



RIDGWAY RIVERFRONT MASTER SITE PLAN

PROJECT REPORT

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Engineering | Planning | Infrastructure Solutions

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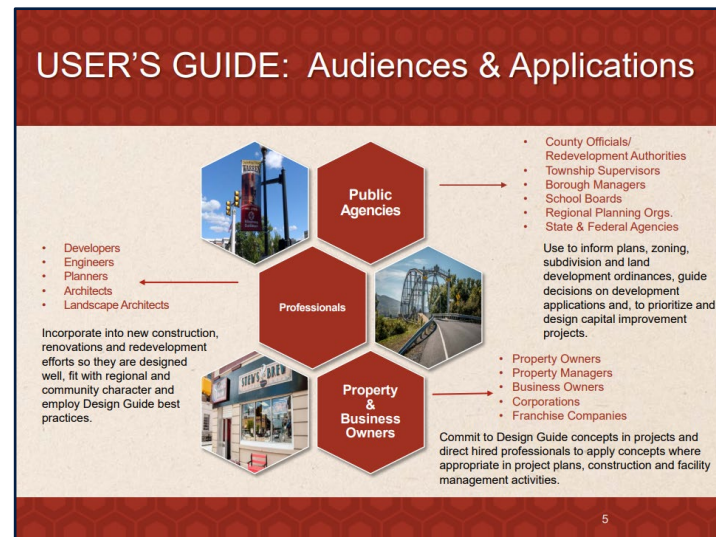
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INTRODUCTION

PROJECT BACKGROUND

The Borough of Ridgway acquired the 28-acre master plan site in 2019 and received funding in 2023 to complete the initial master site plan study. The property is located within walking distance of downtown Ridgway and is currently underutilized. The design and development of the Ridgway Riverfront property is seen as an opportunity for economic development, expansion of recreational amenities, and placemaking for the community. The overarching goal of this master plan is to create projects that spark economic growth, aid in attracting new residents and

visitors, and improve an underutilized space for public benefit, while capitalizing on the one-of-a-kind natural assets that Ridgway has to offer.



GUIDES AND STUDIES

Several previous and concurrent studies were reviewed as part of the Master Site Plan design process. Analysis of several of the below studies can be found in the appendix of this report.

- Clarion River Recreation Assessment, 2007.
- Ridgway/Clarion Feasibility Study, 2009
- Ridgway Borough, Strategic Management Planning Study, 2021
- U.S. Army Corp Flood Mitigation Planning Study, Concurrent

The PA Wilds Design Guide for Community Character Stewardship has been used as a crucial document throughout the process. This guide helps advise communities on how to grow, revitalize, and redevelop while keeping the unique character of the region. For Ridgway and surrounding towns, it is a vital guide outlining a road map for success in all aspects of communities from architectural styles to water resource and watershed protection.

Left: A page from the PA Wilds Design Guide for Community Stewardship.



COMMUNITY BACKGROUND

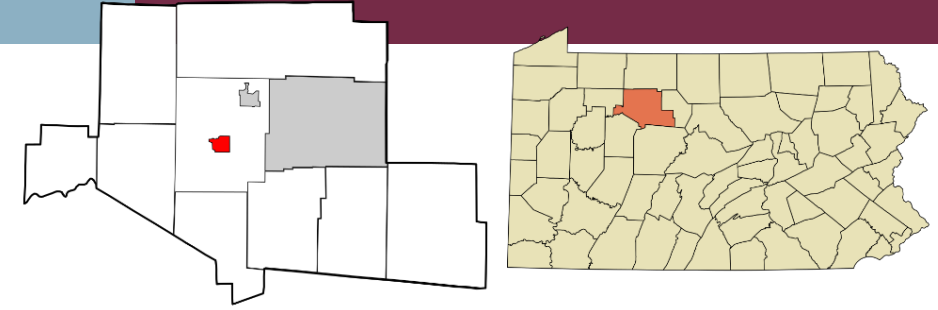
COMMUNITY BACKGROUND

Located in Elk County, Ridgway Borough is home to over 4,000 residents. It is the county seat the county and was founded in 1824 by Philadelphia shipping merchant, Jacob Ridgway. The area is rich in natural resources and has a long industrial history in timber, tanneries, coal, oil, and natural gas. The region is now known for production of carbon/graphite and powdered metals as well as lumber. The borough is the gateway to the Pennsylvania Wilds Region and is located at the junction of State Route 219 and State Route 120.

PHYSICAL CHARACTERISTICS

The Borough's borders are surrounded by Ridgway Township, and is in the valley of the Clarion River, which is a tributary to the Allegheny River. The Borough has its own historic district, which fills the community with small town charm in close proximity to some of the best protected natural resources in the State. Many of its large homes are historically and culturally significant and can be seen on a guided walk though the town.

Right: Elk county and Ridgway Borough locations

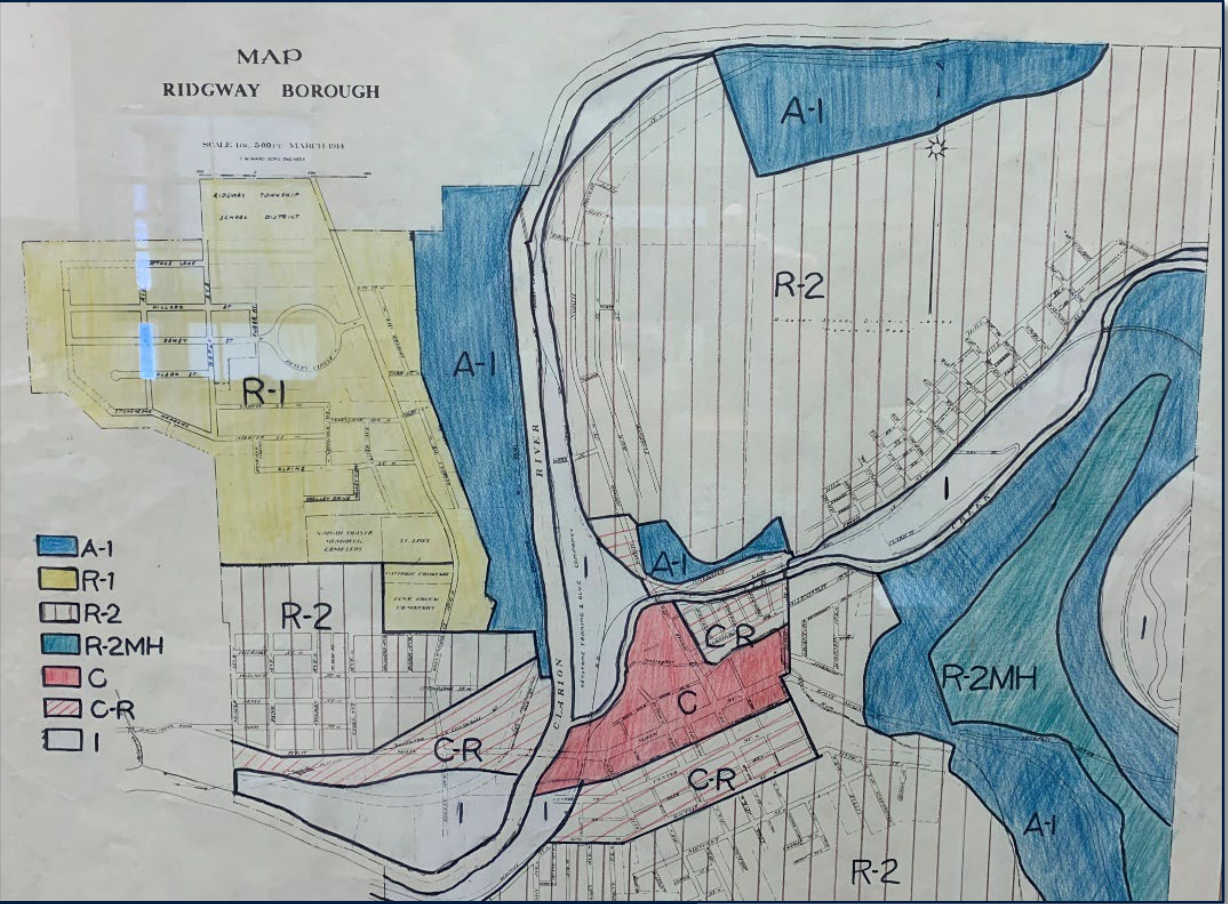


Above: An aerial of Ridgway and its surroundings

COMMUNITY BACKGROUND

LAND USE

Most of the Borough is zoned residential of differing densities and many of the housing units are either single family detached or multi-family units.



The northeast corner of the Borough, although zoned residential, is largely undeveloped. The next prominent zoned areas are Commercial and Conservation, Recreation and Open Space. The commercial district is largely along Main Street and the surrounding streets, while conservation, recreation and open space zoned districts are along the river and creek corridors.



Above: Ridgway's Zoning Map

Above: Main Street

COMMUNITY BACKGROUND

PARKS & PROTECTED OPEN SPACE

Within the Borough there are nearly 5 acres of parks and recreation facilities between three locations, O.B. Grant Park, Olson Park, and Race Street Swimming Pool. In addition to these parks, Ridgway Borough is developing a Master Site Plan (this plan) that will develop a new 28-acre park along the Clarion Riverfront.



