Bridgewater Township</u>		<u>Susquehanna County</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Less than \$40	29	9.5	461	23.0
\$40 - \$59	67	22.0	586	29.1
\$60 - \$79	86	28.3	418	20.7
\$70 - \$99	44	14.4	121	6.0
\$100 - \$149	36	12.0	97	4.8
\$150 - \$199	1	.3	10	.5
\$200 - \$249	1	.3	4	.2
\$250 or more	---	---	---	---
No cash rents	<u>40</u>	<u>13.2</u>	<u>316</u>	<u>15.7</u>
TOTALS	304	100.0	2,013	100.0

Source: U.S. Census of Housing, 1970

G. Age of Housing

Over 70% of Montrose Borough's housing stock was built prior to 1940. This figure is uncommonly high when compared with other areas in the State, but lower than the County-wide average. Two point four percent (2.4%) of the Borough's housing was constructed during the 1940's. This is also in marked contrast to the remainder of the State, as this was the period of the Post-World War II housing boom. Between 1950 and 1959, 51 housing units were built, accounting for 8.7% of the housing stock. During the 1960's, 45 units were built from 1960-1964 and 62 units from 1965 to 1970. This ten year period accounts for 18.2% of the Borough's housing stock and the marked increase over the housing stock of the preceeding two decades.

Table 3-6

AGE OF HOUSING
*MONTROSE BOROUGH AND SUSQUEHANNA COUNTY

1970

<u>YEAR BUILT</u>	<u>HOUSING UNITS</u>			
	<u>MONTROSE</u>		<u>SUSQUEHANNA COUNTY</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
1969-1970	16	2.8	272	2.2
1965-1968	46	7.8	855	7.0
1960-1964	45	7.6	844	7.0
1950-1959	51	8.7	886	7.3
1940-1949	14	2.4	351	3.0
1939 or earlier	<u>416</u>	<u>70.7</u>	<u>8,899</u>	<u>73.5</u>
TOTALS	588	100.0	12,107	100.0

*Statistical reduction of information was taken from Census Tract 305 of the Binghamton SMSA, in which Montrose is located.
U.S. Census of Housing, 1970.

H. Housing Condition and Structural Analysis

The quality and appearance of a municipality's housing stock will normally be the first thing noticed as a person enters a community. More important, the quality of the housing has a direct relationship to the character of the community and the residents of that community. With this in mind, the primary concern of the Borough should be to ensure that its housing stock meets the criteria of being decent, safe and sanitary and free from blight and blighting influences.

In this report, blight is a term used to define a combination of conditions which render areas undesirable or unsuitable for residential occupancy. There are two characteristics related to blight; one deals with the condition of a single structure, while the other deals with a concentration of structures in deteriorated or dilapidated condition which constitutes a blighted area.

The environment of a community may also contribute to a blighting condition. Any combination of environmental conditions and substandard structures can have a depreciating effect on residential values and this can lead to neglected housing maintenance.

With this in mind, a field survey of structural conditions of all housing units and other structures was done for Montrose Borough in December, 1977. The quality of all structures in the Borough was categorized as standard, minor defects, major defects (deteriorating) or substandard (dilapidated).

I. Housing Condition Criteria

The Criteria used to make this judgement are as follows:

1. Standard - Structures having no defects or only very slight defects requiring repair during the course of normal maintenance. Examples: Lack of paint, slight damage to porches or steps, broken gutters or downspouts.
2. Minor Defects - Structures with one or more defects of an intermediate nature that must be corrected if the unit is to continue providing safe and adequate shelters. Examples: paint cracked, peeling or missing, damage to porches or stairs, cracked windows, slight wearing away of mortar, wear of door sills and broken gutters or downspouts, loose or missing materials over a small area of the foundation, walk or roof, missing bricks or cracks in chimneys, not serious enough to be fire hazards.
3. Major Defects (or Deteriorated) - Structures may be found to have defects that, singularly or in combination,

establish that said structures contain a major building deficiency. Examples: holes, sagging, bowing, open cracks, rotted or missing materials in foundation, bearing walls, roofing and flooring, broken stairs, balusters or railings, warped rotten beams, rafters, girders, sagging, buckled or out of plumb foundations, floors, bearing walls and roofs, broken or missing windows.

4. Substandard or Dilapidated - Housing which does not provide safe and adequate shelter and, in its present condition, endangers the health, safety or well-being of the occupants. Such housing has one or more critical defects or a combination of intermediate defects. These structures should be extensively repaired, rebuilt or torn down.

J. Field Data (December, 1977)

The field survey revealed that there are 713 primary structures in Montrose Borough. Table 3-7 lists the structures as to type of usage and percent of total.

Table 3-7
TYPE OF STRUCTURES
FOR

MONTROSE BOROUGH

1977

<u>TYPE</u>	<u>#</u>	<u>%</u>
Single-Family	540	75.8
Two-Family	18	2.5
Multi-Family	8	1.1
Trailer/Mobile Home	19	2.7
Mixed Use	33	4.6
Commercial	73	10.2
Industrial	2	.3
Public/Semi-Public	<u>20</u>	<u>2.0</u>
TOTALS	713	100.0

Source: Field Survey, December, 1977

Residential usage, which includes single, two and multi-family units, and mobile homes, accounts for 585 or 82.1% of all structures in the Borough. Mixed use, which in Montrose, are usually commercial and residential usage in some combination, account for 33 units or 4.6% of all structures. Commercial structures number 73 or 10.2%. As of the field survey, there were two industrial structures and 20 public and semi-public. This accounts for .3% and 2.8% respectfully.

Table 3-8, along with the Structural Conditions Map, shows the results of the Structural Conditions Survey. Of the 713 primary structures in Montrose, 537 or 75.4% were classified as Standard. Those with minor defects account for 149 or 20.9% of the total, with residential structures accounting for 123 of this. Only 23 or 3.2% fall in the major defect category and only four structures or .5% of the total can be classed as substandard.

Table 3-8

STRUCTURAL CONDITION BY LAND USE CATEGORY
MONTROSE BOROUGH

1977

<u>Type of Structure</u>	<u>Standard</u>		<u>Minor Defects</u>		<u>Major Defects</u>		<u>Substandard</u>		<u>Total</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Residential	436	74.6	123	21.0	23	3.9	3	.5	585	100.0
Mixed-Use	19	57.6	14	42.4	0		0		33	100.0
Commercial	62	85.0	10	14.0	0		1	1.0	73	100.0
Industrial	1	50.0	1	50.0	0		0		2	100.0
Public/Semi-Public	<u>19</u>	<u>95.0</u>	<u>1</u>	<u>5.0</u>	<u>0</u>	<u> </u>	<u>0</u>	<u> </u>	<u>20</u>	<u>100.0</u>
TOTALS	537	75.4	149	20.9	23	3.2	4	.5	713	100.0

Source: Field Survey, December, 1977

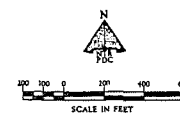


MAP No. 2
STRUCTURAL CONDITION
MAP

LEGEND

- STANDARD
- MINOR DEFECTS
- MAJOR DEFECTS
- SUB-STANDARD

BOROUGH of MONTROSE
SUSQUEHANNA COUNTY, PENNSYLVANIA



The preparation of this map was a joint effort of the Montrose Borough Planning Commission, the Northern Tier Regional Planning and Development Commission and the Bureau of Planning, Pennsylvania Department of Community Affairs.

