

Borough of Archbald

Comprehensive Plan

A Comprehensive Plan for the Development and Conservation of the Borough of Archbald

Contents

	<u>Page</u>
Introduction	1
Overall Direction: Goals and Objectives of this Plan	2
Land Use and Housing Plan	5
Transportation Plan	12
Economic Development Plan	17
Natural Features Conservation Plan	18
Community Facilities and Services Plan	24
Appendices:	
A. Population, Housing and Economic Data	A-1
B. Lackawanna-Luzerne Counties Comprehensive Plan	A-6
C. A Brief History of Archbald	A-6
D. Existing Land Uses	A-8
E. Compatibility With Zoning of Adjacent Municipalities	A-9
F. Citizen Survey Results	A-12

INTRODUCTION

This Comprehensive Plan is an overall guide for the development and conservation of Archbald over the next 10 to 15 years. It is not a regulation by itself, but is intended to provide the rationale for updates to Borough development regulations. The Comprehensive Plan includes background information about existing conditions and trends, mapping and a set of recommended policies. This Plan is intended to be implemented through many short-term actions that are carried out within a long-term perspective. The Comprehensive Plan primarily addresses:

- Land Use and Housing
- Transportation
- Community Facilities and Services
- Natural Feature Conservation
- Ways to Carry Out the Plan

Major Benefits of the Comprehensive Plan

The Comprehensive Plan offers many benefits, including the following:

- Addressing land uses in coordination with transportation issues, to avoid future traffic problems;
- Avoiding conflicts between different types of development, such as not allowing intense business uses adjacent to a residential neighborhood;
- Considering development policies in a comprehensive and coordinated manner for an entire area, as opposed to piecemeal review of individual parcels or lots;
- Recommending ways that natural features should be preserved and conserved; and
- Suggesting improvements that should be the basis of future grant applications.

How Was This Plan Prepared?

This Plan was developed in draft form during monthly meetings of Borough Council and the Borough Staff, with participation by members of the Planning Commission and other boards and other interested citizens.

First, maps showing existing conditions were prepared, as well as summaries of previous plans and reports. Information was collected on existing conditions. An online citizen survey was conducted, with paper copies also being made available. A Vision Statement and a set of Goals were then prepared to provide overall direction for the Plan. Various subject areas were discussed at workshop meetings. The Plan document was then prepared. A new Zoning Ordinance and Zoning Map was prepared to carry out the Plan.

Next, a public meeting was held with the public by the Borough Planning Commission to discuss the draft Plan and Zoning Ordinance. The Borough Council then held a public hearing on the Plan and Zoning Ordinance.

OVERALL DIRECTION: GOALS AND OBJECTIVES OF THIS PLAN

Community Vision Statement

Archbald Borough will guide development and redevelopment to protect residential neighborhoods and important natural features.

Archbald will continue to provide a variety of highly livable neighborhoods, with quality community services. An emphasis will be placed upon strengthening the older commercial areas, including the village of Archbald, South Main Street and Eynon a neighborhood commercial and residential town centers. Pedestrian connections will be improved, particularly to connect to the Lackawanna River Heritage Trail and parks.

New business development will be encouraged to provide additional tax revenues for the Borough and the School District. New industrial development will be concentrated in areas that have truck access to the Casey Highway, without adversely affecting residential neighborhoods or steep roads.

This Vision will be carried out with the involvement of residents and business-persons, and by prioritizing community needs.

Major Goals and Objectives

The following are the major goals and objectives of this Plan:

Land Use and Housing Plan

GOAL L.1. Provide for orderly patterns of development that provide compatibility between land uses, particularly to protect the livability of residential areas.

Objective: Direct new uses that generate significant truck traffic to locations accessible to Casey Highway interchanges, along routes that are unlikely to impact residential areas. Limit the heaviest and most intensive industrial uses to one selected land area that is not near existing neighborhoods.

Objective: Provide areas for a range of housing types and densities, to meet needs of various types and ages of households, including older persons and persons with disabilities.

Objective: Offer incentives for development of housing for older persons, and also allow for personal care homes and other facilities that care for them.

Objective: In any large new residential development, provide an incentive for Cluster/ Open Space Development that preserves open spaces that serve a valuable public purpose, such as providing recreation areas, preserving important natural areas or buffering homes from industrial development and major highways.

Objective: Strengthen and protect older residential neighborhoods, with an emphasis on encouraging home-ownership, rehabilitating older buildings to avoid blight, minimizing through-traffic on residential streets, and avoiding nearby development that creates nuisances.

Objective: Encourage infill development that continues the best features of older development, such as locating new business buildings close to the street with parking to the side or rear, encouraging front porches, and requiring street trees and sidewalks.

Objective: Promote greater interest in Archbald's historic buildings and heritage, and promote rehabilitation of older buildings, in a manner that preserves historic features.

GOAL L.2. Promote various types of business development in different areas, to increase tax revenues and employment opportunities.

Objective: Seek a full range of business, retail and service opportunities that are conveniently available for residents, motorists and employees.

Objective: Strengthen the older commercial areas as Town Centers, with an emphasis upon neighborhood-oriented businesses that are compatible with nearby homes.

Objective: Use shade trees, highly visible crosswalks, banners, streetscape improvements and other methods to improve the appearance of older commercial areas, in order to promote new investment.

Objective: Examine ways to streamline development regulations and approval processes to offer an inviting business climate, to reduce uncertainty for applicants and to avoid unnecessary delays, while targeting regulations to address important public concerns.

Natural Resources Conservation Plan

GOAL N.1. Protect important natural features, including the Lackawanna River, creek valleys, flood-prone areas, reservoirs, lakes, wetlands, steeply sloped woodlands, and groundwater and surface water supplies.

Objective: Improve the quality of storm water runoff, and treat it as a resource, by slowing it down and allowing it to infiltrate into the ground.

Objective: Use development regulations to conserve important natural features.

Community Facilities and Services Plan

GOAL C.1. Provide high-quality community facilities and services in the most cost-efficient manner.

Objective: Ensure that adequate public water supplies, sewage treatment allocations and transmission capacities continue to be available.

Objective: Emphasize coordination of municipal and emergency services across municipal borders, and expand and update services to meet changing needs.

Objective: Seek the development of new trails or improved sidewalks to provide connections to the Lackawanna River Heritage Trail and parks.

Transportation Plan

GOAL T.1. Make well-targeted cost-effective street improvements while improving safety, in cooperation with PennDOT, adjacent landowners and developers.

Objective: Complete short-term improvements (such as improving sight distances) while seeking State funding to complete longer-range improvements.

Objective: Make sure that any major road improvements fully consider pedestrian and bicycle travel, while seeking to avoid speeding.

Objective: Consider adopting an "Official Map," which can be used under State law to reserve land needed for road and trail connections (among other public improvements).

Putting This Plan Into Action

- GOAL A.1. Promote citizen input, including making sure residents are well-informed about community issues and have adequate opportunities to provide their opinions on Borough matters.
- GOAL A.2. Coordinate transportation, development and infrastructure across municipal borders, and seek opportunities for shared municipal services.
- GOAL A.3. Continually work to put this Plan into action through a program of updated planning and short-term actions in accordance with a long-range perspective.

LAND USE AND HOUSING PLAN

The Land Use and Housing Plan includes recommendations for land development and conservation policies in various areas. The main tool that Archbald has available to carry out these policies is through its zoning ordinance. An aerial photo is included on the following page. The Existing Land Uses Map and a map showing existing zoning as of 2022 are included on the following pages. A new zoning map is proposed for adoption in May 2023.

Base land use policies substantially upon the Comprehensive Plan Map and the following categories, and update development regulations to carry it out.

The Comprehensive Plan is not a regulation. The Borough's zoning regulations are being rewritten as part of this project, and are intended to be generally consistent with this Plan. Zoning is the most valuable tool available to the Borough to carry out land use and housing policies. In most cases, the land use and housing categories in this Plan relate to an existing or proposed zoning district.

The Zoning Ordinance primarily regulates: a) the uses of land and buildings, and b) the densities of development. Different types of land uses and different densities are allowed in various zoning districts that are shown on the Zoning Map. Some districts are primarily residential, some are primarily commercial and some are primarily industrial. Other districts promote a mix of uses.

The Draft Zoning Ordinance was written to carry out the Draft Comprehensive Plan. The Zoning Ordinance is the main tool that the Borough has to address new development. The Zoning Ordinance divides the Borough into various zoning districts. Each zoning district allows a range of land uses and varying intensities of development. In most cases, a land use category is intended to become a zoning district. Zoning is primarily intended to protect existing residential neighborhoods from incompatible development. However, it also can be used to avoid traffic problems, improve the appearance of new development, preserve historic buildings, and protect important natural features.

Zoning is primarily directed towards new development, new construction and expansions of existing uses. If an existing legal use operates today, it can generally continue to operate regardless of the zoning district. This is known as a "non-conforming use." A non-conforming use typically predates zoning or a zoning amendment. Generally, a non-conforming use can expand within limits, can be sold, and can be changed to a different non-conforming use, provided the new use is not more intensive than the previous use.

The following section describes the major land use categories, as shown on the Comprehensive Plan Map, which is on a following page:

Public Recreation - The Comprehensive Plan Map shows the location of existing public recreation areas. The largest land areas are State Game Lands, the Archbald Pothole State Park (including the portion leased to the Borough as Ed Staback Memorial Park), and the Aylesworth Lake County Park. More detailed information on the public parks are shown on the Community Facilities Map in the Appendix.

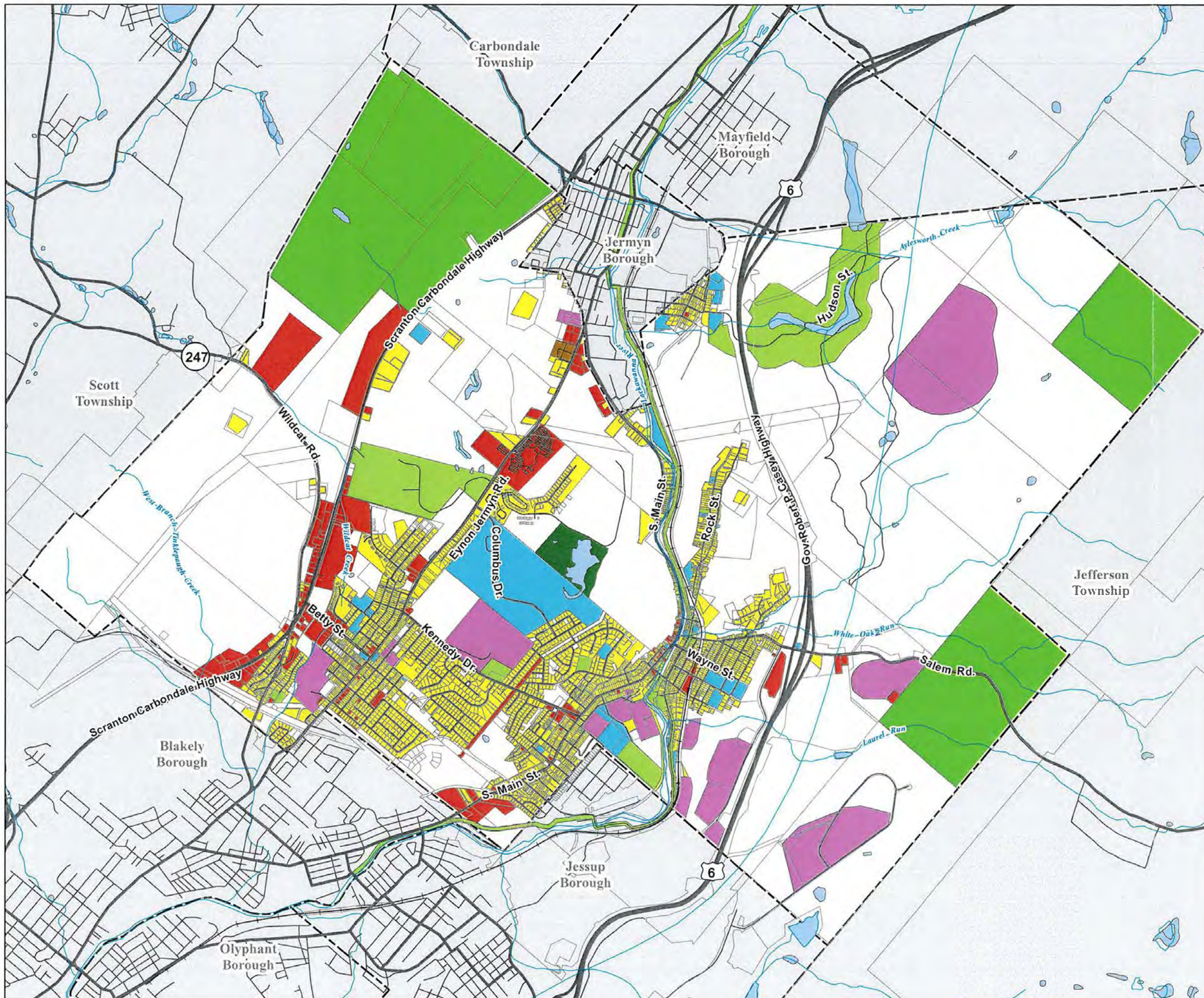
Public/Semi-Public Uses - This category highlights major community facilities, such as the Valley View public school complex, fire companies and Borough-owned buildings.

Resource Conservation (relates to the R-C zoning district) - This category mainly includes areas with concentrations of important natural features, including steep sloped areas and natural creek valleys. Most of these areas are not intended to be served with public sewage service, and many of these areas have limited access to major roads. These areas are primarily intended to provide for single family detached houses on one acre minimum lots, with larger lots required where building is proposed on areas of steep slopes. A clustering option should allow for smaller lots (such as one-third acre) on the flatter areas, if public sewage and central water services are provided, and if a large proportion (such as 40 percent) of the tract is permanently preserved as open space. This open space could be a Township park, could be added to an adjacent State Game Lands or County Park, or could be open space preserved through a homeowner association.