Although there are no properties within the Borough that are owned by the State or Federal government, or by any conservation or land trusts, there is a vast amount of protected land directly outside of the Borough. Some of the protected lands include:

- Clarion Junction Forest – The Conservation Fund – Land Trust Land – 25,826 Acres
 - Largest purchase by a land trust in State history
- State Game Lands 025 – PA Game Commission – 25,126 Acres
- State Game Lands 044 – PA Game Commission – 39,055 Acres
- Allegheny National Forest – US Forest Service – 492,234 Acres
- Allegheny National Forest (Clarion River Remote Recreation Area) – US Forest Service – 532 Acres



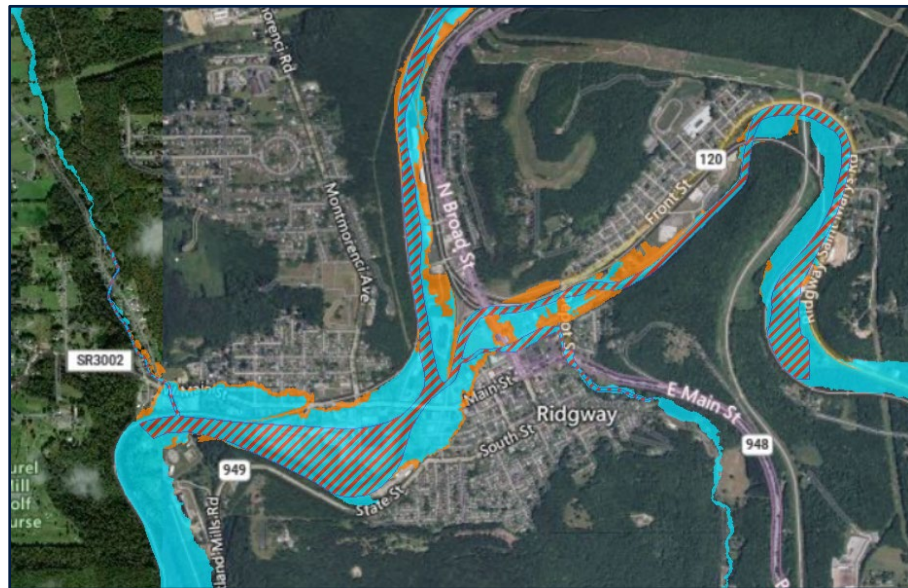
Above: Recreation Context Map

COMMUNITY BACKGROUND

WATER RESOURCES

There are six major watersheds in Pennsylvania, and the Borough is within the Ohio Watershed Basin. Within the Ohio Basin, the Borough is within the Clarion River Watershed. Ultimately, all water flowing through the Borough, eventually flows to the Mississippi River.

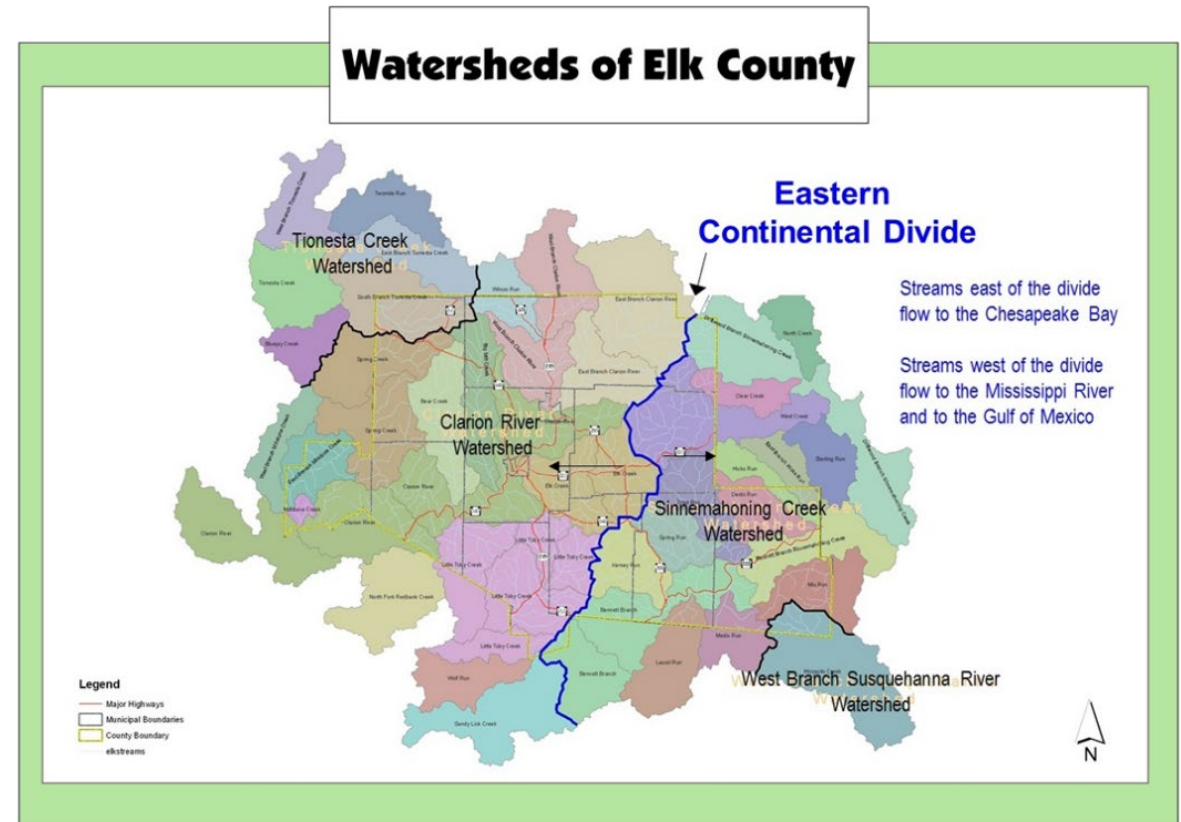
Within the Borough there are three main waterbodies which include the Clarion River, Elk Creek and Gallagher Run. Elk Creek and Gallagher Run are both tributaries of Clarion River, which ultimately flows to the Allegheny River. Floodways in the Borough follow the river and creek corridors, with a few wetlands within these floodways.



Left: Ridgway Flood Map

Effective Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



Above: Watershed Diagram

COMMUNITY BACKGROUND

CULTURAL & HISTORICAL ASSETS

Ridgway is a small-town Borough that is not only the gateway to the Pennsylvania Wilds, but also has a National Historic District. The Ridgway National Historic District was added to the National Register of Historic Places in 2003. The district includes 726 contributing buildings, one contributing structure, and two contributing objects. This area encompasses the central business district and the surrounding residential neighborhoods.



Left: Ridgway
Main Street

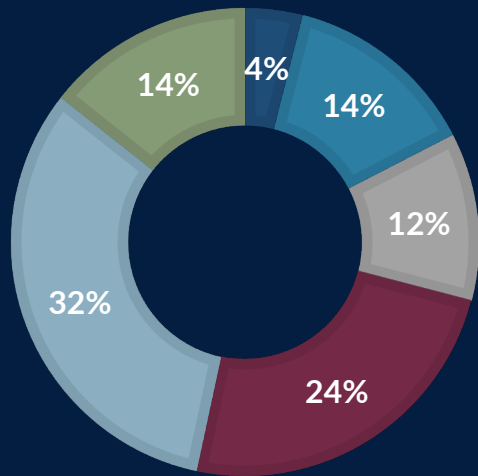


Right:
Elk County
Court House

COMMUNITY BACKGROUND

AGE STRUCTURE

- Under 5 Years
- 5 to 14 Years
- 15 to 24 Years
- 25 to 44 Years
- 45 to 64 Years
- 65 and Older



COMMUNITY DEMOGRAPHICS

The following data documents some characteristics of Ridgway Borough’s population and demographic trends. Information presented in the Tables was obtained from the United States Census Bureau American Community Surveys and the Elk County Planning Commission.

Between 2010 and 2022, Ridgway Borough’s population decreased from 4,268 to 4,014 residents. Over a longer period, from 2000 to 2022, the Borough’s population decreased by nearly 13%.

Borough Population			% Change
2000	2010	2022	2000 - 2022
4,591	4,268	4,014	-12.6%

Decreasing population has been seen in several municipalities across Elk County, and this is anticipated to continue through 2050.

In 2022, the largest age group in the Borough was people aged 45 to 64 years old, which made up about 32% of the Borough’s total population. The next largest age group was people aged 25 to 44 years old, which is about 24% of the Borough’s population. Residents ages 18 and younger make up 22% of the Boroughs population, while those age 65 years and older make up 14% of the Borough’s population. The group with the highest rate of growth since 2010 were residents aged 15 to 24 years old, which increased by 17%. There is a decline in the percentage of children under 5 years, and children aged 5 to 14, which decreased by 31% and 10% respectively. Although some of the younger age groups have decreased from 2010 to 2022, the median age of Borough residents has also decreased slightly from 42 to 41.9 years of age.

