

10

Implementation

This chapter overviews how to use the comprehensive plan as a land use and programming tool for the Town of Bloomsburg and recommends annual review of the plan by the Town Planning Commission.

Responsibility for Implementation

The vision and goals of this plan can only be fulfilled through the concerted efforts of Bloomsburg’s community leaders and citizens. As the elected leaders of the Town, Town Council holds the authority to enact policy and regulations and dedicate staff time and funding resources toward specific initiatives. At the same time, the planning commission is the body appointed to help Town Council make informed decisions regarding the near- and long-term development of the Town through plan



reviews, special planning studies, etc. Administrative staff carry out the day-to-day duties of providing services that protect the health, safety and welfare if citizens. Volunteer citizens—residents, business owners and managers, county and regional agency staff—serve on the Town’s appointed boards and committees out of their interest in bettering the community. Even citizens who have not served in a civic leadership capacity took interest in this planning effort and expressed a willingness to volunteer their time toward implementing recommendations that interested them specifically.

All shared in the development of this plan for Bloomsburg and all have a role or roles to play in taking action to bring it to fruition. An interest in improving the community and a willingness to serve in an official or unofficial capacity are fundamental. This plan raises the bar on community planning and development in light of *new* and *renewed* approaches to redevelopment, walkability, building a partnership with the University, welcome and wayfinding signage, and sustainability, to name a few. Exploring and implementing these new approaches

Chapter 10

Blueprint for Bloomsburg

will require research of techniques and standards, best practices, lessons learned from others, etc. Those responsible for looking into new approaches may require additional knowledge, training, or other resources to build their working knowledge and capacity to discuss these new ideas with other community leaders and citizens. Various workshops, conferences, and training sessions are available through:

- state agencies and departments, such as the Governor’s Center for Local Government Services, the Department of Conservation and Natural Resources, and the Pennsylvania Historical and Museum Commission;
- SEDA-COG and other regional planning agencies, such as Community Development Block Grant (CDBG) training;
- county agencies and departments, such as the conservation district’s annual Flood Summit, or even Lancaster County Planning Commission’s Master Planner program for citizen planners;
- various municipal associations—Pennsylvania League of Cities and Municipalities, Pennsylvania State Association of Boroughs, and Pennsylvania State Association of Township Supervisors—many of which present and discuss topics relevant to all types of municipalities; and
- various professional associations, such as the Pennsylvania Planning Association.

Many training opportunities are also available online as publications and online seminars (webinars). Some are free, while others include both registration fees and participation costs, e.g. time and travel. While financial conditions may be strained during the current economic recession or in the future, the decision to increase knowledge to make better decisions for the Town should be viewed not as a cost but as an investment.

Using the Future Land Use Plan

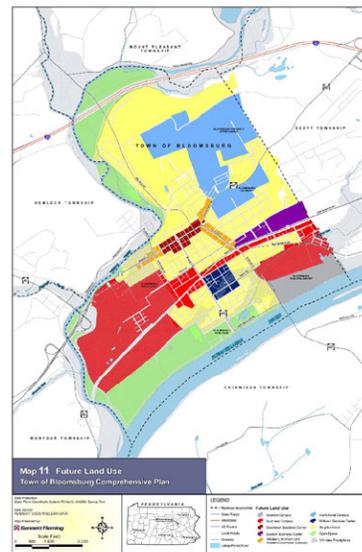


The future land use plan, comprised of the future land use map and the tables in Chapter 3, is a guide for land use and development decision-making and regulation. It should be used by Town Council, as well as by Columbia County and state agencies, when making decisions or offering review comments regarding growth, redevelopment, and conservation.

The plan identifies land use tools appropriate to each land use category that will help to achieve the vision, goals, and objectives set forth in this comprehensive plan. The future land use plan should serve as a guide for zoning and subdivision and land development ordinance revisions to be implemented following adoption of the comprehensive plan.

Until such changes are made to the Town's ordinances, municipal officials should use the future land use plan to evaluate proposed development:

- Is the proposed development consistent with the future land use plan?
- Does the proposed development fit the scale and intended character of a district?
- How will adjacent sidewalks and streets fit together?
- Are the setbacks of buildings similar and appropriate to historic pattern?
- Where and what type of landscaping is provided?
- How much traffic will be generated?
- How will the proposed development impact an adjacent site?
- How will stormwater runoff be handled?
- How will this development impact our community or adjacent communities?



Through open communication, dialogue, and use of the comprehensive plan's future land use plan and map as a guide, the Town's vision should be more easily reached.

Revising Land Use and Development Regulations

The Pennsylvania Municipalities Planning code (MPC) provides the legal framework for local governments to enact, revise, administer, and enforce zoning, subdivision, and land development regulations. Zoning regulations dictate where certain land uses are permitted within the municipalities to protect the health, safety and welfare of residents. Subdivision and land development ordinances determine the layout and design of development on the land, e.g. landscaping standards, and right-of-way widths for roadways and utilities, etc.

Chapter 10

Blueprint for Bloomsburg

These regulations are the municipalities' primary tool for managing the amount, character and intensity of future development. Infrastructure maintenance and planned expansion, collaborative relationships with developers and design guides are valuable supplementary tools for achieving the desired physical development of a community. Land use regulations, water, sewer, and transportation infrastructure plans should be updated on a consistent basis to proactively steer new development to the appropriate locations outlined in the future land use plan. Through effective regulation, the Town can achieve greater opportunities to thrive economically, encourage more tourism, and enhance the overall quality of life for local citizens.