Archbald Borough Lackawanna County

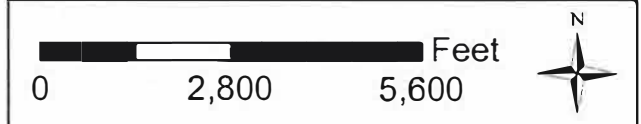
GENERALIZED EXISTING LAND USE

- Undeveloped/Agriculture
- Residential
- Mobile Home Park
- Commercial
- Institutional
- Industrial
- Private Recreation
- Public Recreation
- State Game Lands



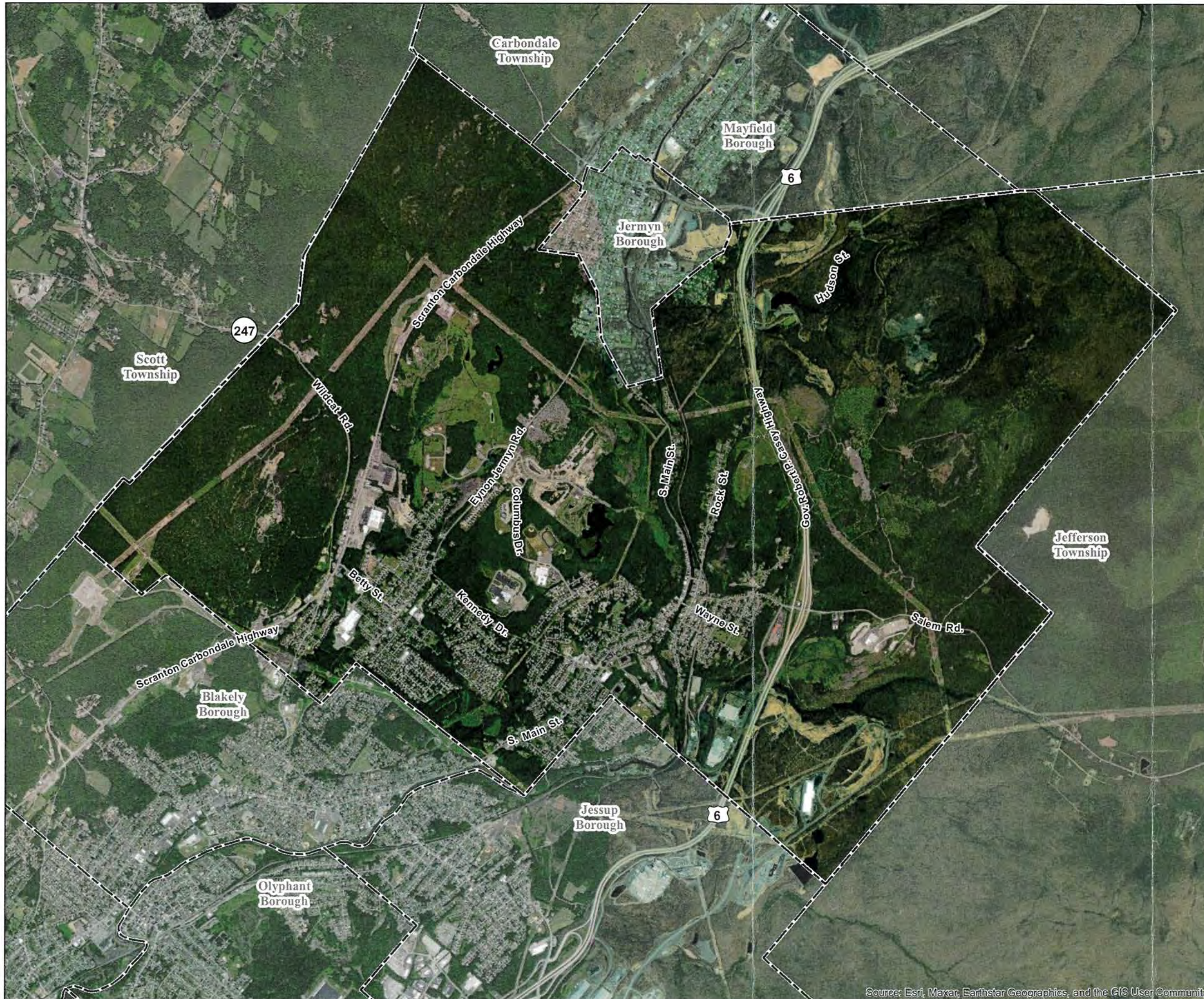
April 2021

SOURCE OF BASE MAP INFORMATION:
ESRI, Google and URDC.



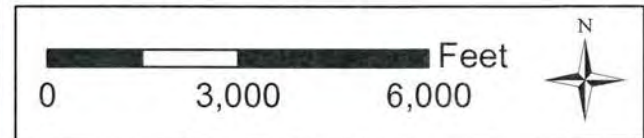
Archbald Borough
Lackawanna County

AERIAL



February 2021

SOURCE:
ESRI, Google and URDC.



 **Urban Research & Development Corporation**
81 Highland Ave. Suite 120 Bethlehem, Pa. 18017 610-865-0701

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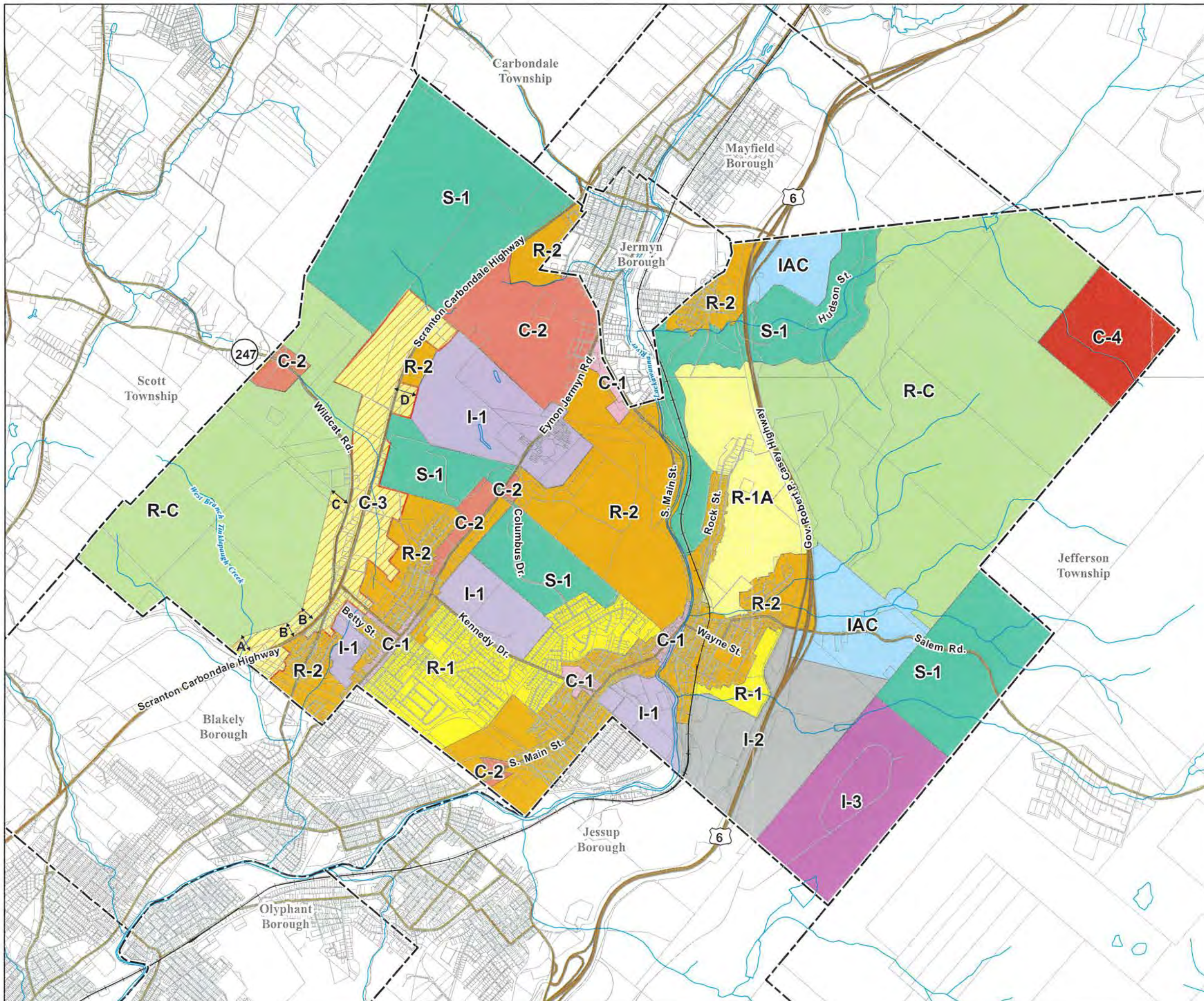
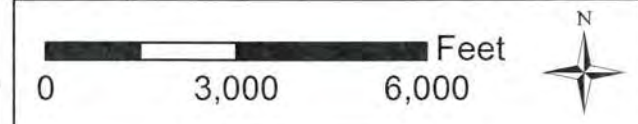
EXISTING ZONING 2022

- S-1** Special Purpose
- R-C** Resource Conservation
- R-1A** Very Low Density Residential
- R-1** Low Density Residential
- R-2** Medium Density Residential
- C-1** Neighborhood Commercial
- C-2** Highway Commercial
- C-3** Regional Commercial
- C-4** Special Commercial
- IAC** Interchange Activity Center
- I-1** Light Industrial
- I-2** Heavy Industrial
- I-3** Heavy Industrial/Manufacturing

NOTES;


- A = 750" from road centerline.
- B = 500" from road centerline.
- C = 700' from road centerline.
- D = 650' from road centerline.

SOURCE:
ESRI, Google and URDC.



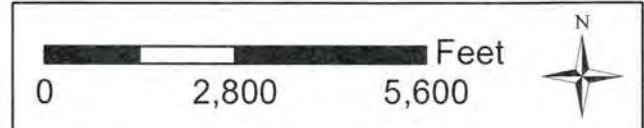
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**UNDEVELOPED
LAND**

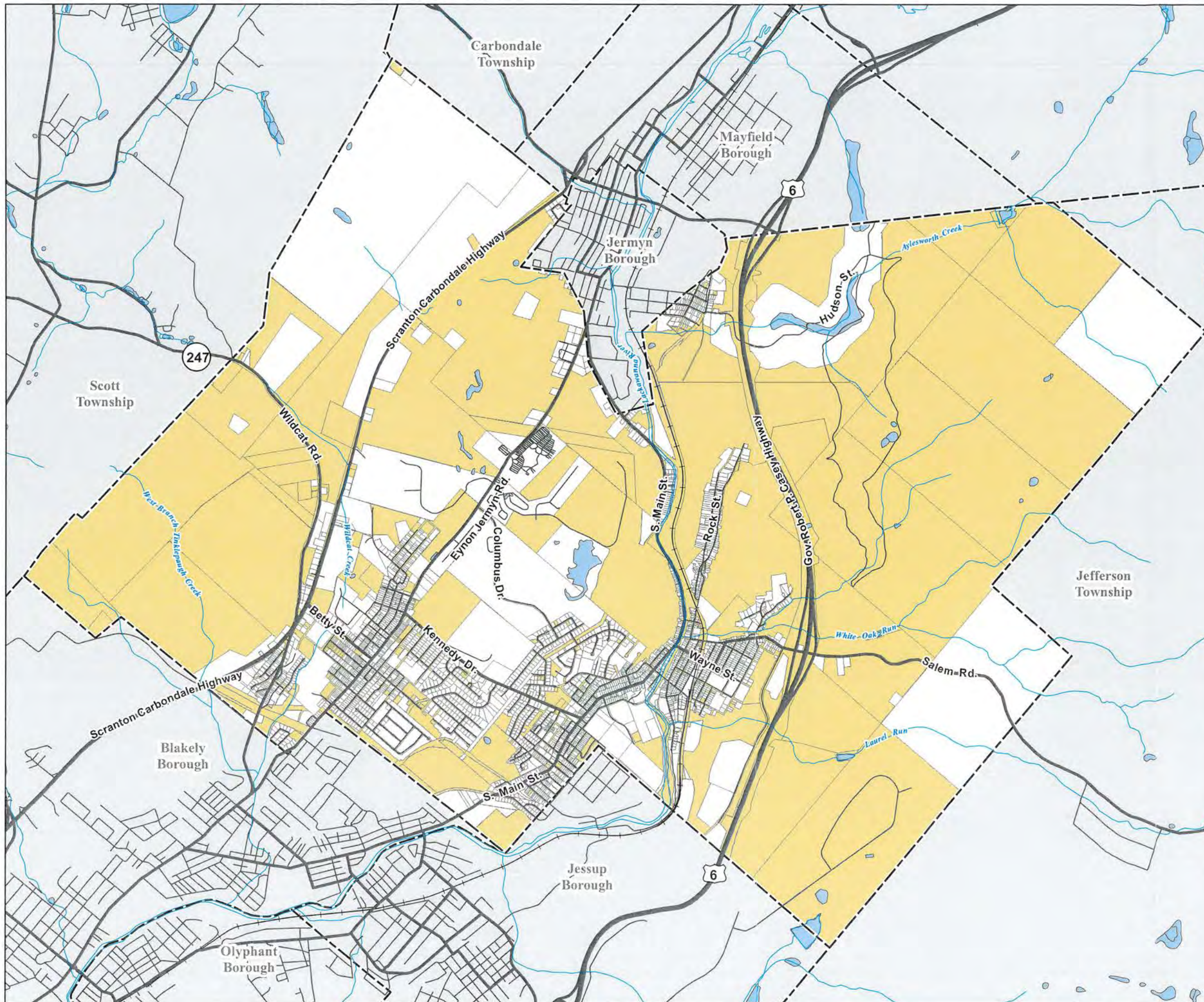
 Undeveloped

April 2021

SOURCE OF BASE MAP INFORMATION:
ESRI, Google and URDC.

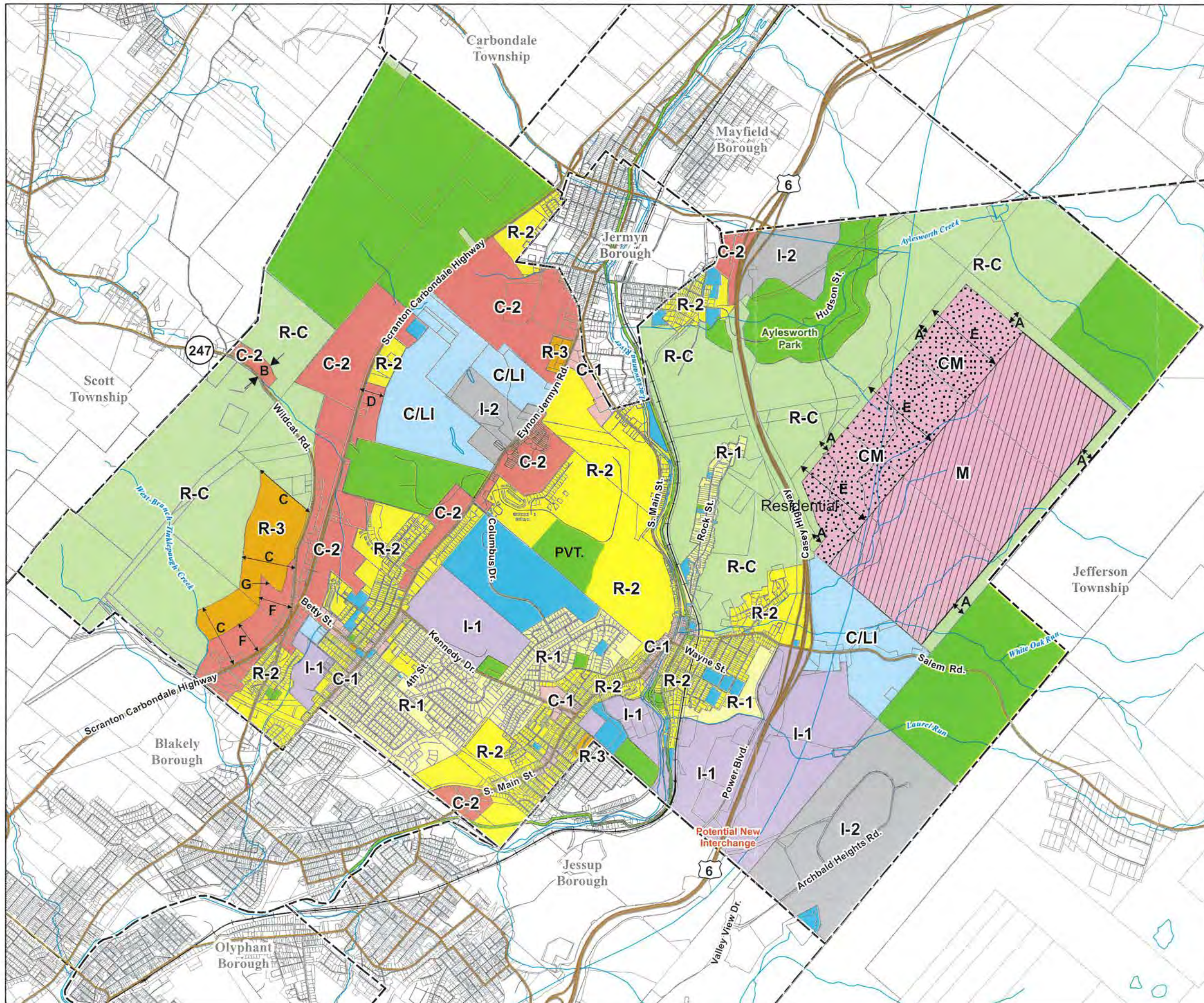


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81 Highland Ave. Suite 120 Bethlehem, Pa. 18017 610-865-0701



Archbald Borough Lackawanna County

Draft Comprehensive Plan Adopted March 15, 2023

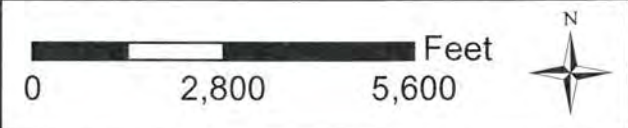


- R-C** Resource Conservation (Cluster Housing Encouraged)
- R-1** Low Density Residential
- R-2** Medium Density Residential
- R-3** Medium High Density Residential
- C-1** Neighborhood Commercial/Residential
- C-2** General Commercial
- C/LI** Commercial/Light Industrial
- I-1** Light Industrial
- I-2** General Industrial
- M** Mining
- CM** Coal Mining
- Recreation
- Public/Semi-Public

NOTES:

- A = 300' from lot line as it existed as of January 1, 2021.
- B = 500' from road centerline.
- C = 750' from road centerline.
- D = 650' from road centerline.
- E = 2,500' from lotline as it existed as of January 1, 2021.
- F = 1000' from lot line as it existed as of January 1, 2021.