Prepared by:
NORTHERN TIER REGIONAL PLANNING
AND DEVELOPMENT COMMISSION
June 1977

K. Structural Analysis in 1962 and 1977

As part of the 1963 Planning Study for the Borough of Montrose, a General Building Condition Survey was taken in October of 1962. The 1962 survey was conducted by the consulting firm of Candeub, Cabot and Associates. The consultant rated all structures in Montrose as either standard or substandard. The criteria for substandard, while it did not identically correspond to the criteria used in the December, 1977 survey, are similar.

In 1962, the consultant counted 758 structures of which 619 were classified as residential, 51 commercial, 21 industrial, 24 public and semi-public and 43 as mixed-use.

As can be seen on Table 3-9 of the 758 structures, 111 or 14.5% were considered as substandard. This is in contrast to 27 or 3.8% considered as either having major defects or substandard as of December, 1977. From this table, we can see that in the 15 years since the first survey, a substantial amount of previously deteriorated housing has either been removed or brought up to a habitable standard.

Table 3-9
GENERAL BUILDING CONDITIONS
AND
STRUCTURAL ANALYSIS
MONTROSE BOROUGH
1962 and 1977

<u>YEAR</u>	<u>TOTAL STRUCTURE SURVEY</u>	<u>NUMBER OF: MAJOR DEFECTS AND SUBSTANDARD</u>	<u>PERCENT OF TOTAL</u>
1962	758	111	14.5
1977	711	27	3.8

Source: Planning Studies, Montrose Borough, 1963
Field Survey, December, 1977

CHAPTER IV

MONTROSE BOROUGH COMPREHENSIVE PLAN UPDATE

EXISTING LAND USE STUDY

A. Introduction

The basis of any comprehensive planning activity requires an accurate and complete knowledge of what currently exists in the community. The Existing Land Use Study is designed to provide basic data on land characteristics and the various activities that occupy land in the Borough. The information derived from this study may be used as a reference tool in making decisions affecting Future Land Use and development in the Borough.

B. Methodology

The land use survey for Montrose Borough was undertaken in the following manner:

1. A base map of Montrose, by lot line, was prepared by the Northern Tier Regional Planning and Development Commission, using all available information.
2. A simple and uniform method to be used in gathering land use information in the field was established.
3. A walking land use survey was done of the Borough on a parcel by parcel basis. This survey was done by the Department of Community Affairs in December, 1977. Parcel delineation was determined by the utilization of natural and man-made features dividing the bordering units of land. The different categories of land use were initially recorded on work maps by a letter and number land use code.

4. The accumulated field informatin was then interpreted and transposed onto the Montrose Borough Base Map. This information was recorded on a parcel-by-parcel basis, using different zipatone patterns to designate the land use categories.

C. Land Use Categories - All land in Montrose Borough can be classified in two broad categories,- developed and undeveloped. These two classifications consist of the following:

1. Developed Land - Residential, Mixed Use, Commercial, Industrial, Public and Semi-Public, Recreational, Public and Private Streets and Roads.
2. Undeveloped Land - Vacant and Farmland.

D. Developed Land - A total of 425.3 acres or 56.5% of the total area of Montrose Borough can be considered as developed. This developed land consists of eight categories:

1. Residential - Residential uses account for 259.1 acres or 60.9% of all developed land and 34.4% of the entire Borough. Residential uses include single-family, two-family, multi-family and mobile homes. The December, 1977 land use survey showed that 232.9 acres were devoted to single-family housing. This accounted for approximately 90% of all residential acreage. A total of 16.9 acres were devoted to two-family dwellings, with another 4.5 acres devoted to multi-family. Mobile homes occupied 4.8 acres within the Borough.
2. Mixed Land Use - Mixed Land Use relates to those structures which contain more than one use, such as a commercial use on the ground floor and a residential use on the upper floors. Mixed land use accounts for 15.6 acres or 3.7% of all developed land in th Borough. Most mixed land use can be found in the downtown area of Montrose.

3. Commercial - Commercial land use includes wholesale, retail service establishments, professional offices, garages, gas stations and the like. This accounts for 23.8 acres or 5.6% of total developed land in the Borough.
4. Industrial - Industrial use includes both light and heavy industry. This use accounts for only 2.4 acres within the Borough. The majority of the acreage can be found at two points along Bank Street.
5. Public and Semi-Public - Land classified as public includes properties owned by governmental bodies such as schools, parks, fire stations, municipal buildings and other community facilities which are owned and maintained by public units. Land classified as semi-public, generally has religious or social lodge connotations, such as churches and cemeteries. Also designated as Public & Semi-Public is the Montrose General Hospital, a privately owned for profit hospital. Land Uses of this type account for 24.7 acres or 5.8% of the total developed land or 3.3% of the entire Borough.
6. Recreation and Open Space - Although recreation can be included as part of the public and semi-public classification, it has been listed separately, since it deals with a special segment of the community's life. According to the land use survey, 27.9 acres are devoted to recreation and open space in the Borough. This accounts for 6.6% of the developed land in the municipality.
7. Streets and Roads - Public streets and roads account for 67.7 acres or 15.8% of the Borough's developed land.
8. Private Roads - Access routes, owned and maintained privately, make up 4.1 acres in the Borough or 1.0% of the developed land acreage.

F. Undeveloped Land

A total of 327.3 acres or 43.5% of the total land area of Montrose Borough can be considered as "undeveloped." Undeveloped land consists of two categories:

1. Farmland

Land classified as farmland accounted for 187.1 acres or 24.9% of the total land area of Montrose Borough. Lands were considered engaged in farming either through observations or decisions made by the Planning Commission.

2. Vacant

Vacant land accounted for 140.2 acres or 18.6% of the total land area in the Borough. Land is classified as vacant when there is no feasible use made of the land.