COMMUNITY BACKGROUND

Race Census Data	2010		2022		% Change
	Population	% Total	Population	% Total	2010 to 2022
White	4,138	97%	3,831	95%	-7%
Black or African American	0	0%	7	0%	>1%
American Indian & Alaskan Native	45	1%	0	0%	-100%
Asian	64	1%	0	0%	-100%
Native Hawaiian or Pacific Islander	0	0%	0	0%	-
Some Other Race	0	0%	9	0%	>1%
Two or More Races	21	0%	167	4%	695%
Total Population	4,268	100%	4,014	100%	-6%

Ethnicity	2010		2022		% Change
	Population	% Total	Population	% Total	2010 to 2022
Hispanic or Latino	14	0%	16	0%	14%
Not Hispanic or Latino	4,254	100%	3,998	100%	-6%

COMMUNITY DEMOGRAPHICS

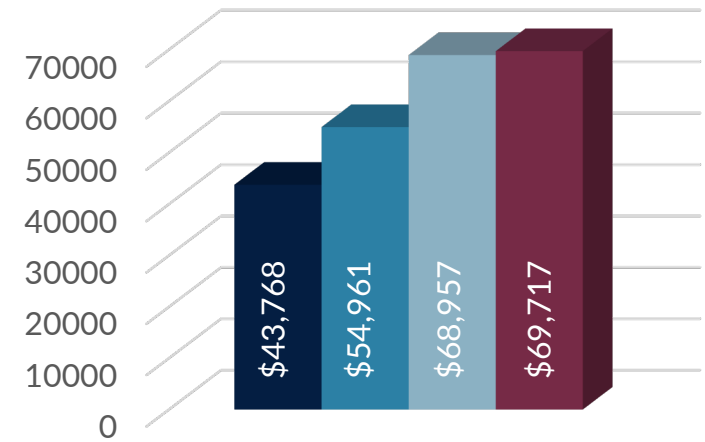
Ridgeway has seen an increase in the community's median income levels. Per capita income increased by 19% from 2010 to 2022, while during the same period, median household income increased by 34%, and median family income increased by 45%.

Income Levels	2010	2022	% Change
Per Capita Income	\$22,415	\$26,743	19%
Median Household Income	\$37,917	\$50,658	34%
Median Family Income	\$47,969	\$69,324	45%

Although the median household income has increased from 2010 to 2022, it is about 20% less than the median household income of Elk County, and about 37% less than the median household income of Pennsylvania.

The Borough's residents largely identify as white (95% of residents). From 2010 to 2022, residents that identify as Black or African American, and those of two or more races both increased, while those that identify as American Indian & Alaskan Native, Asian, and some other race all decreased.

From 2010 to 2022, Ridgeway residents that identify as Hispanic or Latino increased by about 14%, accounting for less than 1% of the Borough's population.



Median Household Income

- Ridgeway Borough
- Elk County
- Pennsylvania
- United States

COMMUNITY BACKGROUND

HOUSING INFORMATION

The majority of housing units in the Borough (69%) are comprised of single-family detached homes, followed by multi family units of 2 or more units (30%).

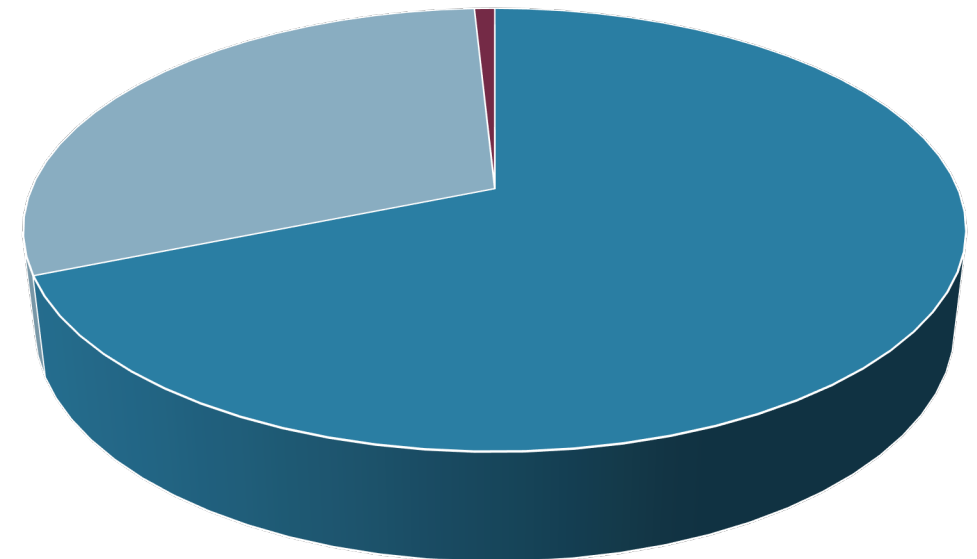
From 2010 to 2022, the number of housing units within the Borough decreased. In 2010, there were a total of 2,071 housing units in the Borough. By 2022, the number of housing units in the Borough decreased to 1,796 households which is a 13% decrease in the number of housing units.

Total Housing Unit	U.S. Census		Housing Unit Change	
	2010	2022	Number	%
	2,071	1,796	(275)	-13%

Similarly, from 2010 to 2022 the total number of households in the Borough decreased by 211 households, which was a 11% decrease.

Ridgway Borough has an average household size of 2.59 persons per household, which represents a 13% increase in household size from 2010 (2.3 persons per household). The Borough's average household size is higher than that of Elk County which is 2.17 persons per household.

Housing Types



- Single Family Detached
- Single Family Attached
- Multi Family (2 or more units)
- Mobile Home/Trailers/Other

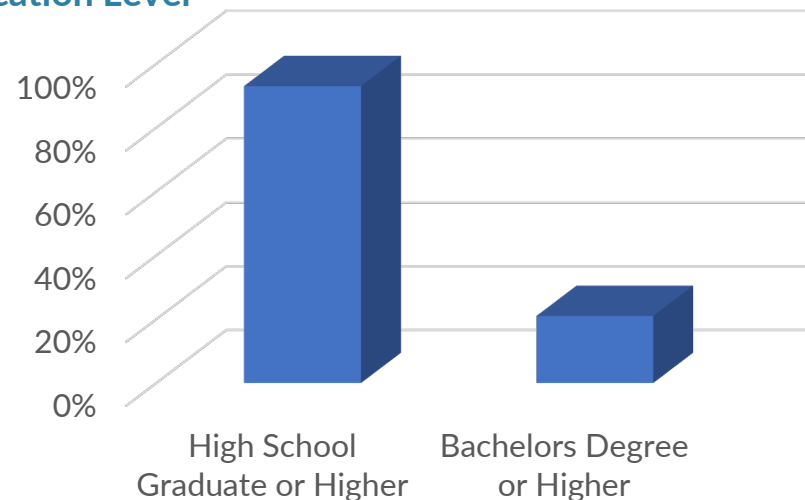
COMMUNITY BACKGROUND

EDUCATION & EMPLOYMENT

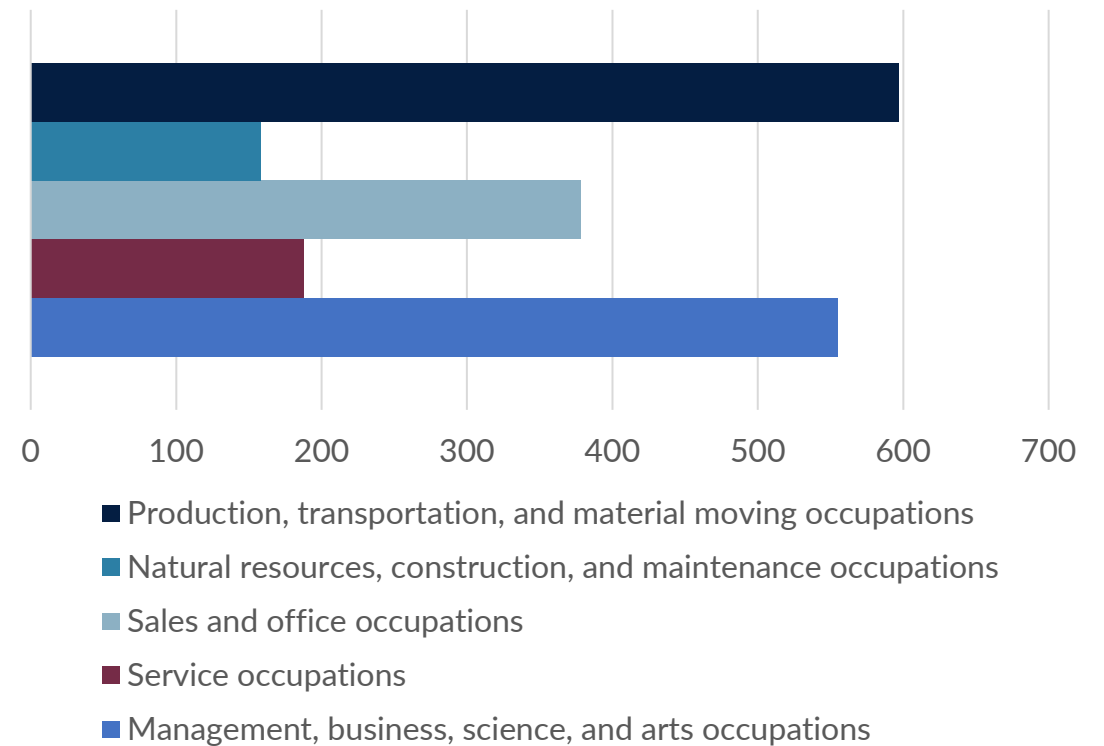
Educational attainment in the Borough is comparable to that of Elk County, with 93% of Borough residents having attained a high school diploma or higher, and 21% having attained a bachelor's degree or higher.