SOURCE:
Lackawanna County, ESRI, Google and URDC.



These Resource Conservation areas should also provide for a number of recreation uses, such as horse stables and summer camps. These areas should no longer allow manufactured home parks or wind farms with tall wind turbines. The ridges in the Borough are important bird migratory routes, which can conflict with wind farms.

This category is proposed to include: a) most of the undeveloped areas on Moosic Mountain east of Route 6 near Aylesworth Park, b) most areas west of the Casey Highway east of the Lackawanna River, surrounding the homes on Rock St., c) the steep lands along Route 247 west of the Business Route 6 corridor, and d) Archbald Pothole State park.

Low Density Residential (relates to the R-1 zoning district) - This category would continue to include: a) many residential areas east of 1st St. and south of Kennedy St., b) a residential area east of the school campus, including homes along Skyline Drive, and c) an undeveloped area east of Pike St. and west of Power Blvd. These areas are mainly intended to continue to provide for single family detached houses one 1/4 acre lots.

Medium Density Residential (relates to the R-2 zoning district) - This category would include: a) large numbers of existing homes in the Eynon area west of Main St., b) homes north and south of Kennedy Dr. near Delaware St., c) homes along the Salem Road/Salem Street corridor east of the Lackawanna River, d) areas east of Eynon-Jermyn Road and Main Street, including the Highlands Development, and e) an area of existing homes southeast of Jermyn Borough west of the Casey Highway. This category is proposed to allow single family detached houses and twin homes at an average of 6 homes per acre, and townhouses at an average of 8 homes per acre. The current ordinance could allow townhouses at up to 15 homes per acre.

Medium High Density Residential (relates to a proposed new R-3 zoning district) - This new category is proposed to include an area of land west of Route 247, an existing manufactured home park west of Eynon Jermyn Road, and an existing set of apartments on McAndrew Street. It is proposed to allow all types of housing, at a maximum density of 5 homes per acre for manufactured home parks and 10 homes per acre for other housing.

Neighborhood Commercial/Residential (relates to the C-1 zoning district) - This category mainly includes smaller older commercial areas, including: a) an area along Main St. and Betty St. in Eynon, b) an area along Washington Av./Main St. next to the Jermyn border, c) an area along Kennedy Dr. west of Main St., and d) an area of Main St. near Wayne and Monroe Sts. next to the Lackawanna River. These areas are mainly intended to allow for commercial uses that make good neighbors for nearby homes, as opposed to intensive commercial uses. These areas are mainly intended to provide for retail stores, banks, funeral homes, day care centers, offices and personal service businesses. These areas would also allow for a mix of housing, including apartments above commercial uses.

General Commercial (relates to the C-2 zoning district) - This category includes: a) a large area of undeveloped land east of Business Route 6 and west of Eynon Jermyn Road, adjacent to Jermyn Borough, b) most of the land on both sides of the Scranton Carbondale Highway (Bus. Rt. 6) south of Nieto Drive, a junkyard on the Eynon-Jermyn Road, and c) an area between Jermyn Borough and the west side of the Route 107 interchange of the Casey Highway. These areas are intended to allow for a wide range of commercial uses, including retail stores, auto repair, auto sales, gas stations, and self-storage warehouses. The current C-3 district would be merged into C-2, because the two districts are similar.

Commercial/Light Industrial (relates to the proposed C/LI zoning district) - This category is intended to provide the same uses as the General Commercial category, plus common types of light industrial uses. It is intended to include an area east of the Scranton Carbondale Highway, and an area along Salem Road east of the Casey highway interchange.

Light Industrial (relates to the I-1 zoning district) - This category includes: a) an area on both sides of the Casey Highway south of the Salem Road interchange, including areas along Power Boulevard, b) the Lockheed-Martin plant east of Kennedy Road and adjacent woodland; c) the General Dynamics plant off of East St.; and d) the industrial uses along Export Lane east of Delaware St. This category is intended to provide for most industrial uses, except the most intensive operations.

General Industrial (relates to the I-2 zoning district) - This category is intended to include a portion of the SLIBCO industrial Park along Archbald Heights Road, including the new Chewy facility, and an area east of the Jermyn interchange of the Casey Highway. This category is intended to provide for a wide range of industrial uses, plus some commercial uses.

Mining (relates to the proposed M zoning district) - An area east of the Casey Highway north of Salem Road is proposed for various types of mining activities and other complementary industrial uses, such as concrete manufacture and manufacture of masonry block products.

Coal Mining (relates to the proposed CM zoning district) - This category would primarily provide for coal mining, in an area where coal mining has occurred for many years.

Use of Alleys

Where a suitable alley exists or where it could be reasonably extended or improved as part of a construction project, it should be used for vehicle access to homes in older areas of the Borough. This type of design is particularly important for townhouses, so that the front of the townhouses are not comprised largely of garage doors, and so that there is room for on-street parking. The alley could connect to a parking pad, a rear parking court, a garage door at the back of the home (possibly with a deck above it) or a detached garage.

Other Housing Policies

A new set of standards should be added for townhouses. As described above, the goal is to encourage rear access from an alley wherever it is practical to use it or to extend it. If a townhouse has driveways or garage doors in the front yard, a wider unit width should be required. The intent is to avoid townhouses with the entire front yards covered with vehicle parking and the entire facades covered with garage doors. That type of pattern is not only unattractive, but also leaves no room for on-street parking. In fact, front driveways can actually cause a net reduction of the amount of parking available in a neighborhood. The main door of a home should be required to face onto a street.

The conversion of an existing one family homes into two or more apartments should be prohibited in residential areas, unless it is an unusually large existing home.

Traditional Neighborhood Development

In newer areas, there could be incentives to promote residential development that recreates the best features of older development. This is known as "Traditional Neighborhood Development." This should include a grid street system with alleys, where feasible. A traditional pattern of development should be encouraged, including inclusion of front porches, alleys and placement of most garages to the rear or side of homes. This option could also allow for a limited amount of commercial development to serve local needs.

Code Enforcement

Proper code enforcement is important to make sure that older housing is properly maintained before it becomes blighted and needs unaffordable repairs. The Borough is now enforcing a Property Maintenance Code for existing buildings and has started a system of writing tickets for nuisance violations, such as the build up of trash.

Age-Restricted Housing

It is desirable to continue to allow density bonuses for housing that is limited to persons age 55 and older, with no residents under age 18. Age-restricted housing has a very positive financial impact upon the school district. Age-restricted housing bonuses can also be justified because statistically it generates less traffic, less need for parking, less water use, less sewage use and less crime than other types of housing. For instance, age-restricted housing is proposed on a site adjacent to Station Park, which is a suitable location where seniors can obtain services and where there will be additional customers for downtown businesses.

location where seniors can obtain services and where there will be additional customers for downtown businesses.

Strengthening the Town Center

The traditional downtown of the village of Archbald should be strengthened as a Town Center. The goal is to have a range of commercial uses that mainly serve local needs and do not create serious nuisances for nearby homes. The Town Center is currently a mix of commercial and residential uses.

- a. The revitalization of a Town Center should involve several approaches. The Borough has already improved the appearance of the Town Center with street trees and decorative street lights. Ideally, there would be more visible crosswalks, which can help to slow down traffic. Extensions of curbs near crosswalks can improve the safety of pedestrian crossings.
- b. A proper range of uses and densities of residential development are important in the Town Center, including upper story apartments that help create a market for downtown businesses. A sufficient density of upper story apartments can also promote new construction of buildings with first floor commercial uses.
- c. Sufficient parking needs to be provided, and the parking spaces need to be managed so they are convenient for customer parking. That typically involves time limits on parking during peak hours in the key blocks where there is strong demand for spaces, so that the prime spaces are not taken up all day by employees.
- d. Marketing and promotions are also important, including joint marketing by nearby businesses. Special events (such as car shows and festivals) can bring in new customers who may not be aware of the offerings.

Buffer Along Casey Highway

If there is any housing near the Casey Highway, there should be a heavily landscaped buffer or preservation of existing woods between the Casey Highway and the housing. One option that should be encouraged is an Open Space Development Option. This option would allow reduced lot sizes, if 35% of the tract would be preserved in open space. There would be a density bonus offered to encourage use of this option. This option would be valuable to provide recreation land, as well as a wider buffer alongside the Casey Highway and alongside any industrial development to the northeast. The open space could be maintained by a homeowner association, unless other another option is approved by the Borough.

Carefully Control Development in Flood-prone Areas

The 100-year floodplain includes land areas expected to be flooded during the worst storm in an average 100-year period. The floodplain mainly exists along the Lackawanna River, in addition to some smaller creeks. The Borough of Archbald has a separate Floodplain ordinance that meet the minimum federal and state regulations on development in the 100-year floodplain. The "floodway" is the main channel that carries the deepest flood waters. The rest of the floodplain is known as the flood-fringe and may be covered by less deep flood waters. These areas function as "overlays" to the regular zoning districts, which means they apply more restrictive provisions for certain matters.

Recognize Mining and Agricultural Impacts Upon Water Supplies.

The following statements are included to comply with Section 301(b) of the Pennsylvania Municipalities Planning Code:

- 1) Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
- 2) Commercial agriculture production impact water supply sources.

TRANSPORTATION PLAN

Work to provide alternative traffic access to business development south of the Casey Highway.

Currently, Valley View Drive is a 3 mile long cul-de-sac road, which limits emergency responses. The concern particularly arises because of the threat of hazardous materials incident or if part of Valley View Drive would become blocked by a traffic accident or an overturned truck. A second method of access is needed. The most feasible approach is to improve the construction road in Jessup next to the Lackawanna Energy Center to provide access connecting Sunnyside Drive to Valley View Drive.

There is an underpass under the Casey Highway that can serve as an emergency access point from the end of Power Boulevard, near the Archbald/Jessup border to the Valley View Business Park. This road could be improved to allow faster responses. However, the underpass is not wide enough to allow two way traffic. It may be worthwhile to conduct a study to determine the expense of widening the underpass and constructing a public road from the end of Valley View Drive to Power Boulevard in Archbald. A third option would be for developers of adjacent lands in Archbald to eventually construct a new road from the Valley View Business Park to the Salem Road interchange, south of the Casey Highway. However, that would require crossing a steep valley.

Over the very long-term, a new interchange would be desirable onto the Casey Highway near the Archbald-Jessup border, which is shown on SLIBCO's plans for the Mid-Valley Business Park. However, no funding has been allocated for even the design of an interchange, and it does not appear on PennDOT's 12 Year Plan. Ideally, the adjacent property-owners would consider leaving the immediately land that would be needed for an interchange temporarily undeveloped, in case an interchange would become feasible. An interchange would be unlikely to be funded and constructed within a reasonable period of time unless the adjacent landowners donate the land for its construction.

It would still be desirable to seek that land be reserved for a future interchange, which could be aided through an "Official Map."

Work to reduce speeding.

In the Citizen Survey, there were main concerns expressed about excessive speeding on several streets. It would be desirable if the State Legislature would allow local police to use radar for speed enforcement. The occasional parking of an officer in a police car along problem segments can improve traffic law compliance, even if the officer is not actively running a speed check. The required studies could be conducted by the Borough under State regulations to see whether lower speed limits are justified on key segments of streets, particularly in residential areas or where there are sight distance limitations.

Improve bicycle access along shoulders.

On through-roads, wide smooth shoulders that are separated from traffic lanes by white lines are beneficial to improve the safety of bicyclists. These types of shoulders are particularly valuable where a bicyclist does not have the option of traveling on a nearby lower traffic residential street to get to common destinations.

Encourage use of public transit and para-transit services.

The County of Lackawanna Transit System (COLTS) operates a bus route that connects Archbald to Downtown Scranton, where it is possible to connect to many other bus routes. This bus route also serves hospitals in the Hill Section of Scranton, commercial areas in Dunmore, Olyphant and Blakely. The route continues along Constitution Avenue and Church Street in Archbald before ending at the Archbald Sports Complex on Hill Street.

It is possible to encourage the use of the bus service by distributing information about the available services and promoting the construction of bus passenger shelters at the busiest stops. These shelters are often constructed and maintained by private companies in return for the Borough allowing the shelter to include an advertising sign and use of part of the street right-of-way.