Table 4-1
LAND USE BY ACREAGE
MONTROSE BOROUGH
DECEMBER, 1977

<u>LAND USE CLASSIFICATION</u>	<u>ACRES</u>	<u>% DEVELOPED</u>	<u>% of TOTAL</u>
Residential	259.1	60.9	34.4
Single-Family	232.9	54.8	30.9
Two Family	16.9	4.0	2.2
Multi-Family	4.5	1.0	.6
Trailer/Mobile Home	4.8	1.1	.7
Mixed Land Use	15.6	3.7	2.1
Commercial	23.8	5.6	3.2
Industrial	2.4	.6	.3
Public & Semi-Public	24.7	5.8	3.3
Recreation & Open Space	27.9	6.6	3.7
Streets & Roads	67.7	15.8	9.0
Private Roads	4.1	1.0	.5
Total Developed Land	425.3	100.0	56.5
Farmland	187.1		24.9
Vacant	140.2		18.6
Total Land Area	752.6		100.0

Source: December, 1977 - Land Use Survey

Table 4-2

COMPARISON OF LAND USE BY ACREAGE

MONTROSE BOROUGH

1962-1977











CLASSIFICATION	1962		1977		CHANGES	
	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% of Increase (Decrease) 1962-1977
Residential	249.6	33.2	259.1	35.4	9.5	3.8
Commercial	24.0	3.2	23.8	3.2	.2	.1
Mixed Land Use	-----	-----	15.6	2.1	---	---
Industrial	16.1	2.1	2.4	.3	-13.7	-85.1
Public/Semi-Public	35.0	4.6	52.6	7.0	17.6	50.3
Streets & Roads	68.4	9.1	71.8	9.5	3.4	4.9
Total Developed Land	393.1	52.2	425.3	56.6	32.2	8.2
Agriculture	310.6	41.3	140.2	18.6	-170.4	-54.9
Vacant	48.9	6.5	187.1	24.8	138.2	282.6
Total Land Area	752.6*	100.0	752.6	100.0	-----	-----

Source: Comprehensive Plan for Montrose Borough, 1963, 1977
Land Use Survey

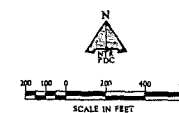
*According to the 1962 Land Use Survey, the total acreage of Montrose Borough was 738.9 acres. This has been changed to 752.6 for uniformity. The additional 13.7 acres were placed in vacant land.

MAP No. 3
EXISTING LAND USE

LEGEND

-  RESIDENTIAL Single Family
-  RESIDENTIAL Mobile Home
-  RESIDENTIAL Multi-Family
-  MIXED USE
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC
-  RECREATION/OPEN SPACE
-  VACANT
-  AGRICULTURE

BOROUGH OF MONTROSE
SUSQUEHANNA COUNTY, PENNSYLVANIA



The preparation of this map was a joint effort of the Montrose Borough Planning Commission, the Susquehanna County Regional Planning and Development Commission and the Bureau of Planning, Pennsylvania Department of Community Affairs.

Prepared by:
NORTHERN TIERRA REGIONAL PLANNING
AND DEVELOPMENT COMMISSION
June 1977



CHAPTER V

MONTROSE BOROUGH COMPREHENSIVE PLAN UPDATE

STATEMENT OF OBJECTIVES

Section 301, Sub (1) of the Pennsylvania Municipalities Planning Code, Act 247, as amended, requires "a statement of objectives of the municipality concerning its future development." The Planning Commission, after studying the background studies and the analysis of existing conditions, trends and problems affecting the future potential of Montrose, has developed a number of planning objectives.

These objectives will be the bases for the Plan Formulation section of the report. The following are these objectives developed by the Montrose Borough Planning Commission:

General Objectives

1. Promote public health, safety, morality and the general welfare of the community.
2. Encourage the most appropriate use of land.
3. Conserve and stabilize the value of property.
4. Provide adequate open space for light and air.
5. To prevent the spread of fire.
6. Prevent undue concentrations of population.
7. Lesson congestion of streets and highways.

Community Development Objectives:

1. To stimulate economic growth within the community.
2. To conserve and promote the public health, safety and general welfare of the present and future inhabitants of the Borough of Montrose.
3. To provide for a variety of dwelling types and to provide housing opportunities for a wide cross-section of the population.
4. To sustain a high quality of neighborhoods and to protect individual property values.
5. To foster, provide and maintain a sound tax structure.
6. To preserve the natural, scenic, historical and aesthetic character of Montrose, while safeguarding it against adverse environmental impacts and controlling and regulating its orderly growth, development and maintenance.

The general objectives and the community development objectives will serve as the basis of the comprehensive plan for land use, movement of people and goods and community facilities and utilities. The objectives will also serve as the basis for the proposed development of the Borough of Montrose with its relationship of its surrounding municipality and area.

The objectives, as outlined, should be achieved at various stages of the planning period and will, therefore, be incorporated into the Borough's Comprehensive Plan. These objectives should continue to serve as guidelines for the Planning Commission's policy decisions and must be considered when the Planning Commission is called upon to render advice to local officials. Like the total planning program, the objectives for the Borough of Montrose must be reviewed regularly. It is, therefore, suggested that these objectives be reviewed and re-evaluated periodically

in light of local changing conditions. It is understood that the scheduling of improvements and the objectives outlined will depend on the Borough's initiative and financial capabilities.

CHAPTER VI
MONTROSE BOROUGH COMPREHENSIVE PLAN UPDATE
COMPREHENSIVE DEVELOPMENT PLAN
1978-2000

A. Introduction

The Comprehensive Development Plan is the result of months of study by both the Planning Commission and their consultant. It is intended that the Comprehensive Development Plan will serve as a basis for all future development of both land and community facilities in the Borough. The Montrose Borough Comprehensive Development Plan consists of three components. They are :

1. Future Land Use Plan - which deals with the amount, intensity and character of land use proposed for residential, commercial, office and professional, industrial, public, semi-public, recreation, open space, streets, roads and flood hazard areas;
2. Housing Plan - which deals with the quantity and quality of the municipality's existing and proposed housing;
3. Community Facilities Plan - which deals with recommended municipal facilities or services which should be either provided or upgraded.

The information and recommendations in these Plans are based upon past trends, an analysis of existing conditions, the Montrose Borough "Statement of Objectives" and future needs of the Borough as perceived by the Planning Commission and Borough Council. It is important that the various elements of these plans be continuously re-evaluated and revised as changes occur.

B. Future Land Use Plan

The Montrose Borough Future Land Use Plan is intended to serve as the basis for future land development and zoning decisions in the municipality. The Land Use Plan, which is represented by the Montrose Borough Future Land Use Map, should be regarded as a flexible proposal that can and will be amended as needed. In conjunction with the Future Land Use Map, Table 6-1, Comparison of Existing and Proposed Land Use, has been developed. This table depicts the proposed changes in the Borough's Land Use by acreage, as proposed in the Future Land Use Map.

Residential - In 1977, 254.6 acres or 33.8% of the Borough's land area was devoted to a residential usage, either as single-family, two family or mobile homes. It is projected that with the ultimate fulfillment of the Future Land Use Plan, 387 acres or 51.4% of the Borough's land area should be considered residential. This increase of 132.4 acres or 52% of the 1977 residential acreage will be due to the following:

1. Development of low density, single-family housing between Prospect Street in the Northern terminus of the Borough line;
2. the development of medium density, single-family housing on the area bordered by Prospect, Chenango, Spruce, part of Wyalusing and Owego Streets;
3. the development of medium density, single-family residential in that area bordered by Bank, Jessup, Ridge, Hinds and the Southern terminus of the Borough line.