Using data from 2022, most Borough residents have management, production, transportation and material moving occupations (32%), with the second highest being business, science and arts occupations (30%). Management, business, science, and arts occupations had the largest increase (37%) in occupation type of Borough residents from 2010 to 2022. During the same period, service occupations had the largest decrease (-47%).

Education Level



Labor Force by Occupation

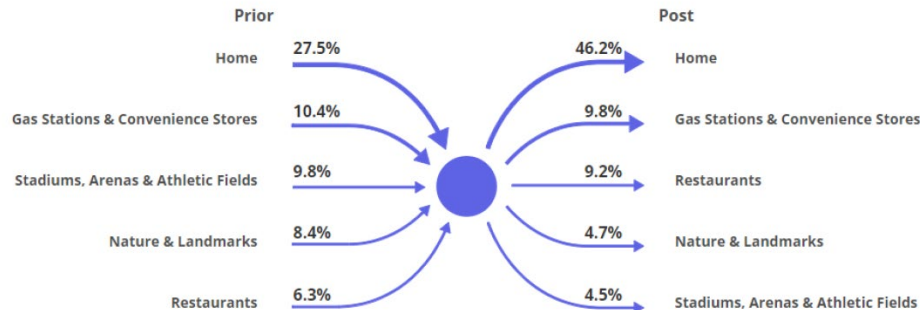


COMMUNITY BACKGROUND

CLARION – LITTLE TOBY TRAIL – TRAIL USER ANALYSIS 2023

Silas Chamberlin, PhD, Principal of Firefly Outdoor + Economics Consultancy conducted a Trail User Analysis using Placer AI technology that gathers data on amenity usage. The study found in 2023 there were approximately 5,000 total visits to the trail. Based on the data it can be concluded that the trail has a significant effect on the surrounding stores and restaurants, and that strengthening the recreational amenities in Ridgeway can lead to positive economic outcomes for the local surrounding businesses.

Home is the most popular destination for trail users before and after using the trail. However, gas stations, convenience stores, restaurants and local parks are also popular destinations.



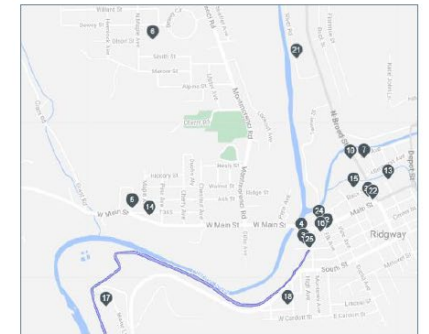
Above: An excerpt from The Clarion – Little Toby Trail User Analysis



Business Benefit

In 2023, visitors to the trail also patronized these local businesses in the same day, prior to or after their trail visit:

- Wilderness Trail (Ridgeway): 560 visits
- Sheetz (Brockway) 297 visits
- West End Grocery (Ridgeway): 275 visits
- Keystone Ace Hardware (Ridgeway): 264 visits
- Jordan's Bar & Grill (Ridgeway): 117 visits



Data is available for the top 50 destinations for trail users.



Silas Chamberlin, PhD
www.FireflyConsultancy.com

Above: The Clarion – Little Toby Trail User Analysis showing local economic benefits



PLAN PURPOSE AND GOALS

PLAN PURPOSE

The Borough of Ridgway wished to develop a Master Site Plan for the 28 acres of Borough property situated in the Borough on the banks of the Clarion River. Using information gleaned from community background research, site inventory and analysis, and public input HRG has been tasked with designing a Riverfront Master Site Plan that will “**significantly improve the livability of the community and provide an added draw for visitors.**”

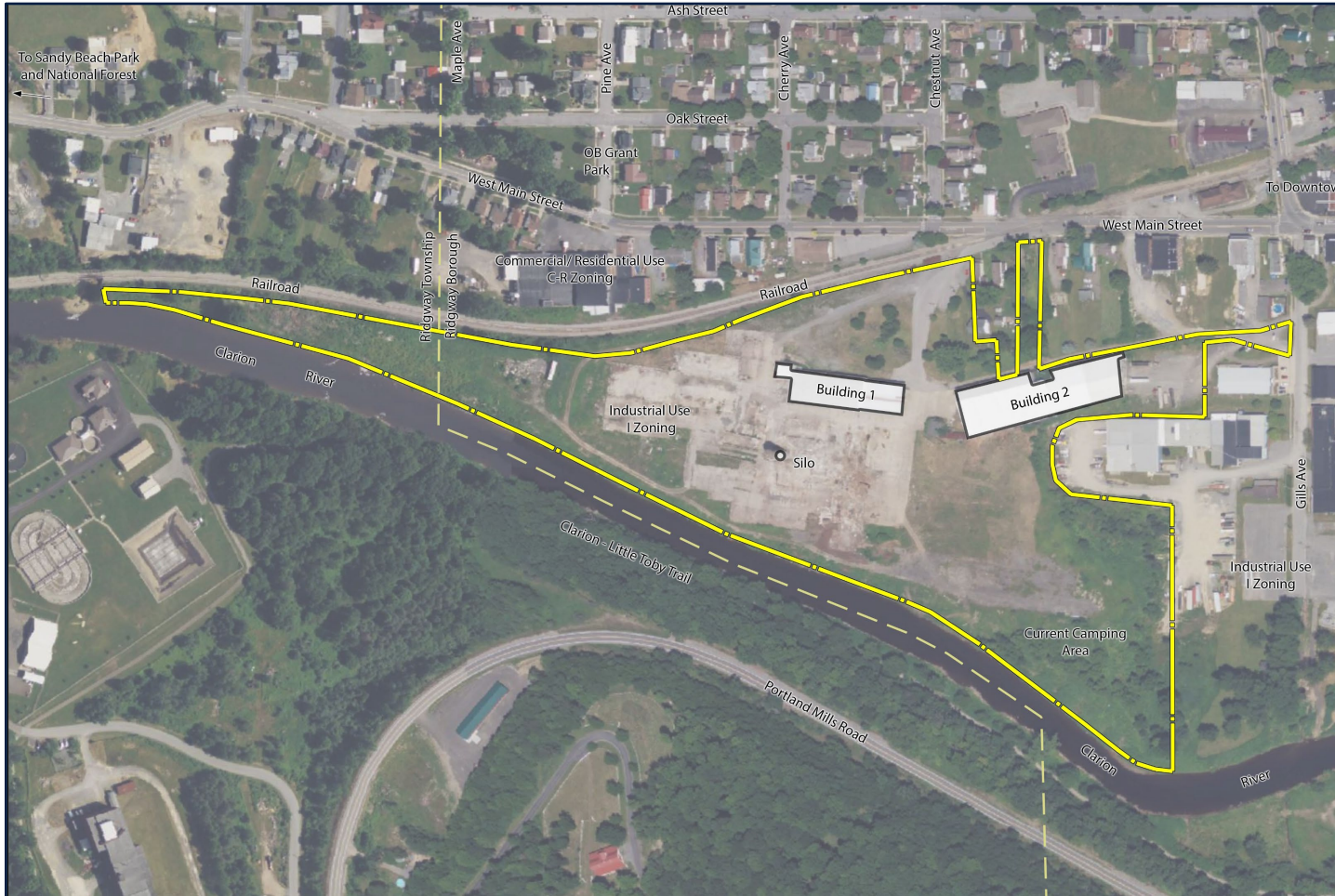
The master site plan should compliment the surrounding parks, businesses, and recreational activities already available in Ridgway and throughout the PA Wilds region.

Several goals have been identified:

1. Create a design that supports the **recreational** attractions in the area, while becoming an attraction itself.
2. Provide a vision that enhances the **economic** outlook of Ridgway by complimenting existing businesses and adding opportunities for those that are missing from the community.
3. Understand and apply design trends and public input that will help attract various **social** groups to the site, Ridgway, and the region beyond, especially those that are currently underserved by the current available amenities.
4. Use creative **environmental** design solutions to approach the issue of the floodway and floodplain on the site.