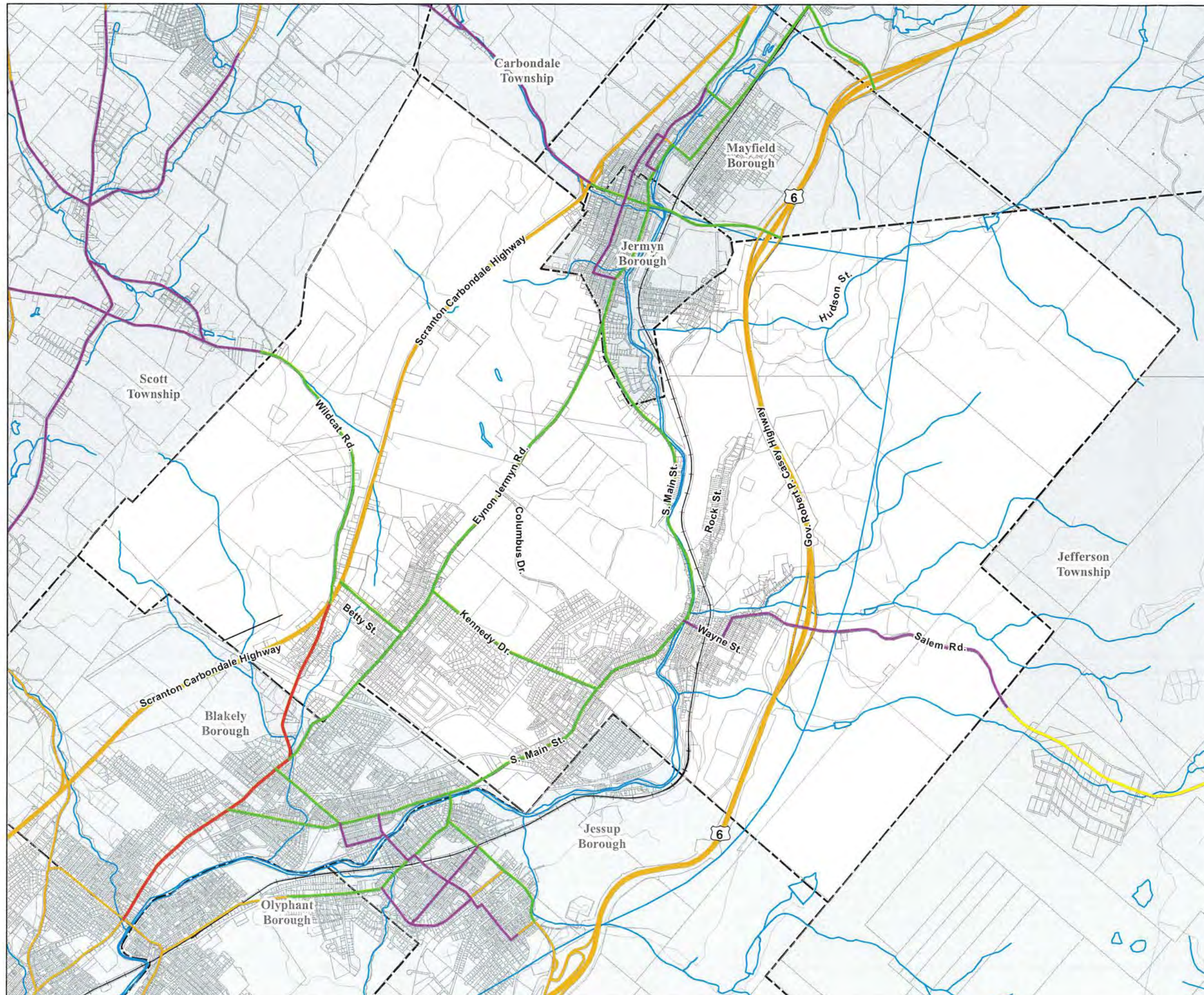
It would be desirable to have some type of shuttle service that would serve some of the larger industrial employers in Archbald. This could include a passenger van that would be subsidized by employers, and which operate from a COLTS bus stop during times of the week when most of their shifts start and end.

COLTS also operates a paratransit service for persons who have disabilities that make it difficult for them to use fixed route buses. Services are also available for persons on Medical Assistance who need transportation services to reach medical appointments.

Archbald Borough Lackawanna County

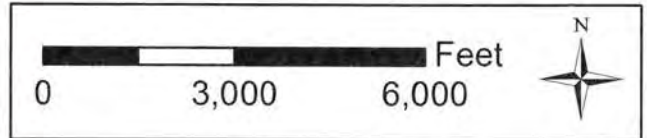
ROAD CLASSIFICATION

- Freeways and Expressways
- Principal Arterial Highways
- Minor Arterials
- Major Collector
- Minor collector
- Local Roads



February 2021

SOURCE:
ESRI, Google and URDC.



ECONOMIC DEVELOPMENT PLAN

It is important to attract new business development to generate additional Borough and School District tax revenues. The bulk of real estate taxes are comprised of School District taxes. New business development results in “net profits” to a school district, because it generates tax revenues without directly resulting in additional school students. Therefore, it is essential to have new business development in suitable locations in the School District to moderate real estate taxes upon residents. The School District includes Archbald, Jessup and Blakely, but Jessup and Archbald have the locations that are most suitable for new industrial development.

It also is essential to promote new business development to offer wider employment opportunities for residents, and to allow residents to find good jobs closer to their homes. In addition, new business development also offers a wider choices of goods and services to residents.

Consider use of tax incentives and market their availability.

The State’s Keystone Opportunity Zone program was used for years to provide state and local tax incentives for new development in selected areas. In most cases, the KOZ incentives have been expiring, but they can be extended for undeveloped lands.

There is a new federal tax incentive program that is available throughout all of Archbald. It is the Federal Opportunity Zone program. It offers federal income tax incentives for entities who otherwise would owe substantial capital gains taxes for previous investments. In order to receive the incentives, the entity must invest the proceeds of the previous investment within a Federal Opportunity Zone location, such as Archbald.

A third tax incentive program is named LERTA (Local Economic Revitalization Tax Abatement). A State law allows a municipality to enact LERTA incentives within blighted areas. When new development occurs, the local real estate taxes on the improvements are phased in. Usually, the phase in occurs over a 10 year period, so that the first year 10% of the taxes on the improvements are paid, then in the second year 20% are paid, until the full real estate taxes are paid after 10 years. This type of incentive should be carefully targeted so that it is only available where private development is unlikely to occur without a significant tax incentive. Typically, a LERTA incentive is only effective when both the municipality and the school district participates. The county may also participate.

Seek to maintain a positive business climate to attract business investment.

A Borough can also attract investment by offering a positive business climate. This involves streamlining the timing of development approval processes and inspections for projects that meet Borough ordinances. It also involves clearly informing an applicant of changes that are desired to building or development plans as soon as possible, to avoid unnecessary delays from redesigns of a project. There should be oversight of the construction code officials who work for the Borough to make sure that they are able to complete inspections of various types of construction within a reasonable period of time. If Archbald is known as a very predictable place to do business without unnecessary delays, it will attract additional investment.

NATURAL FEATURES CONSERVATION PLAN

Protect important natural features, including the Lackawanna River, creek valleys, flood-prone areas, reservoirs, lakes, wetlands, steeply sloped woodlands, and groundwater and surface water supplies.

Surface waters include rivers, streams, and ponds, which provide aquatic habitat, carry or hold runoff from storms, and provide recreation and scenic opportunities. Surface water resources are a dynamic and important component of the natural environment, but ever-present threats, such as construction, clear-cutting, mining, overuse, and pollution have required the regulated protection of valuable surface waters.

The Natural Features Map shows the locations of the water resources in Archbald, including waterways, wetlands, and floodplains. The Lackawanna River flows through Archbald, roughly paralleling South Main Street between the Borough boundaries with neighboring Jessup and Jermyn. The entire Borough drains into the Lackawanna River, which drains to the Susquehanna River.

The Pennsylvania Water Quality Standards classify surface waters according to water quality criteria and protected water uses. Selected bodies of water that exhibit exceptional water quality and other environmental features are referred to as “Special Protection Waters” and are identified as either Exceptional Value (EV) waters or High Quality (HQ) waters. EV and HQ waters are protected against degradation through various regulations. In Archbald and north of Olyphant, the Lackawanna River is classified as HQ. The following waterways in Archbald are managed by the State as habitats for cold water fish (CWF):

1. Lackawanna River
2. Callender Gap Creek
3. Aylesworth Creek
4. Laurel Run
5. White Oak Run
6. Wildcat Creek
7. Tinklepaugh Creek
(tributary to Wildcat Creek)
8. Unnamed tributary
to the Wildcat Creek

Flood-prone Areas

Floodplain areas perform many critical ecologic function, because they absorb, store, and release large amounts of water to the surrounding soils and groundwater systems. Natural vegetation supported by floodplains helps to trap sediment and absorb excess nutrients from upland surface runoff, stabilize stream banks, and reduce soil erosion. Floodplains also provide habitat and travel corridors for wildlife and influence conditions for aquatic life. In addition to their ecologic value, many people value the scenic and recreational qualities of creek valleys.

Regulation of floodplains helps to reduce the threat to human life and property caused by periodic flooding. For regulatory purposes, a floodplain is defined by the 100-year or “base” flood, which is flood of such a severity that is statistically likely to occur only once in an average 100-year period. In other words, the flood severity has a one percent chance of being equaled or exceeded in a given year.

Archbald Borough Lackawanna County

NATURAL FEATURES

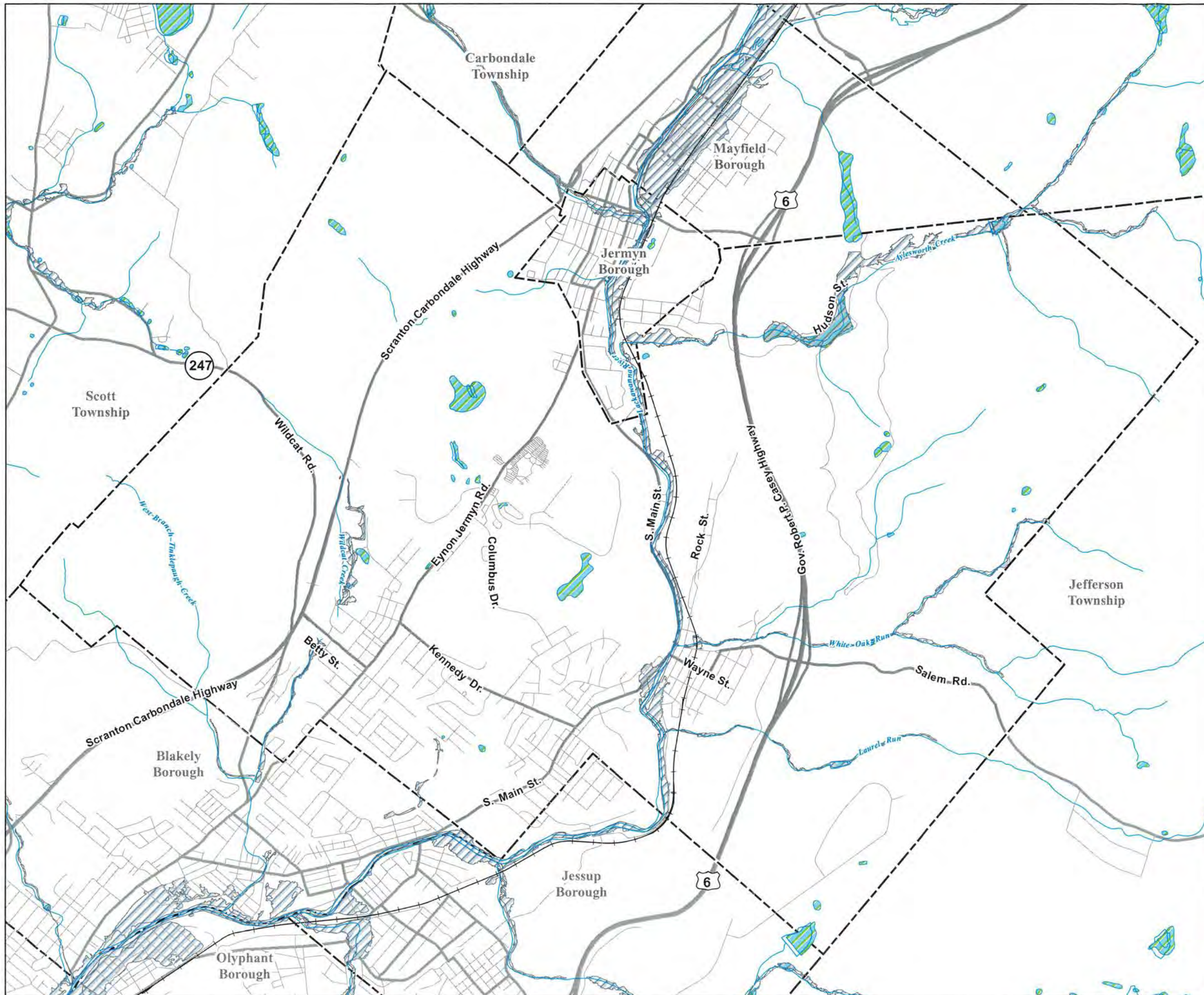
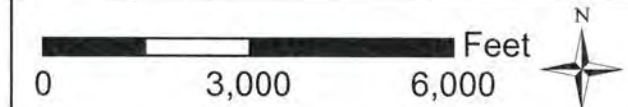
-  Waterways
-  Known Wetlands
-  Approximate 100 Year Floodplain

Source of Wetlands:
U.S. Fish and Wildlife Service.
Additional wetlands need to be identified on individual sites.

Source of Floodplains:
FEMA. See the official FEMA Floodplain Map.

October 2021

SOURCE OF BASE MAP INFORMATION:
ESRI, Google and URDC.



Archbald's 100-year floodplain boundaries and wetland areas are shown on the Natural Features Map. The floodplains are mainly located along the Lackawanna River and Wildcat Creek. Floodplains in Archbald are regulated through a Borough ordinance.

The Community Rating System (CRS) encourages community floodplain management activities that exceed the minimum federal floodplain regulation standards. Under the CRS, flood insurance premium rates can be reduced in a municipality to reflect the reduced flood risk resulting from community activities that meet the three goals of the CRS: 1) reduce flood losses, 2) facilitate accurate insurance rating, and 3) promote the awareness of flood insurance. The CRS includes three classes that offer various amounts of floodplain insurance premium reduction. Points are offered in categories such as Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

Participation in the CRS is voluntary and would involve the Borough submitting materials to the Federal Emergency Management Agency (FEMA), along with documentation that shows that it is implementing the activities for which credit is requested. For example, points can be received for requiring that new construction be elevated to a specific height above flood levels, beyond the minimum requirement. Some points can be received for actions the Borough is already doing, such as enforcing stormwater regulations.

Wetlands

Wetlands are critically important lands for recharging groundwater, maintaining the flow of creeks, protecting water quality, and providing valuable habitats. Wetlands moderate stormwater runoff and downstream flood crests because they are natural water storage areas. Wetlands also provide important habitat for many species of plant and animal life. Draining or filling of wetlands increases flooding, harms water quality, and provides unstable surfaces for structures.

Wetlands that were identified in the National Wetland Inventory are shown on the Natural Features Map. The National Wetland Inventory only identified a few areas of wetlands, the largest of which is along Hudson Street to the east of U.S. 6. However, this mapping is not complete, and detailed identification is needed as part of proposed developments. In addition, many areas of additional wetlands have been mapped by SLIBCO in the southeastern part of the Borough, mainly along creeks and drainage channels.

The U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection (DEP) strictly regulate any alterations of wetlands. The main role of the Borough is to help oversee compliance with state and federal regulations.

Wetlands are located primarily along creek valleys, drainage channels, and near the headwaters of creeks. The presence of hydric soils is one indicator that wetlands are probably present. Certain types of vegetation are also indicators of possible wetlands. Before any suspect areas are altered, a professional wetland delineation is needed.

Watershed and River Associations

Watershed associations promote policies that work to reduce erosion, sedimentation and pollution along waterways and to promote stream bank stabilization and planting programs and public education. Local citizens created the Lackawanna River Conservation Association (www.lrca.org) to promote the

restoration and conservation of the Lackawanna River and its watershed resources. Together with the Lackawanna Valley Conservancy (LVC), the LRCA works with property owners and municipalities to help preserve areas in the watershed.

The Lackawanna River Corridor Association's mission is to involve citizens of the watershed with conservation and stewardship of the River, its tributaries and water resources. Five goals define the mission:

1. Clean up the River environment;
2. Aid in the development of the 40-mile Lackawanna River Heritage Trail;
3. Create partnerships among government, businesses and community groups promoting conservation and recreation;
4. Develop partnerships with schools, universities, and the general public to promote environmental and conservation education to better understand our relationship with the local environment; and
5. Advocate for the conservation of open space and natural habitat throughout the watershed.

The Pennsylvania Department of Conservation and Natural Resources (DCNR) assists local associations in preparing comprehensive strategies for river conservation. The Lackawanna River Corridor Association prepared the Lackawanna River Watershed Conservation Plan in 2001, which is available on the DCNR website. The Plan promotes various methods of land conservation, forest preservation, and pollution and erosion control. The Plan also emphasizes planting and retaining thick vegetation along waterways (riparian buffers). The Plan further recommends ways to minimize water pollution and erosion from agricultural and livestock operations, including using fencing to limit the locations where livestock can cross creeks. The Plan promotes the use of Best Management Practices, such as using rain gardens and vegetated swales. The Plan also promotes public access to trails and selected areas of land for nature study, fishing, and passive recreation. Under DCNR's Rivers Conservation Program, the completed rivers conservation plans could help qualify conservation organizations and local governments for future funding for projects.