Multi-Family - In 1977, 4.5 acres or 6% of the Borough's land area was devoted to multi-family housing. It is projected that 41 acres or 5.5% of all Borough land will be devoted to that use. The increase of 36.5 acres or over 900% will be due to the development of multi-family housing North of Wyalusing Street and the projected use of approximately 3.4 acres for garden type apartments in that area bordering on Owego and Wyalusing Street and the Western terminus of the Borough line.

Commercial - It is projected that the amount of land devoted to commercial usage will increase from 23.8 acres to approximately 27 acres. While this figure appears to be but a slight increase in commercial acreage, it reflects a more basic consolidation of commercial acreage in Montrose Borough. The Future Land Use Plan has redefined the Borough's commercial area. This redefinement is due to three factors. They are:

1. Most scattered commercial areas will be eliminated over the course of time,
2. The Central Business District will be consolidated and more strictly defined, and
3. A highway business district would be developed on either side of Grow Street, PA Routes 29 and 706.

Office and Professional Services - The Plan designates three acres or .4% of all Borough land for office and professional services. This area can be found on the periphery of the Central Business District on either side of Maple Street.

Industrial - According to the Future Land Use Plan, industrial acreage will be increased from 2.4 acres as of 1977 to approximately 80 acres or 10.6% of all Borough land. This acreage can be found between Grow Street, Banks Street and the Eastern terminus of the Borough line. It is projected that this land will eventually be used for some type of light or medium industrial purpose.

Public and Semi-Public - This category will show a slight increase of total acreage from 24.6 acres in 1977 to approximately 26 acres. This increase will be due to the development of the Department of Public Welfare Building off Spruce Street.¹

Recreation and Open Space - During the 1977 Land Use Survey, Recreation and Open Space accounted for 27.9 acres or 3.7% of the total land area in the Borough. It is recommended that recreation and open space acreage be increased by 34.1 acres to a total acreage of 60.

¹As stated in the Existing Land Use Study, the Montrose General Hospital has been designated as Public and Semi-Public. At the Public Hearing, it was proposed that the Future Land Use Plan be amended to enlarge the area adjacent to the hospital to accommodate future hospital expansion. This change in the Future Land Use Plan was rejected at that time.

Along with preserving all present recreation, four additional areas are recommended. They are:

1. The Montrose Fairground, which encompasses approximately 35 acres, is located off of Griffis and Quarry Streets. The Fairground is presently in private ownership and is used primarily during the summer months for both active and passive recreation. No change in its present ownership status is suggested or recommended.
2. Seven point five (7.5) acres known as the Birchard Pond Area, has been set aside for possible development as a second Borough park. Birchard Pond can be found off the corner of Lake Avenue and Lathrop Street.
3. That section of the former Montrose Railroad Right-away, now owned by the Bridgewater Riding Club, should be kept in its natural state.
4. Eleven (11) acres of land contiguous with the cemetery should be set aside primarily as open space.

Streets and Roads - The amount of land devoted to streets and roads should increase from 67.7 acres or 9% of all Borough land to approximately 105 acres or 14% of all Borough land. This increase will be due primarily to the development of the necessary infra-structure to support additional housing and industrial uses in the Borough.

Private Roads - It is anticipated that the amount of acreage devoted to private roads will remain essentially the same.









Undeveloped Land - Land classified as being undeveloped in the 1977 land use survey accounted for 327.3 acres or 43.5% of Montrose. These lands included Farm Land and Vacant Land. Because of the development of additional residential,

industrial and recreational usage, for all practical purposes, these two classifications will disappear.

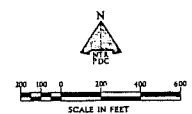
In the 1977 Land Use Survey, the classification of Flood Hazard Areas was not used. As part of the Future Land Use Plan, 17.5 acres have been classified as Flood Hazard Areas. This acreage total encompasses that area designated as a flood hazard area by the Federal Insurance Administration.

MAP No. 4
FUTURE LAND USE PLAN

LEGEND

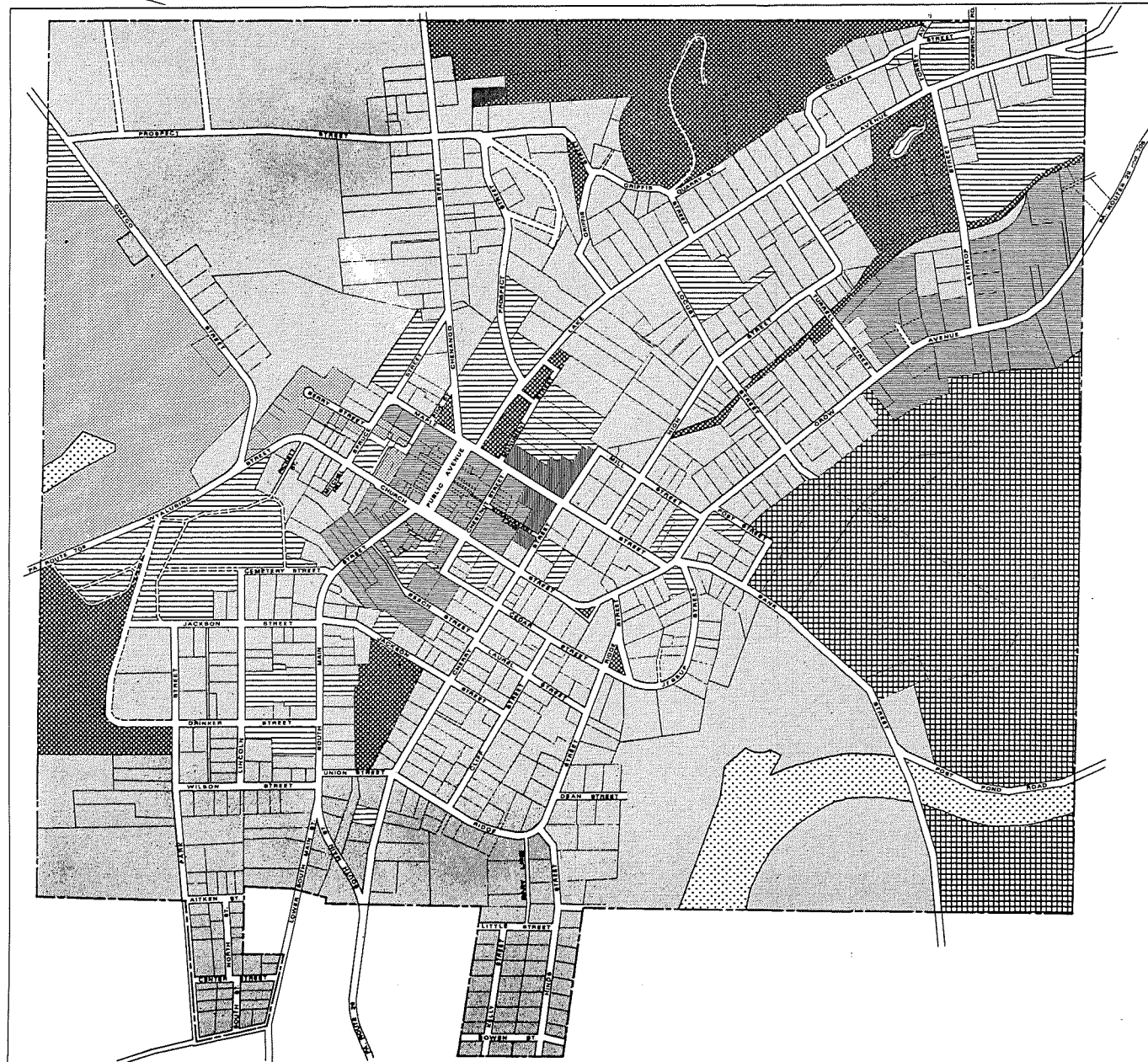
-  RESIDENTIAL Single Family
-  RESIDENTIAL Multi Family
-  COMMERCIAL
-  OFFICE/PROFESSIONAL SERVICES
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC
-  RECREATION/OPEN SPACE
-  FLOOD HAZARD AREA