PROJECT SITE INVENTORY AND ANALYSIS



Above: Site Map

SITE DESCRIPTION

The 28-acre site, once an industrial mill, is located at the west end of Ridgway and on the north side of the Clarion River. There were previously several other buildings, but presently two warehouses and a silo remain. Building 1 is a 10,000 sq. ft. warehouse with a covered outdoor space used during festivals and by the farmer's market. Building 2 is larger at 40,000 sq. ft. The silo measures approximately 20 feet in diameter and 50 feet in height. 210,000 sq. ft. of the property is concrete including the foundation pads of the former buildings.

A campground sits in the southeast corner with 20 primitive sites. Much of the property is bare earth or grass with very little other vegetation. There are signs of made-made topographical changes. While relatively flat across the site, the topography slopes dramatically in some locations down the banks of the Clarion River. A railroad runs along the north of the site, while the east neighbors a mix of residential and industrial properties. There are two points of access, one from West Main Street to the north and the other from Gills Avenue on the eastern side.

PROJECT SITE INVENTORY AND ANALYSIS

SITE DESCRIPTION

Both existing buildings are industrial in character with corrugated metal siding, metal roofs, and steel framing. They are currently in a state of moderate deterioration and disrepair. The borough has some equipment, vehicles, and miscellaneous items in storage with the buildings. The silo is concrete with metal ladders.

There are areas of gravel for vehicular circulation throughout the site, but visually seems unplanned. The site is currently under used, although some residents have described riding bikes, walking, and viewing the river from the site. The annual Ridgway Chainsaw Carver's Rendezvous currently takes place on the site as well as smaller more frequent events such as the farmer's market.



Existing Primitive Campground



Existing Buildings and Silo

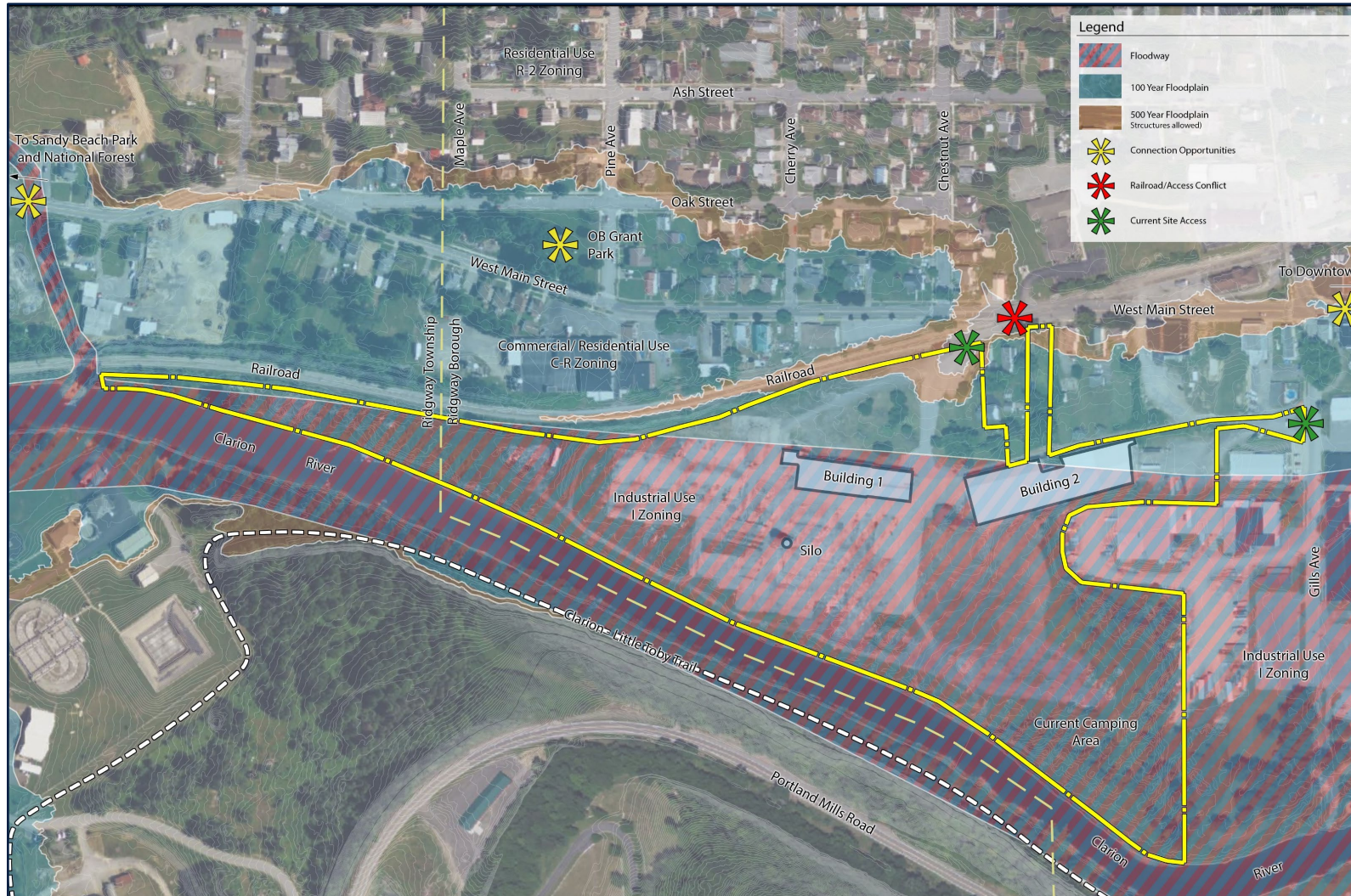


Building Interior



Clarion River

PROJECT SITE INVENTORY AND ANALYSIS



OPPORTUNITIES & CONSTRAINTS

The master plan site poses several exciting opportunities including adjacency to the Clarion River, proximity to downtown and residences, refurbishment of existing buildings, and flat topography for accessibility. There are opportunities to provide new venues for events, space for park and open space area, and the possibility of environmental design being incorporated into the fabric of the riverfront.

The major site constraint is the Floodway designation that covers much of the property. Virtually all the site is within the floodway or the 100-year floodplain, limiting some possible uses due to the practicality of design challenges associated with building in flood zones. There is a concurrent Army Corp of Engineers study taking place to reduce flooding in other areas of Ridgway. Another issue is the limited access from West Main Street that requires people to cross the railroad to enter the site. Despite these issues, these limitations provide the opportunity for creative solutions on this site.

Left: Opportunities and Constraints Map



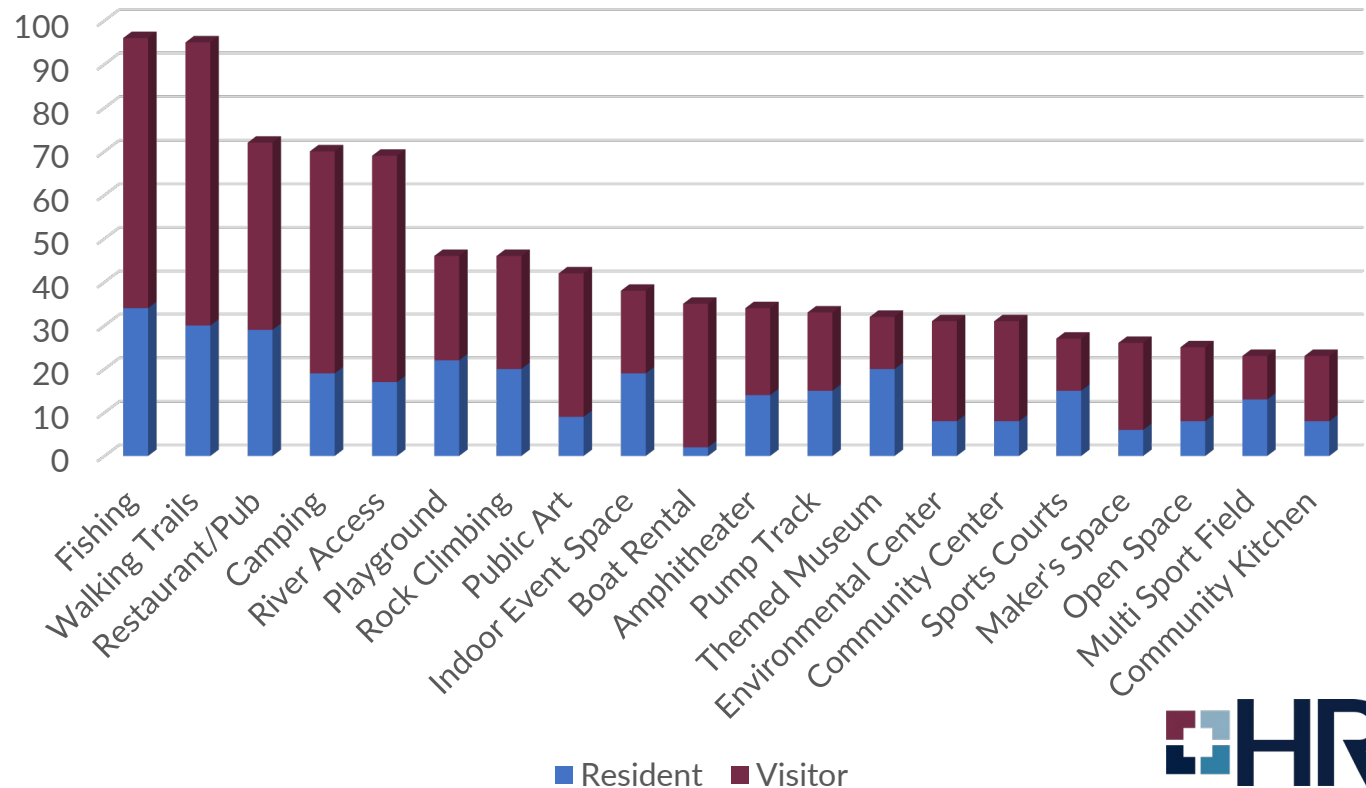
PUBLIC PARTICIPATION



CASHING IN YOUR CHIPS

In order to receive broad public input, HRG set up a booth at the 2024 Chainsaw Carvers Rendezvous. This event takes place yearly and happened to be located at the master plan site. Several activities were provided including a “Cashing in Your Chips” exercise. Residents of Elk County and visitors alike were asked to prioritize their top amenities for the space by placing chips in a jar corresponding with their favorite out of 20 options provided with visuals on a board. The results can be seen in the graph below.