Habitats for Rare, Threatened and Endangered Species

The Nature Conservancy has prepared a Natural Areas Inventory of Lackawanna County. The Inventory was prepared in 1992 and updated in 1998 to identify areas that offer important habitats for rare, threatened and endangered species of plants and animals. The Inventory identified two sites within Archbald: Riverdrift – a coal mine which supports two plant species of concern, and the Archbald Pothole, a deep geological feature that is preserved within the Archbald Pothole State Park.

Use development regulations to conserve important natural features, including steeply sloped lands.

The Topography Map shows contour lines, which are lines with the same elevation above sea level. The closer together contour lines are, the steeper the incline between them. Slopes with grades of 15 percent or greater are considered moderately steep, and are prone to higher erosion rates, which causes sediment in creeks. Very steep slopes, with grades over 25 percent, produce much higher threats of erosion.

Archbald has many steep slopes. Concentrations of steep slopes are located in the northern, central, and southern of the Borough, as shown on the Topography Map. The Borough regulates alterations of steeply sloped areas in its Zoning Ordinance.

Erosion and stormwater problems on steeply sloped areas can be avoided by maintaining the areas in thick vegetation and trees. Where portions of steep slopes need to be altered (such as for utility crossings), proper erosion control measures are essential, and the area should be stabilized and replanted as soon as possible. State regulations restrict the placement of most types of septic systems on steeply sloped areas, because they are more prone to malfunctions and surface contamination. Development on steep slopes often results in excessively steep roads and driveways, which become hazardous during snowy and icy conditions.

Forests

The two largest contiguous areas of woodland include:

- West of the Scranton-Carbondale Highway (Business U. S. 6), which includes some State Game Lands, and
- Moosic Mountain, located east of the Casey Highway.

Forest and related understory vegetation perform several vital functions for the local ecology. Specific uses include:

- Providing habitat, both food and shelter, for local wildlife,
- Circulating nutrients between the soil and the atmosphere,
- Stabilizing soils prone to erosion,
- Filtering nutrients, pollutants, and sediment from runoff, particularly along streambanks, and
- Serving as productive sources of timber.

Carefully manage stormwater to avoid flooding and to protect water quality.

Stormwater management involves the control of the amounts and velocities of water runoff. As land is developed and additional surfaces are covered with surfaces that are impervious to infiltration into the ground, and as thick natural vegetation is removed, runoff volumes and speeds increase. With proper engineering methods, infiltration can be promoted (such as by using surfaces that are pervious or improving areas that promote infiltration), velocities can be slowed, soil erosion can be avoided, and stormwater can be detained and released gradually to avoid increased flooding.

Because of limited state funding, a regional stormwater plan has not been prepared for the Lackawanna River watershed. Archbald adopted the County's model stormwater management ordinance.

Federal regulations require most municipalities to establish a program to comply with Municipal Separate Storm Sewer Systems (MS4) requirements. The program is designed to reduce the discharge of pollutants from stormwater in order to protect water quality.

DEP and the County Conservation District implement erosion and sediment pollution control programs for any earth disturbance activities. Persons proposing earth disturbance activities are required to develop an Erosion and Sediment Control Plan containing Best Management Practices (BMPs), which minimize the potential for accelerated erosion and sedimentation during construction.

COMMUNITY FACILITIES AND SERVICES PLAN

Community facilities are public facilities designed to provide public services. Examples of community facilities include fire stations, schools, parks, and the Borough Building. The Community Facilities Map shows the locations of major community facilities located in Archbald. Some of the community facilities are also illustrated on the Existing Land Use Map shown previously.

Provide high-quality community facilities and services in the most cost-efficient manner.

Police Department / Municipal Building

Archbald Borough Hall is located at 400 Church Street, between the Gilmartin and Wayne Steet bridges across the Lackawanna River. The building is a former school that is over 100 years old. It houses Borough administrative offices, the Borough Council meeting room, the Archbald Police Department, facilities of the local Magisterial District Judge, and the Archbald Historical Society. The Borough is seriously considering constructing a new Municipal Building at another site.

As of 2021, the Police Department employed 21 persons, including the chief, 2 captains, 4 full-time patrol officers, 13 part-time patrol officers, and 1 part-time clerk. As of 2021, the Department maintained a fleet of the eight active vehicles, which were mostly SUVs.

According to the police chief, the police facilities do not meet modern safety and security standards, including:

- The facilities to hold officers' gear, vests, and equipment are not sufficiently secure.
- Suspect and victim interviews are conducted in Borough Council chambers, which doubles as the lunch room.
- Suspects in custody sit in the waiting room, where the public enters for police business.
- Prisoners use the same bathrooms as employees and the public.
- The building has no separate lunch or break room.

The Chief reported his top three priorities for additional funding, if available, are:

- Upgrading the physical facility.
- Hiring more full-time officers.
- Officer and supervisor training and Department Accreditation.

A study was conducted of possibly merging together several local police forces into one regional police force.

Emphasize coordination of municipal and emergency services across municipal borders, and expand and update emergency services to meet changing needs.

The Archbald Fire Department is composed of four volunteer companies. Each company has a company chief, and as of 2021, the chief of East Side Hose Company #4 currently serves as chief of the Department. The information below describes each of the four individual companies.

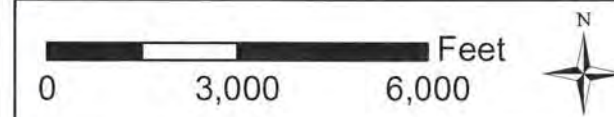
**Archbald Borough
Lackawanna County**

TOPOGRAPHY

— 10' Contours

February 2021

SOURCE OF BASE MAP INFORMATION:
ESRI, Google and URDC.













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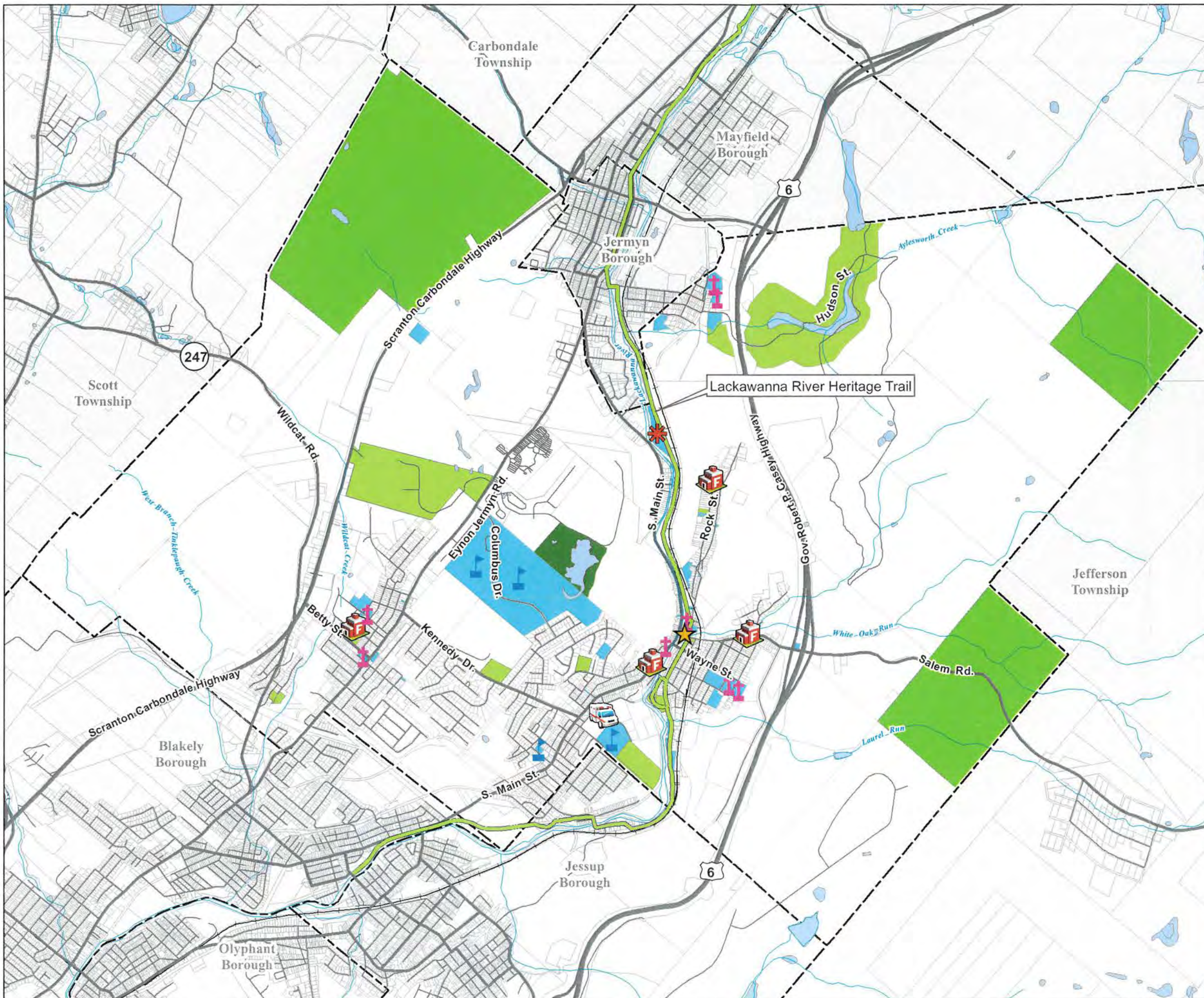
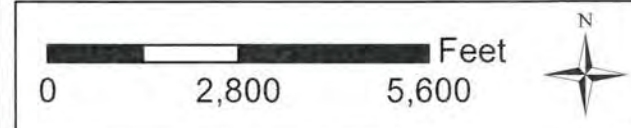
Archbald Borough Lackawanna County

COMMUNITY FACILITIES

-  Ambulance and Rescue Squad
-  Church
-  Municipal Building
-  School
-  Fire Station
-  Sewage Treatment Plant
-  Other Community Facilities
-  Private Recreation
-  Public Recreation
-  State Game Lands

April 2021

SOURCE OF BASE MAP INFORMATION:
ESRI, Google and URDC.



Archbald Hose Company #1 is located at 380 Main Street. The Company has 9 active volunteers able to perform firefighting operations, and 13 inactive/administrative staff. According to Chief Joseph Zegalia, the Company has difficulty getting a sufficient number of members to respond to calls regardless of the time of day or day of the week. The Company usually responds with only 2–3 firefighters. Therefore, more than one company usually responds to a call.

As of 2021, the Archbald Hose Company No. 1 had the following apparatus: a 1994 pumper, and a 1980 squad truck, which is a pumper with limited capacity. The Company has no plans to replace either piece of equipment in the foreseeable future. The Company recently renovated the engine bay and received a grant for a new boiler.

Black Diamond Hose Company No. 2 is located at 926 Rock Street in Archbald. The Company has a pumper truck and a brush truck.

Eynon/Sturges Volunteer Hose Company No. 3 is located at 441 Thomas Street in the Eynon neighborhood of Archbald. As of 2021, the Company had 21 active volunteers. During daytime hours, the company averages 3-5 fully-trained firefighters per call. At other times, 8–10 firefighters usually respond. The Eynon Sturges Company #3 owns two major pieces of equipment: a 2021 Pumper and a 1994 Pumper. The Company reported no plans to retire/replace either piece of equipment in the near future. The chief reports that the Company is focusing on building renovations.

East Side Hose Company No. 4 (ESHC) is located at 458 Salem Road in Archbald. As of 2021, ESHC owns two pieces of apparatus: a 1975 pumper (Engine 21-4) that is still in service despite its age, and a 2005 Tanker/Engine. The Company has no plans to replace either piece of equipment in the foreseeable future. As of 2021, ESHC had approximately 45 total members, with about 16 who are active firefighters. The Company Chief reports that the most difficult times are 6:00 p.m. to 6:00 a.m., plus weekends. One possible way to address the problem might be a program oriented to local high school students to promote volunteerism in the community. The ESHC station was built in 2000 is satisfactory for current needs. The Chief reports that the building may need a new roof within the next five years.

All four companies in the Archbald Fire Department serve the entire Borough. In addition, there are mutual agreements with surrounding communities.

The companies report generally sufficient water pressure for firefighting throughout the Borough where there is public water service. Some issues may exist in rural areas, such as the top of Route 6 in Eynon and the hill at the end of Rock Street and Hill Street.

Ambulance and Rescue Service

Ambulance and rescue services in Archbald are provided by the Archbald Community Ambulance and Rescue Squad, located at 195 Delaware Street in Archbald. The Squad owns the following equipment:

1998 heavy rescue,	2007 cargo trailer to transport ATV and rescue trailer,
2004 pick-up truck,	2015 ambulance, and
2007 ATV and rescue trailer,	2019 ambulance.

The Squad has no plans to replace any vehicles in the immediate future. The Squad Lieutenant estimates that the first vehicles to be replaced will be the 1998 rescue vehicle and the 2015 ambulance.

The Squad has a paid crew of Emergency Medical Technicians (EMTs) on duty from 7:00 a.m. to 7:00 p.m., 365 days per year. From 7:00 p.m. to 7:00 a.m., ambulance calls are taken by volunteers. All rescue calls are handled by volunteers. As of 2021, the Squad reported a recent decline in the number of volunteers and is experiencing some difficulty in staffing due to COVID concerns.

Pennsylvania state law allows local governments to provide a dedicated real estate tax for fire and emergency medical services. Dedicated revenue sources provide a fair and predictable way to obtain revenue and distribute costs and reduce the time commitments necessary for fundraising.

Provide quality public education, and maintain good communications between the Borough and School District about proposed housing developments and pedestrian and traffic issues.

Archbald is part of the Valley View School District, along with the boroughs of Blakely and Jessup. In addition, local students attend other schools in the region, including religious, charter and cyber-charter schools. The District has one school serving each grade level with a 2020-2021 total enrollment of 2,331.

Enrollment in Public Schools Serving Archbald Borough, 2020-21

Name	Grades	Location	2020-21 Enrollment
Valley View Elementary School	K-2	901 Main St., Peckville	496
Valley View Intermediate School	3-5	3 Columbus Dr., Archbald	525
Valley View Middle School	6-8	1 Columbus Dr., Archbald	563
Valley View High School	9-12	1 Columbus Dr., Archbald	747
TOTAL			2,331

Source: PA Department of Education

The District staff reports that they are not experiencing any significant changes in enrollment from year to year. Data reported to the PA Department of Education shows that total annual enrollment has fluctuated, averaging a slight loss of about 28 students per year from 2016-17 through 2020-2021, or slightly more than one percent per year. The largest decline – 145 students, or 5.9 percent – occurred from 2019-20 to 2020-21.

**Total Public School Enrollment
Valley View School District, 2016-2021**

Year	Total Enrollment	Change	
		Number	Percent
2020-2021	2,331	-145	-5.9%
2019-2020	2,476	50	2.1%
2018-2019	2,426	17	0.7%
2017-2018	2,409	-64	-2.6%
2016-2017	2,473	---	---

Source: PA Department of Education

The Business Manager reported that the District has no plans to build new facilities within the next few years, although he noted that very little excess classroom space is currently available. The Business Manager also expects that, within the next five years, the District will need to prepare a feasibility study to more accurately assess the need for any additional capital improvements.