Implementation Priorities

The tasks listed in the Action Plans need further prioritization for timely and effective programming. The Implementation Schedules (Table 10-1) suggests a schedule for initiation and completion of the most significant action items. The responsibility for initiating these items lies with the Town Council as it delegates tasks, compiles annual initiatives, and approves annual budgets.

Table 10-1. Priority Recommendations

Recommendations	Page
Review and revise zoning ordinance per recommendations.	various
Review and revise subdivision and land development ordinance per recommendations.	Various
Conduct an energy audit to assess potential energy savings in municipal facilities.	4-7
Prepare a master plan for one redevelopment target.	5-2
Prepare a master plan for the fairgrounds.	8-9
Continue implementation of the Town Park Master Plan.	8-4
Prepare a master plan for the Streater property.	8-3
Provide/attend annual training on special topics.	10-2
Prepare an annual report of the comprehensive plan's implementation status.	10-5

Town Council with the assistance of the planning commission should provide a full 10-year program of recommendations. The format shown in Table 10-2 could be prepared and revised as needed to maintain a current list of implementation activities.

Table 10-2. Sample Program for 10-year Implementation

Recommendations	Page	2009/ 2010	2011/ 2012	2013/ 2014	2015/ 2016	2017/ 2018
Review / revise zoning ordinance.		X				
Review / revise subdivision and land development ordinance.			X			
Conduct an energy audit to assess potential energy savings in municipal facilities.		X				

Capital Improvements Program

With many recommendations listed in this plan, a true Capital Improvements Program may be particularly useful in keeping projects that represent visible change to Bloomsburg’s physical conditions on the annual agenda. These capital projects, or “brick-and-mortar projects, may in fact require several month to several years to identify appropriate or priority locations, design the facility, assemble funding, and complete construction. Town Council may delegate the responsibility of project planning, design, and the exploration of cost estimates, funding sources, and funding partners to the planning commission or staff, while retaining the authority for project approval and budgeting.

Capital Improvement Projects from Bloomsburg as Place

- P.3. Maintain and create new places for people to meet.
- P.4. Convert select side streets with potential for increased retail/office use into pedestrian streets.
- P.7. Explore the relocation of overhead utilities to underground locations.
- P.9. Support redevelopment efforts by investing in public improvements, programs and initiatives
- P.10. Maintain and expand bicycle and pedestrian infrastructure
- P.27. Implement the recommendations of the 2008/2009 parking study.
- P.31. Improve/enhance access to the river and creek; interpret riparian and aquatic habitat and ecological functions.

Chapter 10

Blueprint for Bloomsburg

Capital Improvement Projects from Living in Bloomsburg

- L.14. Upgrade traffic signals with preemptive signals for emergency vehicles.
- L.15. Install street lights at locations where dusk to dawn lighting could reduce vandalism and other criminal or mischievous activity.
- L.3. Enhance pedestrian comfort with streetscape improvements.
- L.19. Enhance pedestrian comfort with streetscape improvements.
- L.20. (Work with Scott Township to) Construct a walking path from Bloomsburg between Rte 11 eastward, to Central Rd. in the Zeisloft development, ending at the AAA office.
- L.21. Explore options to make Country Club Drive and Lightstreet Road areas of the Town more accessible by foot or bike.
- L.22. Explore options to make the development at the top of 5th Street Hollow Road (at Central Rd.) accessible by foot/bike.
- L.23. Make the southeastern part of Town (7th street extension) friendlier to pedestrians and more clearly linked to the rest of Town, perhaps through sidewalks.
- L.24. Explore options to make the Sunview Terrace and Arbutus Park developments accessible by foot or bicycle to the downtown.

Capital Improvement Projects from Working and Doing Business in Bloomsburg

- W.12. Eliminate one lane of traffic on the southeast corner of the Market/Main intersection to make room for the farmer's market.

Capital Improvement Projects from Lifelong learning in Bloomsburg

- LL.14. Upgrade the existing electrical work at the Children's Museum.
- LL.15. Install new curbs and sidewalks to provide better access for pedestrians at the Children's Museum. (front sidewalks completed)

Capital Improvement Projects from Relaxing and Visiting in Bloomsburg

- R.1. (Continue to) Implement the 2007 Park Master Plan.
- R.2. Master plan the Streater property.
- R.3. Add walking/biking paths along Fort McClure Blvd from the Airport to the Rupert Bridge and ideally up around to the Fairgrounds.
- R.9. Prepare a Fairgrounds Master Plan
- R.13. Develop a welcome and way-finding signage system throughout the Town.

Annual Plan Review and Plan Updates

Amendments to the MPC (Section 302(d)) require municipal comprehensive plans to be reviewed every 10 years [Section 301(c)]. In rapidly changing communities, more frequent updates may be needed to maintain timely polices and priorities.

Indeed, the Blueprint for Bloomsburg, Bloomsburg's Comprehensive Plan, will only be useful if it is implemented, evaluated and updated. For this to occur, it is recommended that the Town Planning Commission perform the following actions:

- Annually evaluate the Joint Comprehensive Plan and, if necessary, make modifications to the plan to ensure it remains useful in terms of guiding the decisions made regarding the continuing development of the Town.
- Prepare and submit an annual written report to Town Council and Bloomsburg's citizens, summarizing this evaluation of the Comprehensive Plan, the past year's implementation activities, the upcoming year's planned implementation activities, and crucial issues that will, or may, impact the Town.

Chapter 10

Blueprint for Bloomsburg

Intentionally blank for two-sided printing.