BOROUGH OF MONTROSE
SUSQUEHANNA COUNTY, PENNSYLVANIA



The preparation of this map was a joint effort of the Montrose Borough Planning Commission, the Northern Tier Regional Planning and Development Commission and the Bureau of Planning, Pennsylvania Department of Community Affairs.

Prepared by:
NORTHERN TIER REGIONAL PLANNING
AND DEVELOPMENT COMMISSION
Nov. 1977



C. Housing Plan

The Montrose Borough Housing Plan has been broken into three parts. First, to make recommendations dealing with development of new conventionally built housing (i.e., subdivision and multi-family units). Second, to deal with the specific housing needs not normally met through conventional housing. Third, to develop a strategy to maintain and upgrade the Borough's existing housing stock.

Conventional Housing - The residential and multi-family sections of the Future Land Use Plan have over 170 acres for new residential development. The three areas outlined on page 6-2 of the residential section of the Future Land Use Plan are recommended for either low or medium density single-family housing. Assuming a gross density of three units per acre, as many as 400 additional single-family homes can be developed in the Borough of Montrose. This should more than meet the needs for single-family housing far into the 21st Century.

It has been recommended that 36 acres be set aside for some type of multi-family construction, assuming a conservative gross density of 10 units per acre. Over 360 such dwelling units can be built in Montrose. This again should meet the Borough's multi-family housing needs well into the 21st Century.

Specific Housing Needs - In this report, specific housing needs refer to that section of the population through either age, economic status and/or family size that may have housing requirements, not normally met through the private sector. At this writing of this report, the Montrose Square housing for the elderly is near completion. This is a Federally subsidized elderly housing project sponsored and developed by the Susquehanna County Housing Authority. This 80 unit project should meet a large part, if not all, of the elderly housing needs for both the Borough of Montrose and a large section of Susquehanna County. For all practical purposes, this project will meet the elderly housing needs of Montrose for a number of years to come.

Based on information supplied in Chapter III, Montrose Borough Housing Study, the need for low or low and moderate-income housing for the Borough cannot be justified at this time. But, if the need can be determined in the future, it is suggested that such housing be built in those areas set aside for multi-family housing, as recommended in the Future Land Use Plan.

Upgrading Existing Housing - In making recommendations dealing with the maintenance and upgrading of the Borough's existing housing stock, careful attention was given to the findings of Chapter III - The Montrose Borough Housing Study.

According to the survey conducted in December, 1977, 23 housing units were considered as having major defects, with three being considered as substandard. These units accounted for 4.4% of the total housing stock of the Borough.

After careful review of the Structural Condition Map, it can be seen that these units are equally scattered throughout the municipality. Therefore, a concentrated development program is not possible. It is, therefore, recommended that the Borough use its existing code enforcement powers to attempt to bring those structures having major defects up to minimum code standards. It is further recommended to demolish those sound structures that are not economically feasible to be brought up to code standards and that pose a health hazard.

In order to facilitate the upgrading of those structures that require substantial investments, it is recommended that the Borough of Montrose, through Susquehanna County, apply for Small Cities Community Development funds to carry out this project.

D. Community Facilities Plan

Community facilities provide various support services to a Borough's populace. They may be either public, quasi-public or privately controlled and operated. All three jurisdiction types represent community facilities in Montrose. Particular emphasis will be placed on community facilities under direct Borough control, such as the police department. Below is a breakdown of the facilities to be considered :

- Municipal Building - Borough
- Police Protection - Borough
- Fire Protection - Volunteer Fire Company
- Sewage Disposal - Municipal Authority
- Storm Water Management - Municipal Authority
- Water Supply - Private
- Library Facilities - Non-profit Organization
- Refuse Disposal - Private

The above information illustrates the diverse nature of the Borough's community facilities. A plan of this type, when adopted, will be a guide for all future services.

Municipal Building - The Borough's general offices, maintenance department and police department are found in the Borough building on South Cherry Street. This brick and cinder block structure was formally a soft-drink bottling plant and sits on .3 acres of land. The building also contains a small meeting room that is used by the Borough Council and Planning Commission.

The most pressing need is for storage of maintenance equipment and supplies. Of secondary importance is a need for large

meeting facilities and Borough offices. The Borough has previously considered relocation of the offices near the Central Business District. The current site, however, is sufficiently large to accomodate an addition to the existing municipal building. Such a move could be done more economically than acquiring a new site or converting another existing building.

Recommendations: As needed, the existing municipal building on South Cherry Street should be expanded to:

1. provide increased storage;
2. accomodate large meeting room facilities for both Borough business and possible general community use; and
3. provide additional municipal office space.

Every effort should be made to use either existing grant and loan programs (i.e., Farmers Home Administration Community Facility Loan Program), or any new grant program that might become available in the future.

Police Protection - Police protection has become increasingly important to Montrose. The crime rate, although relatively low, has begun to rise. To meet this threat, a professional and adequately manned police department is a necessity.

At present, the Montrose Police Department has a complement of four full-time officers and two part-time officers. Of the four full-time officers, two have completed the necessary State training. One of the four is now taking State mandated training to become a sworn officer.

The force is utilizing a 1979 Ford LTD II for a police cruiser. The vehicle is new and will not need replacement for two to three years. Only one vehicle is required; given the size of the force only one cruiser can effectively be used.

The police department is located in the Borough building. The office facilities, along with the necessary radio communication equipment is adequate.

Recommendations:

1. Increase full-time staff to five men to allow 40-44 hour work weeks.
2. Continue policy of expanding force of trained sworn officers.
3. Complete in-house, with PA DCA technical assistance, an organizational and personnel policy study of the Borough police department.