Continue to improve the parks and recreation offerings in Archbald, and seek the development of new trails or improved sidewalks to provide connections to the Lackawanna River Heritage Trail and parks.

The locations of parks and recreation areas are shown on the Community Facilities Map. The Borough includes three areas of State Game Lands: in the northern part of Archbald, along the western border with Scott Township, and two areas in Archbald that connect to extensive State Game Lands in Jefferson Township, including an area along Salem Road that includes a target range.

Archbald Pothole State Park includes an entrance along the Scranton/Carbondale Highway, which is temporarily closed as of 2022. It is operated by the PA. Department of Conservation and Natural Resources, except the majority of the land is leased to the Borough, as described below. The Park includes a total of 150 acres, and features a 38 feet deep geological feature known as a pothole. The Park allows limited hunting and has a short trail, but is mostly closed during the winter months.

The County's 252 acre Aylesworth Recreation Area is at 511 Hudson St. and includes the large Aylesworth Lake, a softball field, a picnic area with pavilions, a swimming area, trails and one all-purpose field.

There also are recreation facilities at the public school complex on Columbus Drive, including a football field, a playground, tennis courts, and 4 baseball/softball fields.

Archbald has been very successful in obtaining grants to improve its parks and playgrounds. The following public parks and recreation sites are located in Archbald:

Archbald Little League A. C. Field – 103-199 Harrison St. – 3 Little League fields, parking

Andrew “Dawg” Venosh Memorial Playground – Old Ridge Rd. – 1 basketball court, playground equipment

Archbald Recreation Playground & Baseball Field –Pike & Chestnut Sts. – 2 basketball courts, 1 tennis court, 1 baseball field, playground equipment

Archbald Recreation Playground – Nebraska Section – 400-498 Lackawanna St. – playground equipment

Archbald Borough Veterans Memorial Park - 431 Kennedy Street - a memorial wall and landscaped plaza are being built to recognize and member local veterans.

David Maslar Memorial Playground & Baseball Field – 229 Laurel St. – 1 basketball court, 1 baseball field, playground equipment

Ed Staback Memorial Park – Overlook Trail, Eynon/Jermyn Rd. - part of Archbald Pothole State Park, leased from DCNR to Borough – 2 basketball courts, 3 soccer fields, 2 tennis courts, Overlook Trail, parking

Harry Sugarman Memorial Playground – 116 Betty St. – playground equipment, 1 basketball court

James Radzelovage Memorial Playground – W. State St. – 1 basketball court, playground equipment

Joseph J. Daley Memorial High School Plaza Park – Salem, Pine, Church Sts.– open space

Kenneth Propst Memorial Gravity Slope Station Park – Pine St. – open space and historic structures.

Sturges Playground & Baseball Field – Ontario St. in the Sturges area – 1 baseball field, playground equipment

Trooper Joseph Welsch Memorial Playground – 890-896 Rock St. – 1 basketball court

The privately-owned Club at the Highlands includes a golf course, pool, and community center.

Ensure that adequate public water supplies, sewage treatment allocations and transmission capacities continue to be available.

All developed areas in Archbald are served by a central water system owned and operated by Pennsylvania American Water Company. Pennsylvania American maintains a series of reservoirs in the area. All developed areas in Archbald are also served by a regional central sewer collection system, with a treatment plant located in Archbald along the Lackawanna River. The treatment plant is operated by the Lackawanna River Basin Sewer Authority.

Continue to provide quality library services.

Public library services are provided to Archbald residents through the Lackawanna County Library System. The closest public libraries to Archbald are: 1) the Valley Community Library, located at 739 River Street in the Peckville portion of Blakely, and 2) the Carbondale Public Library, 5 N Main Street in Carbondale.

COMPREHENSIVE PLAN APPENDICES

A. POPULATION, HOUSING AND ECONOMICS DATA

The following section contains data regarding population, housing, income, education, and selected economic data for Archbald residents. In many cases, data for Archbald are compared to Lackawanna County and Pennsylvania. As of 2022, not all of the data has been released from the 2020 decennial census. Unless otherwise indicated, 2019 data are 5-year estimates (2015-2019) from the Census' American Community Survey (ACS).

Total Population

The US Census reported the 2020 population of Archbald Borough to be 7,297, which is a 5.1 percent increase (317 persons) from the 2010 census population of 6,980. During the same period, Lackawanna County's population grew by 0.7 percent while population in the entire state grew by 2.4 percent (Table A-1).

Table A-1
Total Population, 2000–2020
Archbald Borough, Lackawanna County, and Pennsylvania

	Total Population			Change, 2010-2020	
	2000	2010	2020	Number	Percent
Archbald Borough	6,220	6,980	7,297	317	5.1%
Lackawanna County	213,295	214,437	215,896	1,459	0.7%
Pennsylvania	12,281,054	12,702,379	13,002,700	300,321	2.4%

Source: U.S decennial censuses

Table A-2
Population Age 65+ and Median Age, 2010–2020
Archbald Borough, Lackawanna County, and Pennsylvania

	Population, Age 65+		Change, 2010–2020		Median Age (Years)		Change, 2010–2020	
	2010	2020	Number	Percent	2010	2020	Number	Percent
Archbald Borough	1,176	1,265	89	7.0%	42.0	41.0	(1.0)	(2.4)%
Lackawanna County	37,895	41,322	3,427	8.3%	41.8	42.1	0.3	0.7%
Pennsylvania	1,959,307	2,281,720	322,413	14.1%	40.1	40.8	0.7	1.7%

Source: U. S. Decennial censuses

Race / Ethnicity

From 2010 to 2020, the decennial censuses showed that the population of white residents in Archbald was stable, decreasing by only three residents. At the same time, residents of African-American or other races increased in the Borough (Table A-3). Regarding ethnicity, the Hispanic or Latino population of Archbald almost tripled from 2010 to 2020 and increased, although not as dramatically, in both the County and State, as well (Table A-3).

Table A-3
Population by Race and Ethnicity, 2010-2020
Archbald Borough, Lackawanna County, and Pennsylvania

	Race								Hispanic or Latino			
	White				Non-White and Mixed							
	Number		Change, 2010-2020		Number		Change, 2010-2020		Number		Change, 2010-2020	
	2010	2020	No.	Pct.	2010	2020	No.	Pct.	2010	2020	No.	Pct.
Archbald Boro	6,778	6,775	(3)	0.0	202	522	320	158.4	77	224	147	190.9
Lackawanna Co.	191,942	179,038	(12,904)	(0.1)	22,495	36,868	14,373	0.6	10,682	18,267	7,585	71.0
Pennsylvania	10,211,001	9,750,687	(460,314)	0.0	2,491,378	3,252,013	760,635	0.3	719,660	1,049,615	329,955	45.8

Travel to Work

The 2019 American Community Survey 5-year estimates report that there were 3,503 workers age 16 and over in Archbald. A total of 83.9 percent of the workers drove to work alone. In comparison, 79.1 percent of workers drove alone in Lackawanna County, and 75.9 percent of workers age 16 and over in Pennsylvania drove to work alone. The mean (average) travel time to work in 2019 was 27.2 minutes in Pennsylvania, 21.7 minutes in Lackawanna County, and a slightly slower 23.0 minutes for workers from Archbald.

Housing

The US Census reported increases in the number of housing units in Archbald, Lackawanna County, and Pennsylvania from 2010 to 2019 (Table A-4).

From 2010 to 2019, the number of households (occupied housing units) increased slightly in Archbald and Pennsylvania (Table A-5). During the same period, the number of households in Lackawanna County declined by 0.1 percent..

Household size — the number of persons per household — increased from 2010 to 2019 in Archbald and decreased in both Lackawanna County and Pennsylvania (Table A-6). The increases represent a reversal of recent nationwide trends. Higher household sizes are often the result of adult children living with parents or older adults living with their children or other family members. Reasons may include health issues for older adults or difficulty in finding suitable, affordable housing and choosing to share living quarters or to live with family.

Table A-4
Total Housing Units, 2000–2019
Archbald Borough, Lackawanna County, and Pennsylvania

	Total Housing Units			Est. Change, 2010–2019	
	2000	2010	2019	Number	Percent
Archbald Borough	2,594	2,952	3,020	68	2.3%
Lackawanna County	95,362	96,832	100,262	3,430	3.5%
Pennsylvania	5,249,750	5,567,315	5,593,314	25,999	0.5%

Sources: U. S. 2000-2010 Decennial Census and 2019 5-Year Estimates

Table A-5
Households (Occupied Housing Units), 2000–2019
Archbald Borough, Lackawanna County, and Pennsylvania

	Households			Est. Change, 2010–2019	
	2000	2010	2019	Number	Percent
Archbald Borough	2,470	2,802	2,883	81	2.9%
Lackawanna County	86,218	87,226	87,161	(65)	(0.1)%
Pennsylvania	4,777,003	5,018,904	5,053,106	34,202	0.7%

Sources: U. S. 2000-2010 Decennial Census and 2019 5-Year Estimates

Table A-6
Average Household Size, 2000–2019
Archbald Borough, Lackawanna County, and Pennsylvania

	Persons per Household		Est. Change, 2010–2019	
	2019	2010	Number	Percent
Archbald Borough	2.42	2.38	0.04	1.7%
Lackawanna County	2.32	2.37	(0.05)	(2.2)%
Pennsylvania	2.45	2.47	(0.02)	(0.8)%

As reported in the 2019 ACS 5-year estimates, the large majority (81.0%) of units in Archbald Borough are single-family structures (Table A-7). Archbald also has a slightly lower share of structures with 3–4 and 5–9 units than in Lackawanna County. Structures with 3-9 units are often single-family structures converted to apartments.

Table A-7
Units in Structure, 2019
Archbald Borough, Lackawanna County, and Pennsylvania

Units in Structure	Archbald Borough		Lackawanna County		Pennsylvania	
	Structures	Percent	Structures	Percent	Structures	Percent
1, detached	2,446	81.0%	64,592	64.4%	3,246,619	57.0%
1, attached	176	5.8%	7,281	7.3%	1,057,041	18.6%
2	160	5.3%	10,152	10.1%	248,078	4.4%
3-4	156	5.2%	7,197	7.2%	230,633	4.1%
5-9	67	2.2%	3,812	3.8%	185,909	3.3%
10-19	0	0.0%	1,269	1.3%	145,770	2.6%
20-49	0	0.0%	916	0.9%	122,765	2.2%
50 or more	0	0.0%	2,602	2.6%	233,113	4.1%
Mobile home	15	0.5%	2,399	2.4%	221,895	3.9%
Boat, RV, van, etc.	0	0.0%	42	0.0%	1,491	0.0%
TOTAL	3,020	100.0%	100,262	100.0%	5,693,314	100.0%

Archbald Borough has a noticeably higher percentage of home ownership than both Lackawanna County and Pennsylvania (Table A-9). In Archbald, almost three out of four housing units are occupied by the homeowner.

Table A-9
Housing Ownership, 2019
Archbald Borough, Lackawanna County, and Pennsylvania

	Occupied Housing Units			
	Number		Percent	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Archbald Borough	2,149	734	74.5%	25.5%
Lackawanna County	56,028	31,133	64.3%	35.7%
Pennsylvania	3,480,978	1,572,128	68.9%	31.1%

Education

By some measures, Archbald has relatively high levels of educational attainment. According to the American Community Survey 2019 5-year estimates, higher percentages of the Archbald population age 25 and older had either some college with no degree, or received an Associate's degree or a Bachelor's degree compared to both Lackawanna County and Pennsylvania as a whole (Table A-10).

Table A-10
Percent of Population, Age 25 and Older, by Educational Attainment, 2015–2019
Archbald Borough, Lackawanna County, Pennsylvania

	Pennsylvania	Lackawanna County	Archbald Borough
Population, 25 years and older			
Less than 9 th grade	3.2%	2.8%	0.7%
9 th to 12 th grade, no diploma	6.3%	6.2%	5.1%
High school graduate (incl. equivalency)	34.7%	36.9%	35.1%
Some college, no degree	15.9%	16.6%	17.9%
Associate's degree	8.5%	9.3%	12.1%
Bachelor's degree	19.0%	17.9%	20.6%
Graduate or professional degree	12.4%	10.4%	8.5%

Income

The most common measure of income is the median. By definition, half of residents have incomes above the median, and half have incomes below the median.

The 2010 Census did not ask any questions about income. The American Community Survey (ACS) has data on income, but the data is based on sampling. Nevertheless, 2019 is the most recent data available, and Table A-9 compares incomes reported in the 2010 and 2019 ACS.

In 2010 and 2019, the income level in Archbald was higher than in Lackawanna County but lower than in Pennsylvania (Table A-11). In 2019, median household income in Archbald was estimated to be \$391 higher than in the County and \$8,532 lower than in the State.

Table A-11
Median Household Income, 2010–2019
Archbald Borough, Lackawanna County, Pennsylvania

	Median Household Income		Est. Change, 2010–2019	
	2010	Est. 2019	Number	Percent
Archbald Borough	\$50,197	\$53,212	\$3,015	5.7%
Lackawanna County	\$43,673	\$52,821	\$9,148	17.3%
Pennsylvania	\$50,398	\$61,744	\$11,346	18.4%

Source: U. S. Census, American Community Survey 5-Year Estimates

Economic Data

In addition to income, the Census Bureau collects economic data on topics such as workers by occupation and workers by industry. Examining the share of the work force in each occupational category (Table A-12), Archbald Borough has a noticeably higher share of jobs in sales/office occupations and in natural resources/construction/maintenance than Lackawanna County and Pennsylvania. Conversely, the Borough has a lower share of jobs in management/business/science/arts and in service occupations.

Table A-12
Workers by Occupation, 2015–2019
Archbald Borough, Lackawanna County, and Pennsylvania

Occupation	Archbald Borough	Lackawanna County	Pennsylvania
Total workers, age 16 and over	3,515	99,414	6,199,456
Management, business, science, arts	35.4%	36.0%	37.3%
Service	12.7%	17.5%	17.5%
Sales and office	24.6%	22.8%	23.7%
Natural resources construction, maintenance	12.0%	8.0%	8.2%
Production, transportation, material moving	15.2%	15.6%	13.3%

The number of workers (or jobs) by industry is another measure of economic activity (Table A-13). Compared to Lackawanna County and Pennsylvania, Compared to the Commonwealth and the County, Archbald has a noticeably higher share of workers in the following industries:

- Construction
- Retail trade
- Finance, insurance, real estate, rental, leasing
- Arts, entertainment, recreation, accommodation, food services

Correspondingly has a noticeably lower share of workers in the following industries:

- Agriculture, forestry, fishing, hunting, and mining
- Manufacturing
- Transportation, warehousing, and utilities
- Information
- Professional, scientific, management, administration, waste management services
- Educational services, health care, social assistance

Table A-13
Workers by Industry, 2015-2019
Archbald Borough, Lackawanna County, and Pennsylvania

Economic Sector	Archbald Borough	Lackawanna County	Pennsylvania
Total workers, age 16 and over	3,515	99,414	6,199,456
Agriculture, forestry, fishing, hunting, and mining	0.0%	0.5%	1.3%
Construction	7.0%	5.8%	5.8%
Manufacturing	10.1%	10.9%	11.8%
Wholesale trade	2.8%	3.4%	2.7%
Retail trade	14.6%	11.9%	11.2%
Transportation, warehousing, utilities	5.1%	6.1%	5.6%
Information	0.4%	1.7%	1.6%
Finance, insurance, real estate, rental, leasing	8.5%	6.6%	6.4%
Professional, scientific, management, administration, waste management services	6.0%	8.1%	10.5%
Educational services, health care, social assistance	23.7%	27.0%	25.9%
Arts, entertainment, recreation, accommodation, food services	11.5%	8.3%	8.3%
Other services, except public administration	5.2%	4.8%	4.7%
Public administration	5.0%	4.9%	4.0%

B. LACKAWANNA-LUZERNE REGIONAL PLAN

The Lackawanna-Luzerne Regional Plan, a comprehensive plan and long-range transportation plan for both counties, was adopted in 2021. Most of Archbald is identified on the Land Use Plan map as “Low Density Infill Area.” The Plan also recognizes State Game Lands within the Borough and the Archbald Pothole State Park.

