



Feasibility Study Highlights

OLD MILL CORRIDOR



➤ **EXISTING LAND USE**

- ⇒ Majority of Land Use = Light Industrial, Vacant Industrial
- ⇒ Potential for Development / Redevelopment
- ⇒ Improve Aesthetics

➤ **ZONING REGULATIONS**

- ⇒ Majority of Districts = Industrial
- ⇒ Possible Updates = Landscaping / Screening, Buffer and Sidewalk Requirements, Zoning Districts

➤ **SUBDIVISION AND LAND DEVELOPMENT REGULATIONS**

- ⇒ Requirements = Wide Streets, Drainage Easements, Community Facilities / Recreation
- ⇒ Possible Updates = Best Management Practices; Lighting, Parking and Landscaping Requirements

➤ **TRANSPORTATION AND ACCESS**

- ⇒ Major Highways = 405 and US 15
- ⇒ Rail Access in Corridor
- ⇒ Pedestrian Connections = No Sidewalks in Corridor, Limited Access (due to terrain)

➤ **UTILITIES**

- ⇒ Most of Corridor Served by Public Water & Sewer (upgrades may be needed)
- ⇒ Most of Corridor Served by Fiber Optic (some upgrades needed)

➤ **ENVIRONMENTAL CONSTRAINTS**

- ⇒ Phase I Site Assessments Completed = Radar Complex
- ⇒ Known PA Department of Environmental Protection Involvement = Hamm Property
- ⇒ Land Use Restrictions = Located in Floodplain

➤ **PARCEL PROFILES**

- ⇒ Combination of All Data Compiled to Date
- ⇒ Spreadsheet to be Used in Marketing Sites



Corridor Concepts* Highlights OLD MILL CORRIDOR



➤ CONCEPT #1

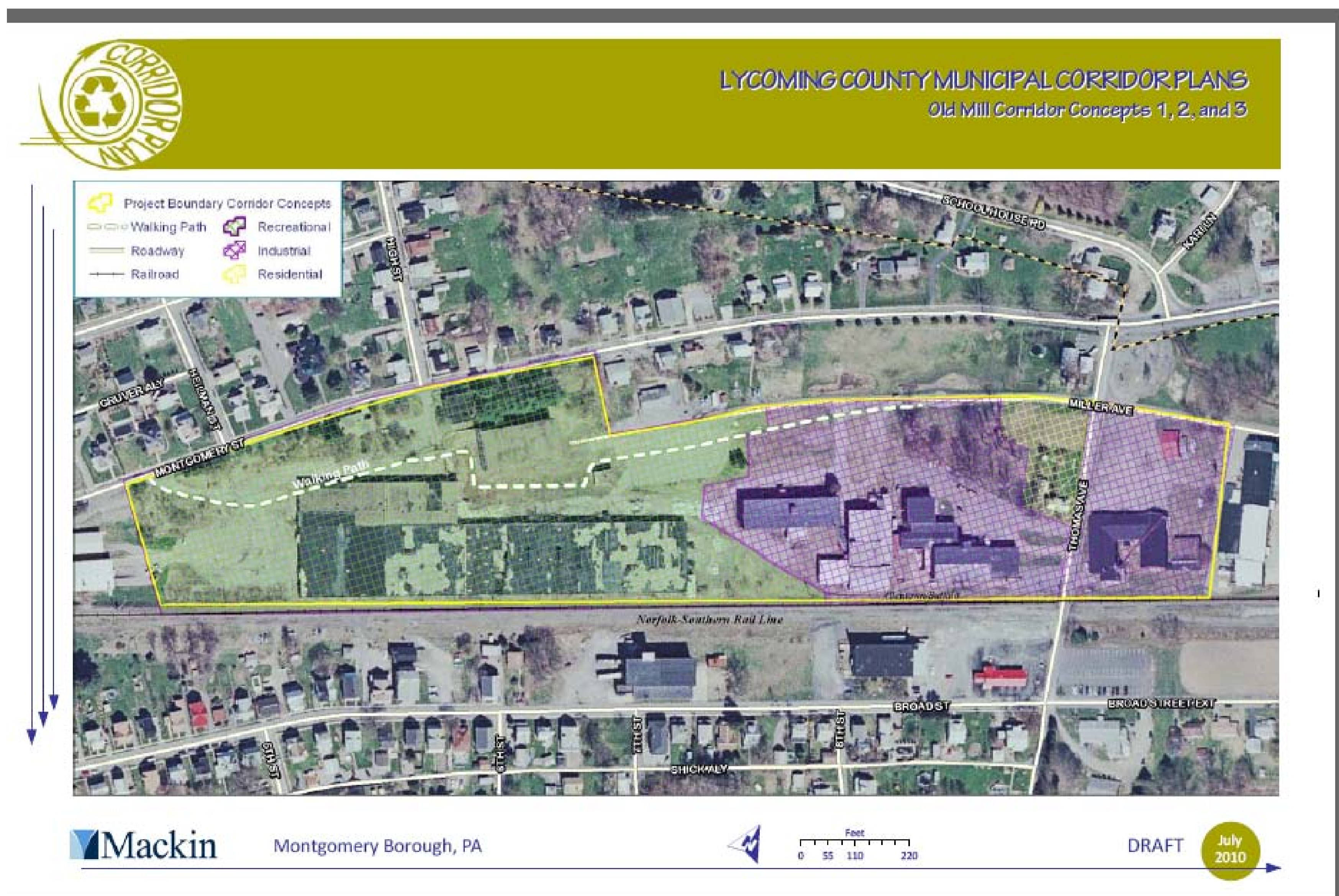
- ⇒ Indoor Community Recreation Center
- ⇒ Outdoor Park and Recreation Area
- ⇒ Trail through Corridor
- ⇒ Concern with Financial Feasibility