Fire Protection - Fire protection in Montrose is provided by the United Fire Company, an eighty-man volunteer fire department. In addition to the Borough, the fire company covers Bridgewater Township and portions of Franklin, Jessup, Forest Lake and Dimock Township's.

The fire station is located in the center of town in a historic brick structure. There is ample room for the fire trucks used by the fire company. All five are pumper trucks ranging from 500 to 1000 gallon capacity. Two of the vehicles have off-road capability.

This fire company is unique in that the fire company building houses a fire fighting museum. The museum is open on special occasions.

Recommendations:

1. Purchase of a ladder-type truck to expand the fire fighting capability.
2. Continued evaluation and upgrading of equipment and materials as needed.
3. Use of the Pennsylvania Volunteer Loan Assistance Program in making any major capital purchase

Sewage Disposal - Montrose has an existing sewage collector system and treatment plant serving the Borough and portions of Bridgewater Township. The present treatment plant was built in 1963, but many collector lines date to 1910. The hydraulic capacity of the plant is rated at 410,000 gallons per day of sewage flow.

An Environmental Protection Agency 201 Sewage Facilities Program is now underway in the Borough.² Currently, the consulting engineers are completing Step 1 (Facilities Plan) of the three step process leading to upgrading of the existing municipal system. The upgrading process focuses on three problem areas:

- 1) correction of excessive inflow and infiltration of storm waters into the sanitary sewerage system, 2) treatment of effluent from the village of South Montrose, and 3) expansion of collector lines in Bridgewater Township East of the Borough limits. In addition, improvements of the existing treatment facility to tertiary treatment to meet current effluent standards is proposed.

The infiltration/inflow problem is particularly significant to the Borough. Some of the new sections of the collector system can be repaired to reduce inflow up to 200,000 gallons per day. The older sections of the collector system would require complete reconstruction to reduce inflow.

Recommendations:

1. Inflow and infiltration of storm water should be reduced 50% cost effectively. This being the single most important improvement to the existing system.
2. Treatment of the South Montrose community should be handled by a separate treatment facility rather than the existing Borough plant.
3. Agreements acceptable to both the Borough and Bridgewater Township must be made to ensure proper compensation to the Montrose Municipal Authority for effluent originating in Bridgewater Township.
4. Build a 1.5 million gallon storage system to handle storm water flush from uncorrected sections of collector system.
5. Treatment plant be upgraded to meet current PA DER standards.
6. Funding for improvements should be derived principally from the Environmental Protection Agency's 201 Program at a rate of 75% of total project cost of \$3,350,000. In addition to this basic grant, a supplement of 5% should be sought from the Appalachian Regional Commission. The remaining 20% balance might be partially supported by a grant and loan funds from the Farmers Home Administration.

² Much of the information of this section is derived from "Step 1 Facility Plan - Montrose Municipal Authority, Bridgewater Township Municipal Authority, 1977," Gilbert Associates. This document should be examined for a detailed report on the Borough's sewerage system.

Storm Water Management - A system of storm sewers exists in the Borough. Maps or detailed information on the aging system, however, are unavailable. Borough officials believe that in many areas, the storm and sanitary sewer system intermingle. This contributes greatly to the problem of infiltration/inflow now being experienced at the wastewater treatment plant. Although less prevalent, some individual downspouts and sump pumps utilize the storm water collection system.

Two areas of the community are particular problem areas:

- 1) Grow Avenue receives upland storm water across the paved surface. This is a severe problem during the winter months.
- 2) Asa Park Manor nursing home experiences local flooding conditions during storms.

Recommendations:

1. A detailed engineering study of the Borough's storm sewer system and storm water management problems should be undertaken.
2. The Borough should cooperate with the recent State-mandated County Storm Water Management Plan.
3. PennDOT and DER be contacted regarding storm water problem at Grow Avenue and Asa Park Manor.

Water Supply - The Keystone Water Company, Division of American Water Works Company, Incorporated, a privately-owned water company, supplies water throughout the Borough.

The treatment plant is situated on the West edge of the spring-fed Montrose Lake. The lake has approximately 44 acres surface area and according to a 1972 study by Milnes Engineering, an estimated 160 million gallon capacity. Water is drawn from the lake and is treated with alum and lime in a settling basin. The treated water then flows by gravity feed through two rapid-sand filters; is chlorinated and fluoridated, and is then pumped to an uncovered reservoir located on a hill above the town of Montrose. The treated water flows from the reservoir through the distribution system by gravity. Approximately 800 connections are served. The plant treats an average of 300,000 gallons per day.

Within the past year, the water company has reconditioned the sand filter to ensure proper operation. The utility has a five-year capital budget to deal with problem areas without raising water rates. There exists only one dead-end water line in the system. The five-year plans call for construction to loop the existing dead-end. Another area of work is the Church Street area where lines need to be rehabilitated to stop leaks.

The Lake Montrose reservoir is being encroached upon by development. This trend is of concern because of sedimentation, storm water and on-lot sewage effects on the water supply.

Recommendations:

1. Implement the five-year capital budget as proposed.
2. Request the PA DER to do a watershed study to determine the effects of development on the Borough water supply.