C. A BRIEF HISTORY OF ARCHBALD

The earnest settlement by Europeans of Archbald (or White Oak Run as it was known) began in 1845. The vast majority of the settlers were Irish Catholics, fleeing the potato famine in Ireland. The first settlers described Archbald as, "This is a magnificent region in those days. It was a vast expanse of woodland, dotted here and there with well-tilled farms. Viewed from the high rocks at the northern end of town, it made an entrancing panorama as the landscape spread away towards the North and the South. The well-wooded hills especially in the fall gathered up her robes of glory, presented to the beholder a vision of loveliness in color not easily surpassed."

Archbald Borough was incorporated in 1877 from Blakely Township and named after James Archbald, who was very prominent in the development of the Lackawanna Valley, both economically and industrially. One railroad manager described Mr. Archbald as follows: "The simplicity of his character, the purity of his life, and the uprightness of his dealings, have made his name synonymous with honesty. He never failed in his work, he never refused a favor, nor harbored an enemy and he never solicited an office."

The Eynon area was named after Thomas Eynon, a Welshman who developed coal mines in the area. Coal mining played a major role in the history of Archbald. The first mines opened in the Hill Street area of the Borough in 1846. At one point, the main mine, the Gravity Slope Colliery, employed over 1,700 men. In 1942, the conveyor line to the top of the breaker (the device for breaking up the coal from the mine) collapsed, and the breaker was permanently shut down.

D. EXISTING LAND USES BACKGROUND INFORMATION

Archbald has no defined "downtown" area. The Village of Eynon is located in the southwest portion of the Borough, and the Village of Archbald is in the eastern part of the Borough.¹ Both villages are primarily residential in nature. (see land use map on the following page). The primary artery through Eynon is Eynon-Jermyn Road, and the primary artery through the Village of Archbald is South Main Street.

Residential

Residences account for one of the largest land uses in the Borough (along with recreation). Residential uses are concentrated in:

- the Village of Eynon, north of Betty Street,
- the Village of Sturges, south of Betty Street, and
- the Village of Archbald, east of Main Street/Eynon-Jermyn Road.

The majority of residential uses are single-family homes. Much of the more recent construction has been townhomes. One mobile home park, Valley View Estates, is located along the west side of Eynon-Jermyn Road near the border with Jermyn.

Commercial

Areas of commercial land use are scattered throughout the Borough. Larger concentrations of commercial uses are located along Eynon-Jermyn Road, Scranton-Carbondale Highway, and South Main Street.

¹ Villages in Pennsylvania are simply general areas known to local residents. Villages have no legal status or governmental structure. Both villages, Eynon and Archbald, as well as the remainder of the incorporated area, are governed by the Borough of Archbald.

Institutional

The largest institutional land use in Archbald is the Valley View school complex along Eynon-Jermyn Road. The complex includes:

- Valley View High School, 1 Columbus Dr., housing grades 9 through 12,
- Valley View Middle School, 1 Columbus Dr., housing grades 6 through 8, and
- Valley View Intermediate School, 3 Columbus Dr., housing grades 3 through 5.

Other institutional uses of note are Northeastern Educational Intermediate Unit and Archbald Borough Hall.

Industrial

Two largest industrial employers in Archbald are.

- Lockheed-Martin, along Kennedy Drive - According to the PA Department of Labor and Industry, the Archbald site of Lockheed-Martin was the 20th largest employer in Lackawanna County as of 2021. The company is a worldwide developer and manufacturer of aeronautic equipment for military and civilian uses. The Archbald site is a full-service Missiles and Fire Control (MFC) mission area that provides design, manufacturing, engineering, and field service and support to its domestic and international customers.
- General Dynamics (GD) Land Systems, Inc. along East Street. The company was listed as the 48th largest employer in Lackawanna County as of 2021. GD is a global aerospace and defense company with businesses in aerospace, marine systems, combat systems, and technologies. The Archbald site manufactures military vehicles and equipment.

Other industries using notable amounts of land are:

- Simona America Industries - plastic fabrication
- PEI Power Corporation
- Chewy, Inc. - pet food warehouse

Recreation

For a Pennsylvania borough, Archbald includes an unusually high number of recreation sites, as described in the “Community Facilities” section.

E. COMPATIBILITY WITH ZONING IN ADJACENT MUNICIPALITIES

From the northernmost point, Archbald shares borders with the following municipalities, moving clockwise:

- Carbondale Twp. • Mayfield Boro. • Jessup Boro. • Scott Twp.
- Jermyn Boro. • Jefferson Twp. • Blakely Boro.

The following information describes the zoning in the areas immediately adjacent to Archbald.

Carbondale Township

All of Carbondale Township along the northeastern border with Archbald is zoned Agricultural, which is a large lot size district. On the Archbald side, the border is mostly State Game Lands and County parkland.

Jermyn Borough

Archbald surrounds Jermyn on Jermyn's east, south, and west borders.

- Jermyn's Interchange Commercial zone (commercial - min. lot 175,000 SF) is along the Borough's eastern border abutting Archbald's proposed General Commercial zoning.
- An area south of Washington Avenue is Low Density Residential in Jermyn (min. lot 10,000 SF) and Neighborhood Commercial in Archbald.
- An area north of Washington Avenue is Medium Density Residential in Jermyn (allowing a mix of housing types including apartments) and General Commercial in Archbald.
- A Medium Density Residential District in Archbald is proposed to be next to a Medium Density district in the southwest part of Jermyn.

Mayfield Borough

Mayfield shares part of the northern border of Archbald. The adjoining zoning districts are proposed to be General Commercial in Archbald and Heavy Commercial in Mayfield.

Carbondale Township

An area of the northwestern Archbald border is shared with Carbondale Township. It is zoned AG Agricultural in the Township, which is a large lot district. The adjoining land in Archbald is mostly State Game Lands.

Jefferson Township

Jefferson Township lies along the eastern border of Archbald. Moving from north to south, the adjacent zoning combinations are:

- An area of State Game Lands in Archbald is adjacent to Game Lands in Jefferson Township.
- Archbald is proposing a Mining district north of Salem Road next to a Conservation zoning district in Jefferson. However, there are large setbacks proposed from the property lines.
- Jefferson Township has a Commercial zoning district along part of Salem Road, east of State Game Lands in Archbald.
- Archbald has a General Industrial district next to a Manufacturing/Industrial district in Jefferson.

Jessup Borough

Jessup shares a portion of Archbald's southern border. Moving westward along the border, adjacent zones are:

- General Industrial zoning in Archbald is next to General and Light Industrial zoning in Jessup. A lake owned by the State in Jessup is zoned Conservation Recreation.
- Light Industrial zoning in Archbald is next to a Mixed Use district in Jessup west of the Casey Highway.
- Existing Light Industrial zoning and development in Archbald is next to existing Low Density Residential development in Jessup.
- Existing Medium Density Residential zoning and development in Archbald is next to Low Density Residential zoning and development in Jessup. However, there is not a significant difference in the allowed densities across the border.

Blakely Borough

The northern border of the Borough of Blakely shares part of Archbald's southern border. Moving westward along the border, abutting zones are:

- Medium Density Residential and General Commercial zoning in Archbald abuts Conservation in zoning in Blakely. However, this is mainly the floodplain of the Lackawanna River in Blakely.
- Low Density and Medium Density Residential zoning in Archbald is adjacent to Low Density Residential zoning in Blakely.
- Highway Commercial zoning in Archbald is adjacent to Highway Commercial and Institutional zoning in Blakely.
- Resource Conservation zoning in Archbald is adjacent to Open Space/Conservation zoning in Blakely.

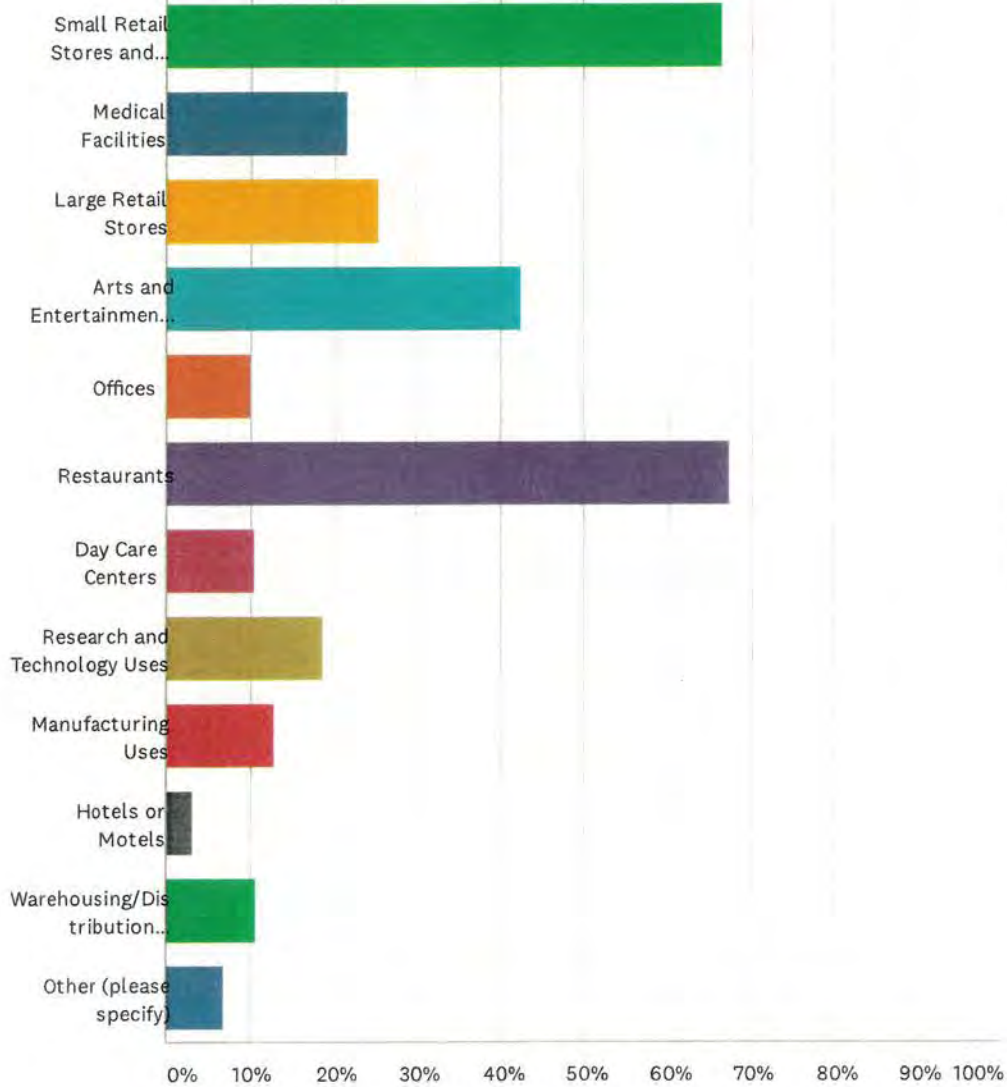
Scott Township

Scott Township shares the western border of Archbald. By far, the largest amount of the border area is Resource Conservation in Archbald and the Rural District in Scott. The zones are compatible.

A small portion of the border along Route 247 is General Commercial in Archbald and Rural in Scott.

Q1 Please check the top three types of businesses you would most like to see emphasized in new development in Archbald.

Answered: 316 Skipped: 4



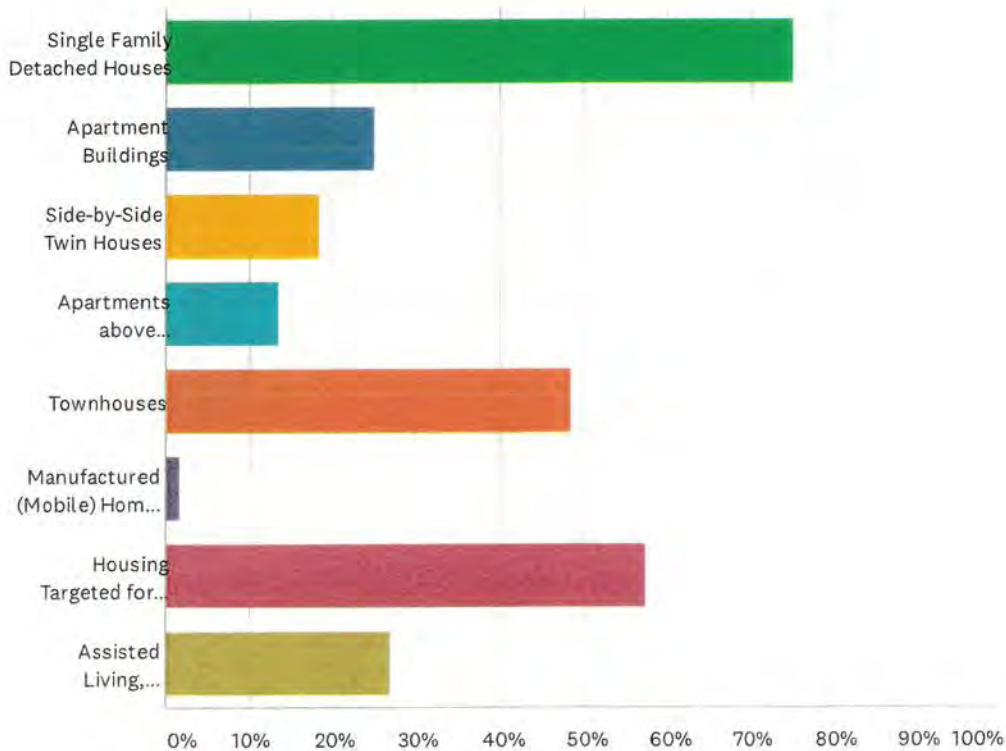
Archbald Survey

SurveyMonkey
ONLINE
RESPONSES

ANSWER CHOICES	PAPER RESPONSES		ONLINE RESPONSES	ONLINE RESPONSES
Small Retail Stores and Services	73%	48	66.46%	210
Medical Facilities	29%	19	21.52%	68
Large Retail Stores	30%	20	25.32%	80
Arts and Entertainment Uses	36%	24	42.41%	134
Offices	9%	6	10.13%	32
Restaurants	59%	39	67.41%	213
Day Care Centers	6%	4	10.44%	33
Research and Technology Uses	8%	5	18.67%	59
Manufacturing Uses	9%	6	12.66%	40
Hotels or Motels	6%	4	3.16%	10
Warehousing/Distribution Centers	11%	7	10.76%	34
Other (please specify)	5%	3	6.96%	22
Total Respondents: 316				

Q2 Please check the top three types of new housing that you believe are most needed in Archbald.