Amenity Prioritization



PUBLIC PARTICIPATION

I HAVE A WISH & FAVORITE MEMORY

Along with the “Cashing in Your Chips” exercise participants were asked to provide any ideas that were not covered on a post-it and place it on the “I Have a Wish Board”. These ideas varied from bait shops to water parks. Everyone was also asked to share their favorite memory of Ridgway; memories included floating down the Clarion River and visiting favorite restaurants. A similar activity took place months before at the initial kick off meeting. Feedback included ideas such as event space, paths, tourism, recreation, public art, multi-use, and four-season use.



Left: 'I HAVE A WISH', and 'FAVORITE MEMORY' boards at the 2024 Chainsaw Rendezvous

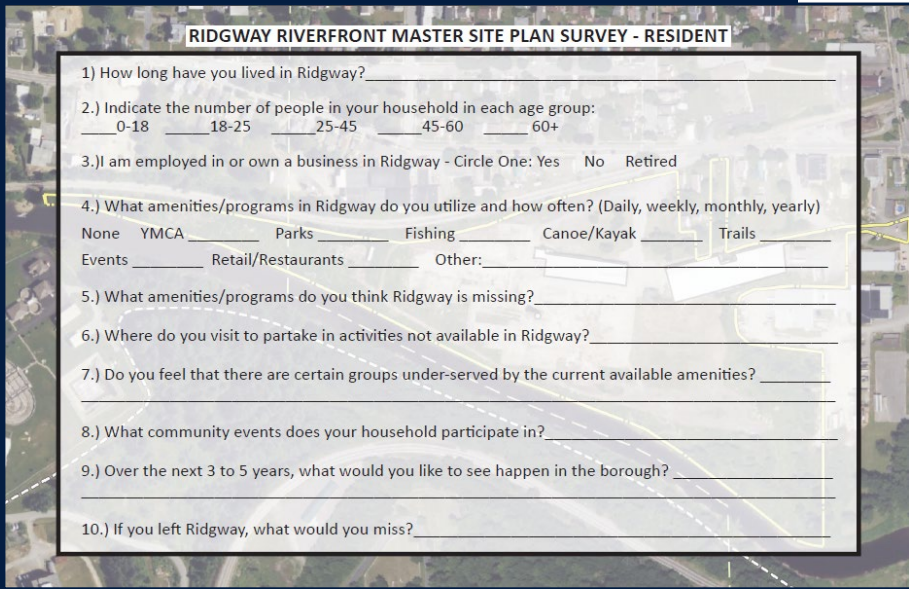


Above: Community members participating in the input activities at the initial project kick-off meeting.



Above: 'I HAVE A WISH' at the initial project kick-off meeting

PUBLIC PARTICIPATION



Over 140 members of the public responded to the surveys.

SURVEY RESULTS – RESIDENTS

Residents of Elk County were given a survey to get further information about the community and what people would like to see happen at the Riverfront site and beyond. Surveys were provided at the Chainsaw Carvers Rendezvous and online. Flyers with QR codes were provided to allow participants to take the survey whenever convenient. The following is a snapshot of the results:

- How long have you lived in Ridgway?
 - Answers ranged from 3 years to 82 years.
- Indicate the number of people in your household in each age group:
 - Largest age groups for respondents were 0-18 and 25-45
- I am employed in or own a business in Ridgway:
 - 52.17% responded Yes, while 27.54 responded No, 20.29% responded retired
- What amenities/programs in Ridgway do you utilize and how often?

	Daily	Weekly	Monthly	Yearly	Never
YMCA	9.18%	34.69%	24.49%	31.63%	
Parks	8.57%	45.71%	25.71%	20.00%	
Fishing	10.84%	20.48%	28.92%	39.76%	<1%
Canoe/Kayak	2.06%	10.31%	26.80%	60.82%	<1%
Trails	8.20%	37.70%	31.97%	22.13%	<1%
Events	2.31%	26.92%	53.08%	17.69%	
Retail/Restaurants	17.39%	62.32%	18.84%	1.45%	

PUBLIC PARTICIPATION

SURVEY RESULTS – RESIDENTS (CONTINUED)

5. What amenities/programs do you think Ridgway is missing?
 - Answers included more things downtown, venues, retail, event center, trails
6. Where do you visit to partake in activities not available in Ridgway?
 - State College, Mt. Jewett, Benezette, Pittsburgh, Erie, Buffalo, Warren, larger cities
7. Do you feel there are certain groups under-served by the current amenities?
 - Answers included Youth/Teens, Seniors, Singles 25-55
8. What community events does your household participate in?
 - Festivals, Pheasants Forever, Trout Unlimited, anything outside
9. Over the next 3 to 5 years what would you like to see happen in the borough?
 - More shops, eco-tourism, investment in future development, maintain character
10. If you left Ridgway, what would you miss?
 - The restaurants, the river, the great people, carnival, fishing, and hiking



Left: The Chainsaw Carvers Rendezvous taking place in downtown Ridgway

PUBLIC PARTICIPATION

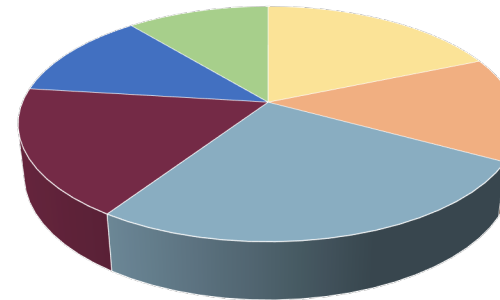
SURVEY RESULTS – VISITORS

Visitors to the Chainsaw Carvers Rendezvous were also given a survey to capture thoughts on what might attract more people to Ridgway. Surveys could also be completed online. Flyers with QR codes were provided to allow participants to take the survey whenever convenient. The following is a snapshot of the results:

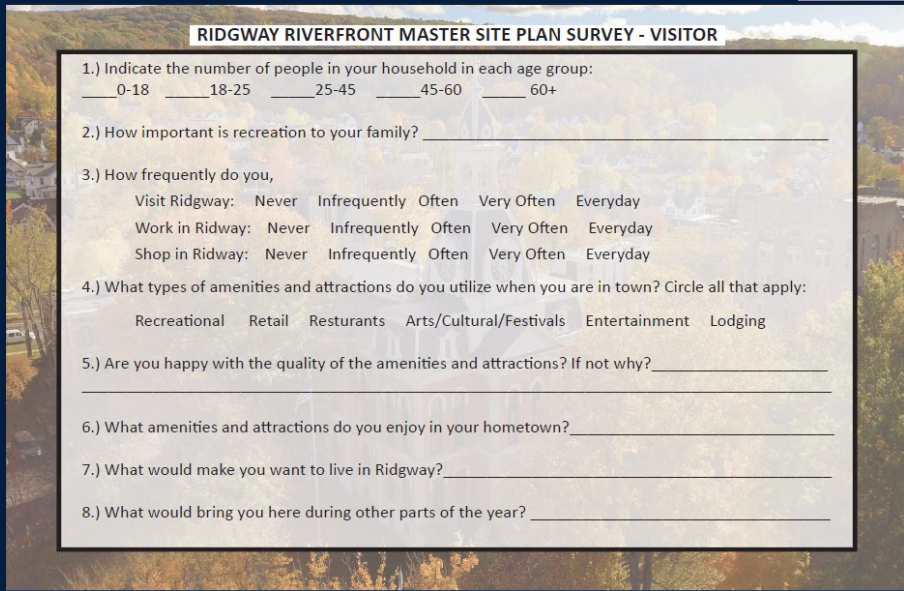
- Indicate the number of people in your household in each age group?
 - 0-18: 50%, 18-25: 41.67%, 25-45: 58.33%, 45-60: 66.67%, 60+: 8.33%
- How important is recreation to your family?
 - Most participants answered 'Very' or 'Extremely' important.
- How frequently do you:

	Never	Infrequently	Often	Very Often	Everyday
Visit Ridgway	0.00%	30.77%	23.08%	46.15%	0.00%
Work in Ridgway	41.67%	8.33%	33.33%	8.33%	8.33%
Shop in Ridgway	0.00%	58.33%	16.67%	25.00%	0.00%

- What amenities and attractions do you utilize when you are in town?