➤ CONCEPT #2

- ⇒ Retirement Community
- ⇒ Office / Storage Space for Oil and Gas Industry

➤ CONCEPT #3

- ⇒ Light Industrial Expansion
- ⇒ Compliment Existing Businesses
- ⇒ Include recreational aspects (such as a trail or passive open space)



* Any Concept needs to take into consideration the floodplain issues that exist in the Corridor.



Market Assessment Highlights

OLD MILL CORRIDOR



- The population of the 5-mile radius surrounding Montgomery was 29,747 in 2009 and is projected to slightly increase (.76%) over the next five years.
- The current median age ranges from 38.7 - 39.0 representing an available workforce from a standpoint of an employable age in the future.
- The estimated average household income is \$37,255 within the 5-mile radius surrounding Montgomery.
- The population of employed workers is broken down as follows:
 - » 38.0% are blue collar
 - » 45.4% are white collar
 - » 16.6% are service workers
 - » 0.4% are farm workers
- The education summary in the Montgomery region of the population 25 years and over reveals:
 - » 29.44% did not graduate High School
 - » 42.83% are High School Graduates (or GED)
 - » 18.38% have some College or Associate Degree
 - » 8.85% have a Bachelors Degree or Higher
- The current unemployment rate (as of June 2009) in Lycoming County is 9.9%. This compares to the Pennsylvania rate of 8.8% and the United States rate of 10.2%.
- In 2007, the total tourism spending in Lycoming County was \$227,180,000, and accounted for 25% of the total tourism spending in the region.
- Tourism spending in Lycoming County is projected to increase in upcoming years due to regional marketing campaigns of Pennsylvania Wilds and Lumber Heritage Region, increase in annual visitors to the Pine Creek Rail Trail, continued growth of the Little League World Series, and an increase in hotel occupancy due to Marcellus Shale developments in the region.
- One of the largest Industry Clusters in the area is the Healthcare Cluster (contains 14% of the region's jobs and has grown nearly 7% in the last five years).