Answered: 311 Skipped: 9

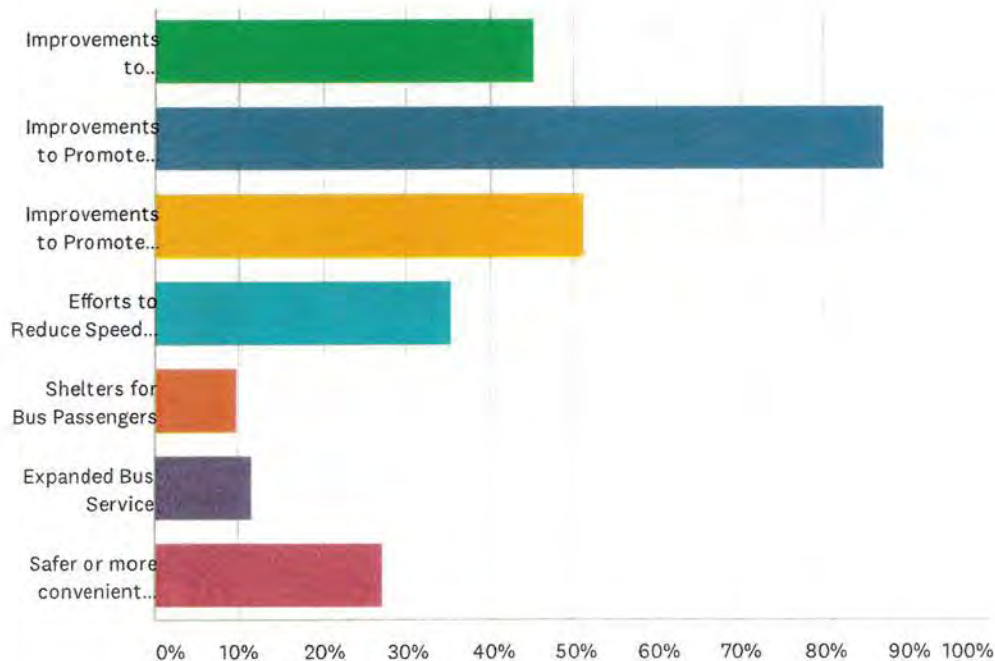


Archbald Survey

ANSWER CHOICES	PAPER RESPONSES		SurveyMonkey ONLINE RESPONSES	
	PERCENTAGE	COUNT	PERCENTAGE	COUNT
Single Family Detached Houses	67%	44	75.24%	234
Apartment Buildings	18%	12	25.08%	78
Side-by-Side Twin Houses	26%	17	18.33%	57
Apartments above Businesses	6%	4	13.50%	42
Townhouses	52%	34	48.23%	150
Manufactured (Mobile) Home Parks	2%	1	1.61%	5
Housing Targeted for Persons Over Age 55	71%	47	57.23%	178
Assisted Living, Personal Care or Nursing Homes for Seniors	41%	27	27.01%	84
Total Respondents: 311				

Q3 Please check the top three types of transportation improvements you believe are most needed in Archbald.

Answered: 308 Skipped: 12



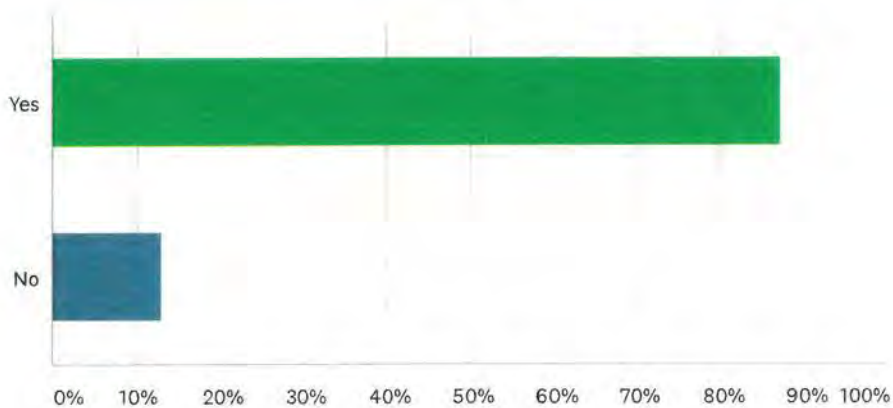
ANSWER CHOICES	PAPER RESPONSES	SurveyMonkey ONLINE RESPONSES
Improvements to Intersections	47% 31	45.13% 139
Improvements to Promote Walking (Sidewalks, Crosswalks, Pedestrian Signals at Intersections)	68% 45	87.34% 269
Improvements to Promote Bicycling	26% 17	51.30% 158
Efforts to Reduce Speeding	39% 26	35.39% 109
Shelters for Bus Passengers	21% 14	9.74% 30
Expanded Bus Service	9% 6	11.69% 36
Safer or more convenient School Bus Stops	26% 17	27.27% 84
Total Respondents: 308		

Q4 Do you wish to describe a street or transportation problem that you would like to see addressed?

Answered: 139 Skipped: 181

Q5 Do you believe that new parks and recreation improvements are needed?

Answered: 315 Skipped: 5



ANSWER CHOICES	PAPER RESPONSES	ONLINE RESPONSES
Yes	68% 45	87.30% 275
No	20% 13	13.02% 41
Total Respondents: 315		

Q6 If you answered yes to question 5. above, please check which three types of new parks and recreation improvements you believe should be provided in Archbald?

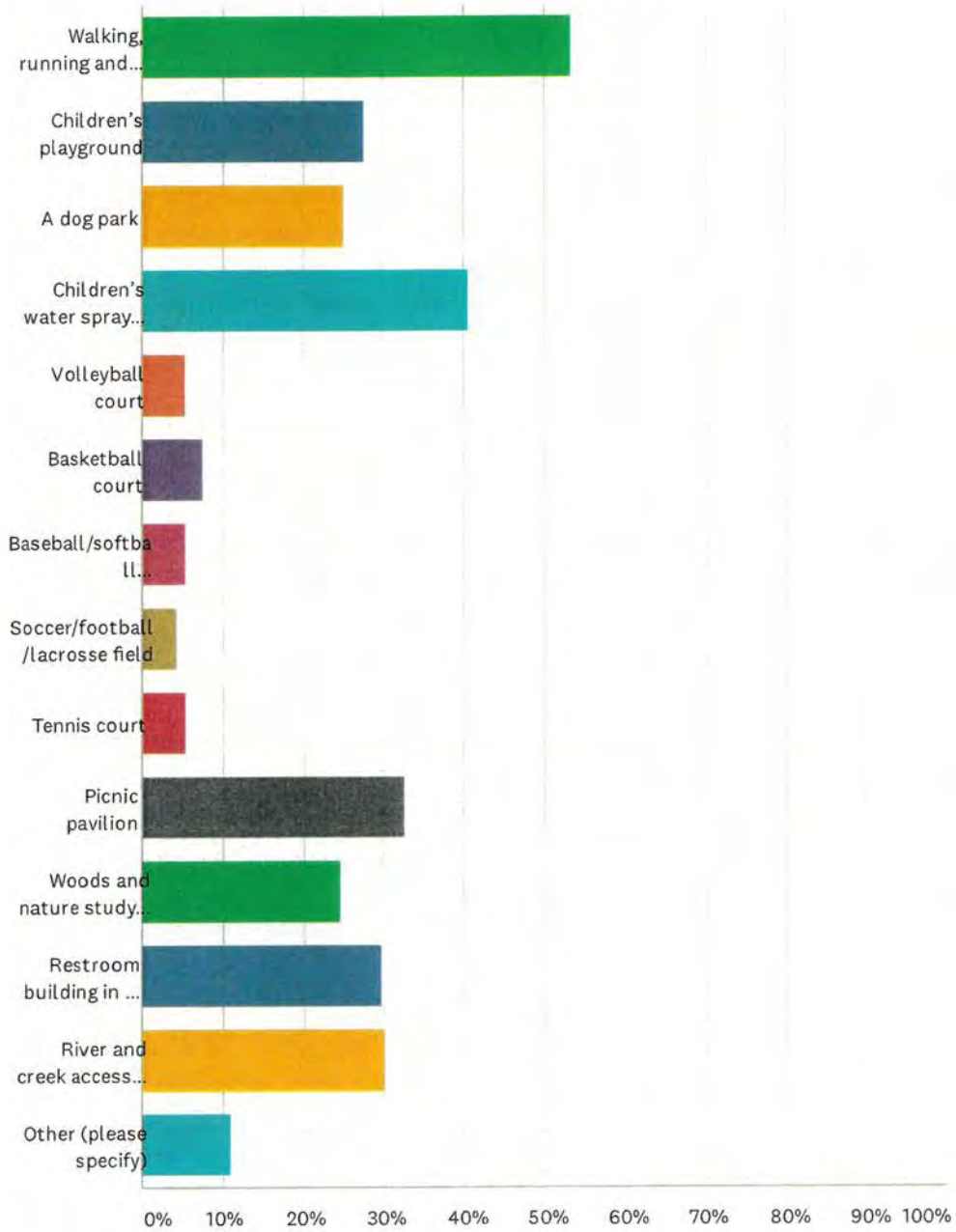
Q4 Do you wish to describe a street or transportation problem that you would like to see addressed?

signs stop sign intersection Maria Blvd Hill Unsafe Columbus Dr Betty stop cars
walk Archbald many Laurel Eynon Kennedy people Laurel street
Main Street New needs Wayne speeding coming
road Lower Hills Archbald street turn sidewalks main
St Kennedy Dr Kennedy Drive Corner traffic Dr paved potholes
Parking bottom also never Main St right drive going needs paved
Wayne St Hills Archbald way

Q7 If there is a particular part of the Borough that you feel needs parks and recreation improvements, please list it below.

near basketball court great Nebraska Staback walk area State Street
Pike Street walking trails use Betty Street St Stayback park
playground Kennedy Drive park dog park
Staback park Main Street needs Pike St Eynon Street field
Hills laurel street Cemetery Archbald Venosh Park Borough

Answered: 279 Skipped: 41



ANSWER CHOICES	PAPER		ONLINE	
	RESPONSES		RESPONSES	
Walking, running and off-road bicycle paths and trails	33%	22	53.41%	149
Children's playground	16%	16	27.60%	77
A dog park	15%	10	25.09%	70
Children's water spray area	30%	20	40.50%	113
Volleyball court	2%	1	5.38%	15
Basketball court	3%	2	7.53%	21
Baseball/softball field	0%	0	5.38%	15
Soccer/football/lacrosse field	0%	0	4.30%	12
Tennis court	6%	4	5.38%	15
Picnic pavilion	24%	16	32.62%	91
Woods and nature study areas	17%	11	24.73%	69
Restroom building in a park	30%	20	29.75%	83
River and creek access, such as for fishing	33%	22	30.11%	84
Other (please specify)	3%	2	11.11%	31
Total Respondents: 279				

Q7 If there is a particular part of the Borough that you feel needs parks and recreation improvements, please list it below.

Answered: 115 Skipped: 205

Q8 What do you like most about Archbald?

Answered: 198 Skipped: 122

Q9 What do you like least about Archbald?

Answered: 203 Skipped: 117

Q10 Please check all that apply.

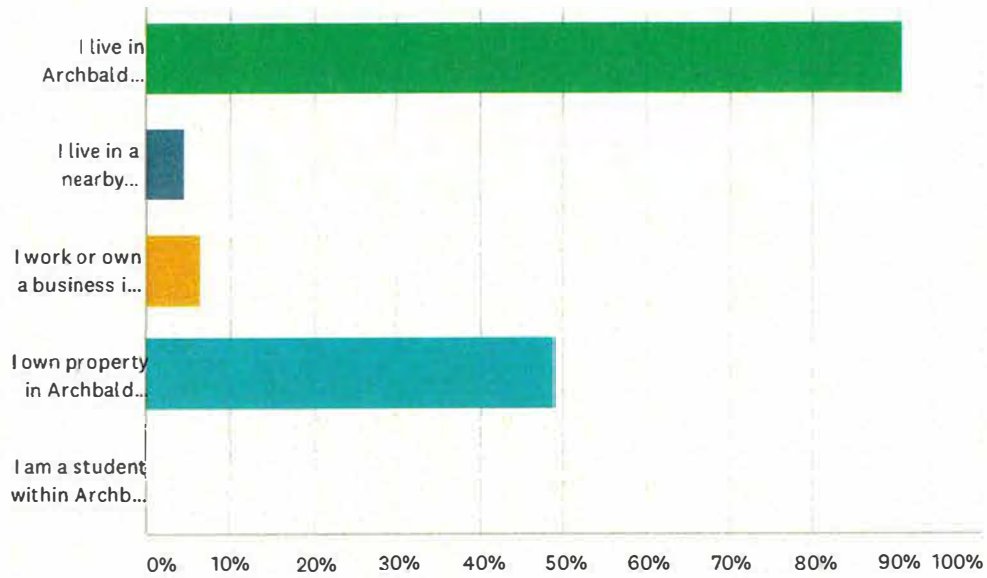
Answered: 289 Skipped: 31

Q8 What do you like most about Archbald?

school district close proximity friendly people Borough services Services neighborhoods
Small town quite S sense feel safety family school area potential borough
developments nice always Small town feel nature safe low crime
people home community trails quiet Archbald
good looks great proximity parks restaurants friendly everything love
atmosphere heritage trail Police Clean residents neighbors river trail small
great job Close Easy access beautiful Peaceful

Q9 What do you like least about Archbald?

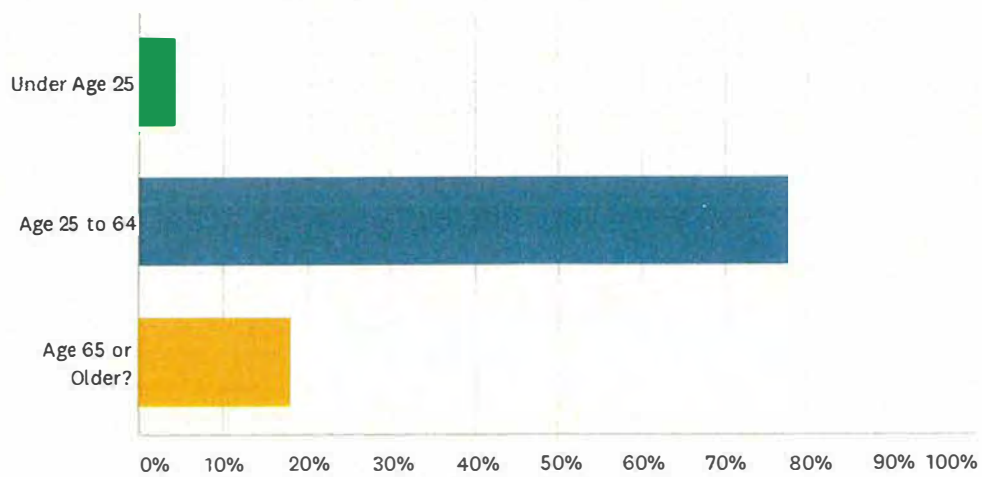
older small businesses main Eynon taxes high go improvements people police things care
especially nice Lack sidewalks fact S walking drive use taxes Speeding sidewalks
Seems downtown condition houses lot time NOISE Archbald Main St
Lack left need see Main Street wish
buildings town roads Nothing parks Main Street area
property fire area blight street corridor businesses paid along political
many Kennedy Run recycling don t potholes shops know enough improved community
closing Kennedy drive need paving borough Fire siren everyone



ANSWER CHOICES	PAPER RESPONSES		ONLINE RESPONSES	
	Percentage	Count	Percentage	Count
I live in Archbald Borough	94%	62	90.66%	262
I live in a nearby community	0%	0	4.50%	13
I work or own a business in Archbald Borough	9%	6	6.57%	19
I own property in Archbald Borough	64%	42	48.79%	141
I am a student within Archbald Borough	0%	0	0.00%	0
Total Respondents: 289				

Q11 Are you:

Answered: 290 Skipped: 30



ANSWER CHOICES	PAPER RESPONSES	ONLINE RESPONSES	
Under Age 25	6%	4.48%	13
Age 25 to 64	41%	77.59%	225
Age 65 or Older?	33%	17.93%	52
TOTAL			290