- Recreational
- Arts/Cultural/Festivals
- Retail
- Entertainment
- Restaurants
- Lodging



PUBLIC PARTICIPATION



Above: The Clarion-Little Toby Trail

SURVEY RESULTS – VISITORS (CONTINUED)

Visitors to the Chainsaw Carvers Rendezvous were also given a survey to capture thoughts on what might attract more people to Ridgway. Surveys could also be completed online. Flyers with QR codes were provided to allow participants to take the survey whenever convenient. The following is a snapshot of the results:

5. Are you happy with the quality of the amenities and attractions? If not, why?
 - The majority responded yes with hiking, Joey's Bakery, beautiful buildings, festivals, pub dining. Some amenities people thought could be improved or added upon: more pub dining options, more events like the Chainsaw Carvers Rendezvous, need more space for outdoor music events.
6. What amenities and attractions do you enjoy in your hometown?
 - Responses included parks, trails, hiking, fishing, golf, retail, entertainment, events, restaurants, and biking
7. What would make you want to live in Ridgway?
 - Family, the serenity or the setting, history, the people, the beauty, camping, site-seeing
8. What would bring you here during other parts of the year?
 - To see the elk, trails, Winefest, Christmas, shopping, dining, festivals, cabin life, recreation, hunting, and fishing were some of the feedback.

PUBLIC PARTICIPATION

INTERGENERATIONAL RIDGWAY

A concurrent Intergenerational Study took place during the Master Plan process. In addition to the Riverfront Master Site Plan Survey, an additional question was asked to determine what types of activities visitors and residents of Ridgway would enjoy participating in with members of the community of all ages. This study is being completed by Matthew Kaplan, Ph.D. and John Turack, Extension Assistant of The Pennsylvania State University.

Question asked: If available, what types of the following activities would you take part in with members of your family, friends, and other community members of all ages?

VISITORS TO RIDGWAY

Type of Activity	Visitors	Percentage
Kayaking/Canoeing	21	80.77%
Fishing	20	76.92%
Hiking	16	61.54%
Attend a Community Event	12	46.15%
Outdoor Theater/Performing Arts	12	46.15%
Walking/Jogging	11	42.31%
Sports Events	8	30.77%
Use Playground for all ages/abilities	8	30.77%
Cycling for all ages/abilities	8	30.77%
Nature Camps/Environmental Activities	8	30.77%
Nature Photography	7	26.92%
Bird Watching	6	23.08%
Group/Family Games	5	19.23%
Story Time/Story Book Trail	5	19.23%
Landscape Painting	4	15.38%
Spaces for Reflection/Contemplation	4	15.38%
Geocaching	4	15.38%
Community Gardening for all ages/abilities	3	11.54%
Volunteering/Community Service Projects	3	11.54%

RESIDENTS OF RIDGWAY

Type of Activity	Residents	Percentage
Fishing	9	75.00%
Attend a Community Event	9	75.00%
Hiking	8	66.67%
Sports Events	8	66.67%
Use Playground for all ages/abilities	8	66.67%
Cycling for all ages/abilities	7	58.33%
Group/Family Games	7	58.33%
Kayaking/Canoeing	6	50.00%
Outdoor Theater/Performing Arts	6	50.00%
Landscape Painting	5	41.67%
Story Time/Story Book Trail	5	41.67%
Nature Camps/Environmental Activities	5	41.67%
Walking/Jogging	5	41.67%
Bird Watching	4	33.33%
Nature Photography	4	33.33%
Outdoor Exercise	4	33.33%
Volunteering/Community Service Projects	4	33.33%
Geocaching	3	25.00%
Community Gardening for all ages/abilities	3	25.00%
Spaces for Reflection/Contemplation	3	25.00%

PUBLIC PARTICIPATION

“NEED TO FOCUS ON AND HIGHLIGHT WHAT WE HAVE; THE RIVER, WOODS, SMALL TOWN FEEL ARE WHAT DEFINE RIDGWAY.”

THE RIVERFRONT IS THE KEY TO THE DOWNTOWN'S FUTURE; UTILIZE THAT RIVERFRONT AS MUCH AS POSSIBLE. MAKE THAT RIVER ACCESSIBLE IN EVERYWAY: PARKING, PEOPLE AND ADA.

“THERE SHOULD BE A PERMANENT HOME FOR EVENTS WITH PARKING, RESTROOMS, AND BETTER INFRASTRUCTURE.”

KEY PERSON INTERVIEWS

HRG interviewed twelve key community members using specific questions that pulled invaluable information pertaining to their expertise. This ranged from asking about direct community needs, missing pieces, complimentary development, and how each individual sees the site being used. The interviewees were engaged and excited about the future of the Riverfront and Ridgway. Many reoccurring themes appeared throughout the interview process including the need for multi-purpose community space that supports all generations. River access and activities were deemed high importance and preserving event space was continually a top concern.

“NEXT 10 YEARS IN RIDGWAY WILL BE PRETTY EXCITING, ESPECIALLY IF THEY CAN KEEP YOUNG TALENT/FAMILIES HERE.”

“RIDGWAY NEEDS A FULL OUTDOOR FITTER SHOP FOR FISHING GEAR, BACKPACKS, HIKING BOOTS, TENTS/SLEEPING BAGS...”

“COMMUNITY REALLY NEEDS OWNERSHIP AND PRIDE OVER THE SPACE. PUBLIC INPUT REALLY HELPS; THE INCLUSION OF INPUT WILL BUILD STEWARDSHIP/OWNERSHIP.”

“COULD HAVE INDOOR CAR SHOWS, MOTORCYCLE SHOWS, INDOOR SUMMER OR WINTER EVENTS, MUSIC FEST, MOVIE NIGHTS, AG SHOWS/AGRICULTURAL PROGRESS DAYS, HOME SHOWS, KIDS CAR RACES, WEDDINGS, CORPORATE PARTIES, TAI CHI, YOGA, COMMUNITY WORKSHOPS, TRAINING-CPR, HAZMAT, CONFINED SPACE TRAINING, OVERNIGHT CAMPS, FITNESS, SENIOR CENTER EVENTS, INDOOR RECREATION”

PUBLIC PARTICIPATION



REOCCURRING THEMES



MASTER SITE PLAN DESIGN

DESIGN PROCESS – INITIAL CHARRETTE

After gathering significant public input from the community, HRG complied this information and used the findings to begin the conceptual design of the Ridgway Riverfront site. Desired program and space allocation drove the layout of these initial conceptual designs, while knowledge of preferred precedents helped define the overall themes.

Design considerations included:

- Keeping the existing buildings vs. removing one or both
- Exploring possibilities for new structures
- Event space allocation
- Addressing parking needs
- River access for fishing and kayaking/canoeing
- Possible vendor/concessionaire locations
- Open community green space
- Reforestation/ecological design
- Complimentary active recreational spaces
- Intensive designed courtyard/gathering spaces
- Ideas for indoor/winter month recreational use



Fishing Access



Walking Trails



River Access



Restaurant

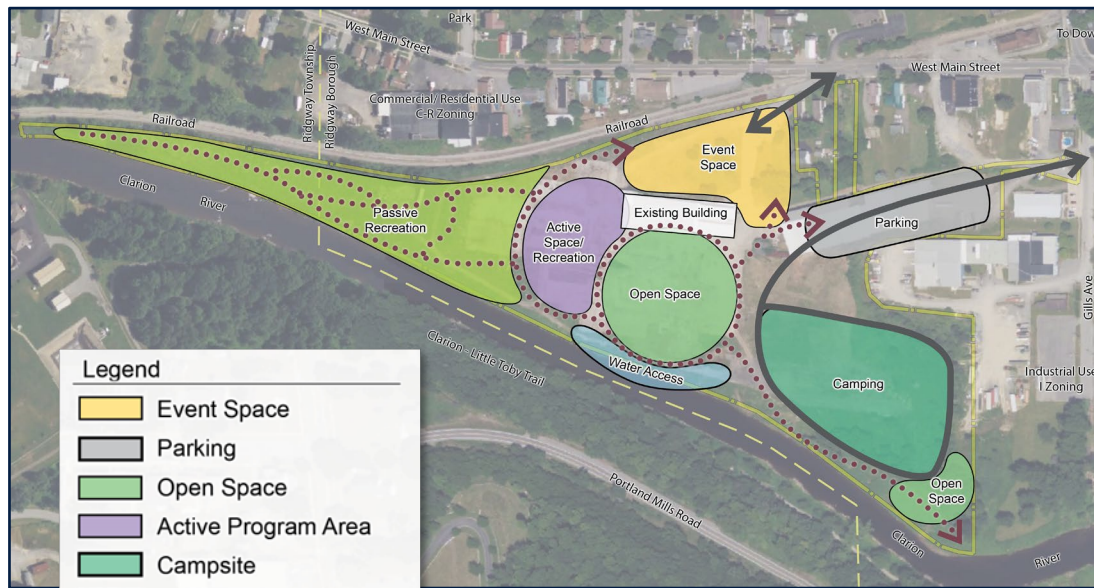
All these amenities above continually ranked high in the public input activities and surveys.