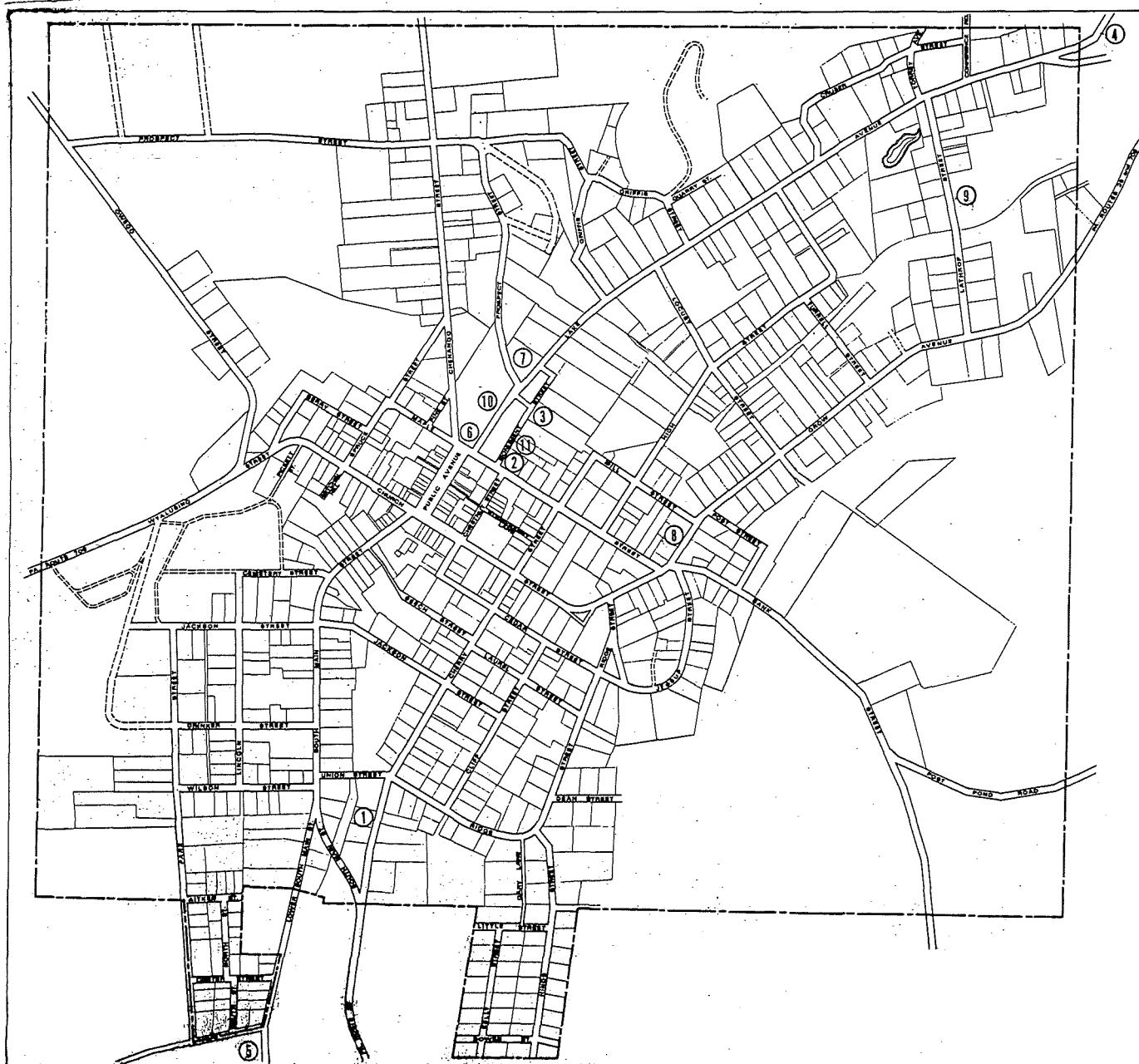
Library Facilities - Montrose has library facilities provided by the Susquehanna County Historical Society and Free Library Association. In addition to the main library in Montrose, branches are located in Forest City and Susquehanna Depot. The 27,000 volume main library is open five days per week from June - September; in the winter months, Saturday is added to the schedule. The Historical Society Museum occupies the upper floor of the two story structure and is open three days per week.

Of the \$133,000 total budget, the Borough of Montrose provides a \$2,000 donation. The most pressing problem is room for additions to the library's collection. Given the existing site, expansion of the building would be very difficult.

Recommendations:

1. Convert the basement garage to storage space for a portion of the collection. This may allow the library to keep periodicals 10 years instead of the current 8 years.
2. Seek expert advice on re-arranging the plan of the main library organization to allow the shelving of more books.

Refuse Disposal - At the present time, three private haulers provide trash pick-up in the Borough. Each hauler deals directly with the individual resident, the Borough has no involvement with solid waste disposal. The present system is adequate; therefore, no recommendations will be made.



MAP No. 5 COMMUNITY FACILITIES

LEGEND

- ① MUNICIPAL BUILDING/POLICE
- ② LIBRARY-HISTORICAL MUSEUM
- ③ FIRE CO./AMBULANCE/MUSEUM
- ④ WATER SUPPLY
- ⑤ SEWAGE TREATMENT PLANT
- ⑥ COUNTY COURT HOUSE
- ⑦ COUNTY JAIL
- ⑧ MONTROSE GENERAL HOSPITAL
- ⑨ LATHROP ST. SCHOOL
- ⑩ LAKE AVE. SCHOOL
- ⑪ U.S. POST OFFICE

BOROUGH OF MONTROSE
SUSQUEHANNA COUNTY, PENNSYLVANIA



The preparation of this map was a joint effort of the Montrose
Borough Planning Commission, the Northern Tier Regional
Planning and Development Commission and the Bureau of
Planning, Pennsylvania Department of Community Affairs.

Prepared by:
NORTHERN TIER REGIONAL PLANNING
AND DEVELOPMENT COMMISSION
Nov. 1977

APPENDIX I
MONTROSE BOROUGH
RECREATION ANALYSIS AND STUDY

1979

A. Introduction

The purpose of this section is to review the Borough's leisure facilities and capabilities in delivering leisure services. This section will include the Borough's responsibility in the recreations field, the development of recreation within the Borough, an inventory of existing recreation and park facilities, and a course of action for the Borough to initiate to satisfy future recreational needs of its residents.

B. Organization

The Borough of Montrose operates under the Councilmatic form of Government. The responsibility for providing recreation facilities and services rests with the local governing body. Initially, Council had requested that every service, civic and business organization provide a representative to serve on a voluntary recreation committee. The committee's primary function was to generate funds to finance the Borough's recreation development (capital improvement) through fund-raising activities. The nature of this committee provided Council with a good cross-section from all segments of the community.

As an out-growth of the committee, Council, in accordance with the Borough Code, created a Recreation and Park Board. The Board was officially established by Ordinance on September 10, 1973. The Board is responsible to Council and acts primarily in an advisory capacity on all matters pertaining to the supervision

D. Maintenance

The Borough's primary recreation area consists of Memorial Park. The park was developed with matching funds from the Project 500 Fund. The local share of the project was derived through fund-raising campaigns and municipal funds. In addition, a site-drainage problem was corrected by the Soil Conservation Service. The park has been maintained through the utilization of CETA personnel supervised by personnel of the Recreation Board. The park is equipped with tools for general maintenance and special equipment is provided by the Borough upon request. The maintenance of the softball field is shared by both CETA personnel and league players.

E. Programs

The Recreation Board is solely responsible for recreation programming within the Borough. The Board sponsors a summer playground program. The summer program is staffed with paid supervisors for a duration of 8 to 10 weeks. Attendance is extremely high. In addition, the Borough coordinates the various softball leagues using the ballfield. Various tournaments in softball and tennis are sponsored by the Board.

The School District offers adult education courses and special recreation events on a school year basis. The School District activities are offered to residents of the entire District which consists of Friendsville, Little Meadow and Montrose Borough's, along with Apolacon, Bridgewater, Choconut, Forest Lake, Franklin, Jessup, Liberty and Silver Lake Township's.

F. Finance

The financial support for the Park and Recreation Board is derived primarily through the Borough's general fund. The Board provides financial support to the summer recreation program at Memorial Park through the purchase of expendable arts and craft supplies, part-time playground leaders, expendable equipment for park facilities and maintenance supplies. From the taxes levied by the Borough, approximately one mill is budgeted to support the Borough's recreation and park program. This currently amounts to a recreation and park budget of approximately \$4,000 to \$4,400. An annual budget is prepared by the Board and submitted to Council for review and approval. The Board is accountable for the budget, but must obtain Council's approval prior to expending funds in excess of \$25.

The Borough's capital improvement program is supported primarily through fund-raising campaigns sponsored by the Recreation Committee as previously discussed under A. Organization.

G. Recreation Standards

As different age groups have varying interests and physical abilities, they require different types of facilities. The following tables indicate general standards for recreational facilities and include each group served, size of facility, total population served, travel distance and typical equipment which should be provided.

Table A-2
SUMMARY OF NATIONAL RECREATION ASSOCIATION
SIZE STANDARDS

<u>Type of Area</u>	<u>Acres per 1,000 Population</u>
Tot Lot or playground	1.25
Playfield	1.25
Neighborhood Park	2.50
Community Park	<u>5.00</u>
Total Community Recreation	10.00

Source: National Recreation and Park Association

Table A-3
SELECTED RECREATION FACILITIES STANDARDS

Softball Diamond	1/3000
Tennis Courts	1/2000
Basketball Court	1/500
Swimming Pool (25 meter)	1/10,000
Community Center	1/25,000

Source: Natinal Recreation and Park Association

RECREATION STANDARDS

	<u>Tot Lot</u>	<u>Playground</u>	<u>Playfield</u>	<u>Neighborhood Park</u>	<u>Community Park</u>
e Group erved	Pre-School	School-age Youth	All age groups	All age groups	All age groups
ze	.25 acres	1.5 - 3.5 acres	3-5 acres	2-5 acres	10-50 acres
avel istance	Within easy, safe walking distance of the home	Within easy, safe walking distance	$\frac{1}{2}$ -1 mile	$\frac{1}{2}$ -1 mile	1-3 miles
cilities	Swings-chair type Climbers or Crawl Areas Slide Spray or Fountain Sitting Area Landscaping	Playground equipment Court game areas Sitting areas Storage-Comfort station Shelter structure (optional) Drinking Fountain	Softball Field Baseball Field Lighting-Parking (optional) Soccer Touch Foorball Field Benches-Bleachers Comfort Station Drinking Fountain	Play equipment areas Sitting Areas- Walking paths Court game areas Field game areas Wooded or land- scaped area Storage Comfort Station Shelter Drinking Fountain Spray Pool Fountain Band Shell	Playfields-Play equipment areas Court game areas Swimming Facilities Band Shell Picnic Areas and Pavilions Multi-Purpose hard surface areas Parking Facilities Lighted Areas (required) Indoor Recreational Complex Meeting Rooms Multi-Purpose room or Gym Public Comfort Stations & Drinking Fountains Landscapped-fenced or screened

Source: National Recreation and Park Association

Tables A-2, A-3 and A-4 are generally accepted standards for the type of recreation areas and acreage that communities should have as a goal. The standards are recommended by the National Recreation and Park Association. However, it should be noted that the standards should be used as a guide and must be tailored to the local situation. Factors which play a significant role in applying standard include, but are not limited to, major transportation arteries, present and future land use, topography and accessibility.

H. Analysis of Facilities

Table A-5 and A-6 compare Montrose's existing facilities to the National Standard.

Table A-5

EXISTING PUBLICLY OWNED RECREATION
COMPARED WITH
NATIONAL RECREATION SIZE STANDARD

<u>TYPE OF FACILITY</u>	<u>ESTIMATED YEAR 2000 POPULATION</u>	<u>STANDARD PER 1000 POPULATION ACRES</u>	<u>EXISTING ACRES</u>	<u>DEFICIT</u>
Tot Lot (Lathrop Street- Lake Avenue)	2315	2.9	1.9	-1
Vest Pocket Playfield	2315	2.9	0	-2.9
Neighborhood Park	2315	5.8	0	-5.8
Community Park	2315	<u>11.6</u>	<u>4.1</u>	<u>-7.5</u>
		23.2	6.0	-17.2

Table A-6

SUGGESTED FACILITIES STANDARD

<u>TYPE OF FACILITY</u>	<u>ESTIMATED YEAR 2000 POPULATION</u>	<u>STANDARD PER 1000</u>	<u>EXISTING</u>	<u>SURPLUS DEFICIT</u>
Softball	2315	.8	1	-
Tennis	2315	1.2	1	+1
Basketball	2315	4.6	1	-3.6
Swimming Pool	2315	.2	0	-
Community Center	2315	.1	0	-

I. Recommendations

The following recreational recommendations have been divided into four categories. These dealing with organization, facilities, maintenance and financing.

Organization

1. The existing Recreation Board presently meets on an as needed basis and does not record minutes of its meetings. The chairman appears to be the only elected officer on the Board and provides all leadership. Under present conditions, this system appears to be effective. However, as the recreational needs increase, it is recommended that the Board adopt formal by-laws. This would, in essence, create a stronger and more stable Recreation Board better able to deal with future recreational problems.

2. Existing within the Borough are several school sites which could meet some of the Borough's recreational needs. Located a short distance from Montrose is the High School Complex which has facilities for outdoor field sport activities. The District also provides adult Education Classes and some recreational programming. It is recommended that the Recreation Board pursue avenues of cooperation with the School District for the joint use of facilities which can serve the mutual benefit of both agencies. Consideration should also be given to the establishment of an Area Wide Recreation Board consisting of all municipalities in the school district, as well as representation from the School District.

Facilities

Based on the projected population for the Year 2000, Montrose's deficit in Publicly Owned Recreation facilities will amount to 17.2 acres. It is, therefore, recommended that this deficiency be made up in the following manner:

3. The Future Land Use Plan indicates three separate areas will be utilized for single-family dwelling and one large section of land for multi-family dwelling. It is, therefore, suggested that additional acreage for recreation should be obtained in these areas by the utilization of Mandatory Recreational Dedication.



MAP No. 6
RECREATION FACILITIES

LEGEND

EXISTING

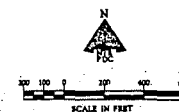
- 1 MEMORIAL PARK
- 2 DRINKER STREET Open Space
- 3 MONTROSE FAIRGROUND
- 4 LATHROP STREET SCHOOL
- 5 LAKE AVENUE SCHOOL
- 6 MONTROSE AREA HIGH SCHOOL
- 7 ALFORD TRAIL
- 8 COUNTY GREEN

PROPOSED

- 9 BIRCHARD POND
- 10 MANDATORY DEDICATION AREAS
- 11 GREEN AREAS
- 12 OPEN SPACE/CONSERVATION AREAS
- 13 ADDITIONS TO FAIRGROUND

BOROUGH OF MONTROSE

SUSQUEHANNA COUNTY, PENNSYLVANIA



The preparation of this map was a joint effort of the Montrose Borough Planning Commission, the Northern Tier Regional Planning and Development Commission and the Bureau of Planning, Pennsylvania Department of Community Affairs.

Prepared by
NORTHERN TIER REGIONAL PLANNING
AND DEVELOPMENT COMMISSION
JANUARY, 1971