MASTER SITE PLAN DESIGN

DESIGN PROCESS – INITIAL CHARRETTE

The six following initial conceptual layouts were then produced using all the information gathered about the site and through the public's input.



Bubble diagrams were created to flesh out the space allocation and desired program.



Sketches were produced to show hardscape vs open space, where paths can go and the locations of other more detailed amenities. Option 1 provides a large camping site with a central green and the removal of one of the existing buildings. A pump track and stepped river access is included.

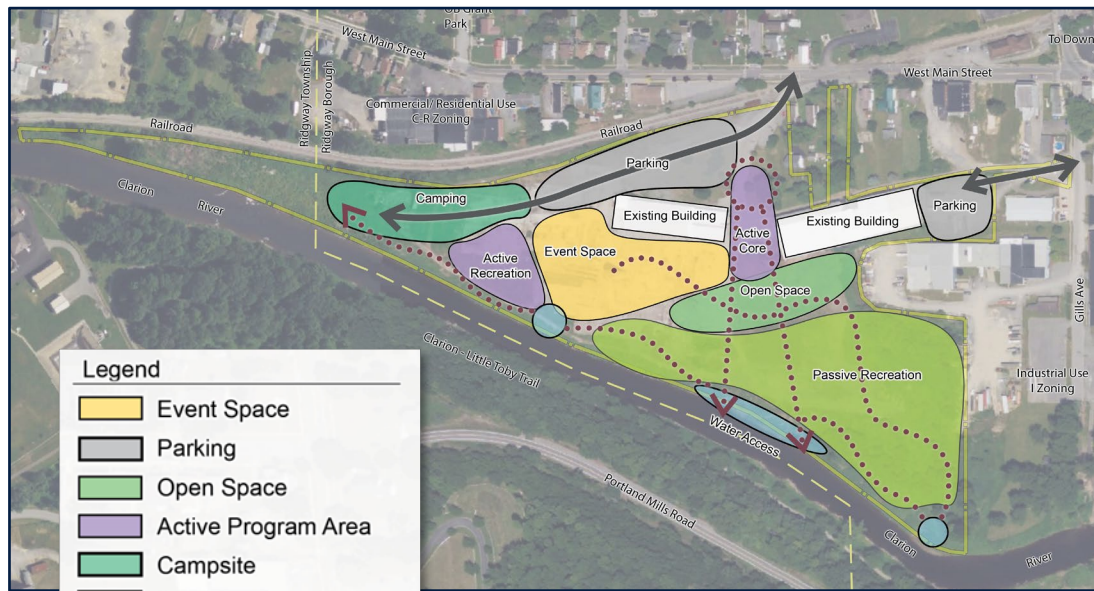
OPTION 1



MASTER SITE PLAN DESIGN

DESIGN PROCESS – INITIAL CHARRETTE

The six following initial conceptual layouts were then produced using all the information gathered about the site and through the public's input.



The bubble diagram for Option 2.



Option 2 provides a smaller camping area with parking along the railroad, preservation of both buildings with a courtyard between them. A large area was designed to be devoted to open natural area with a boardwalk type trail and plenty of opportunities for water access.

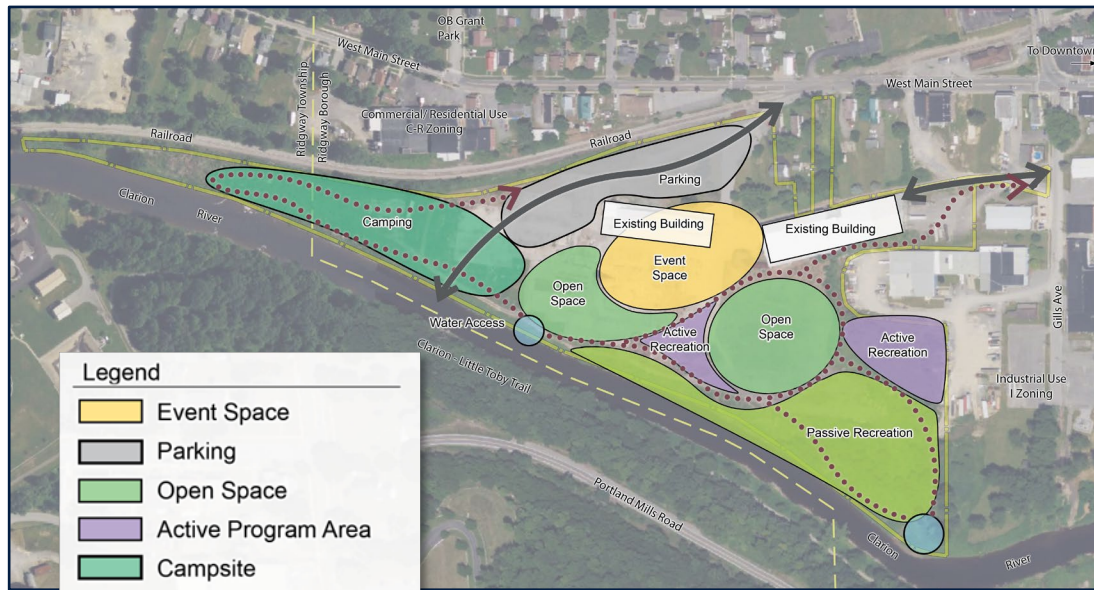
OPTION 2



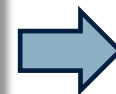
MASTER SITE PLAN DESIGN

DESIGN PROCESS – INITIAL CHARRETTE

The six following initial conceptual layouts were then produced using all the information gathered about the site and through the public's input.



The bubble diagram for Option 3.



Option 3 is centered around an event space that also includes raised decks connecting renovated versions of the existing buildings. The silo becomes an art focal point. A playground space for a sport field, pump track and trails round out the design.

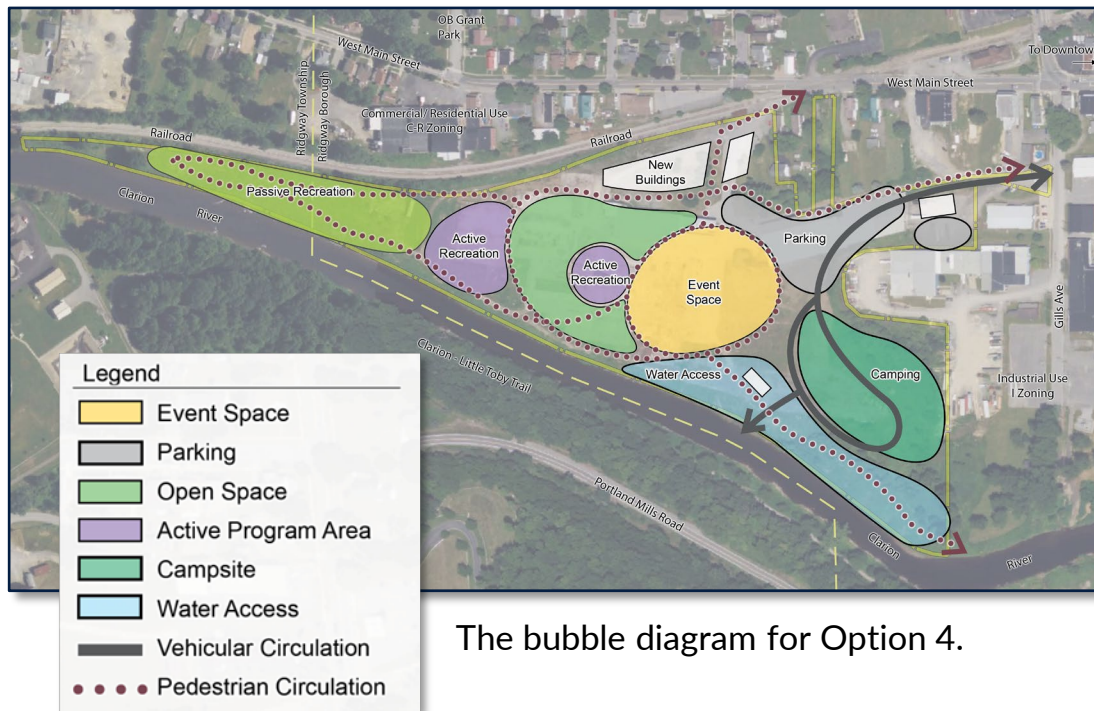
OPTION 3



MASTER SITE PLAN DESIGN

DESIGN PROCESS – INITIAL CHARRETTE

The six following initial conceptual layouts were then produced using all the information gathered about the site and through the public's input.



The bubble diagram for Option 4.



Option 4 removes both existing buildings and proposes several purpose-built buildings outside of the floodway. A central event space of hardscape and grass allows for large events. The silo becomes retro-fitted as part of a playground. A platform for viewing and fishing is provided along the river.

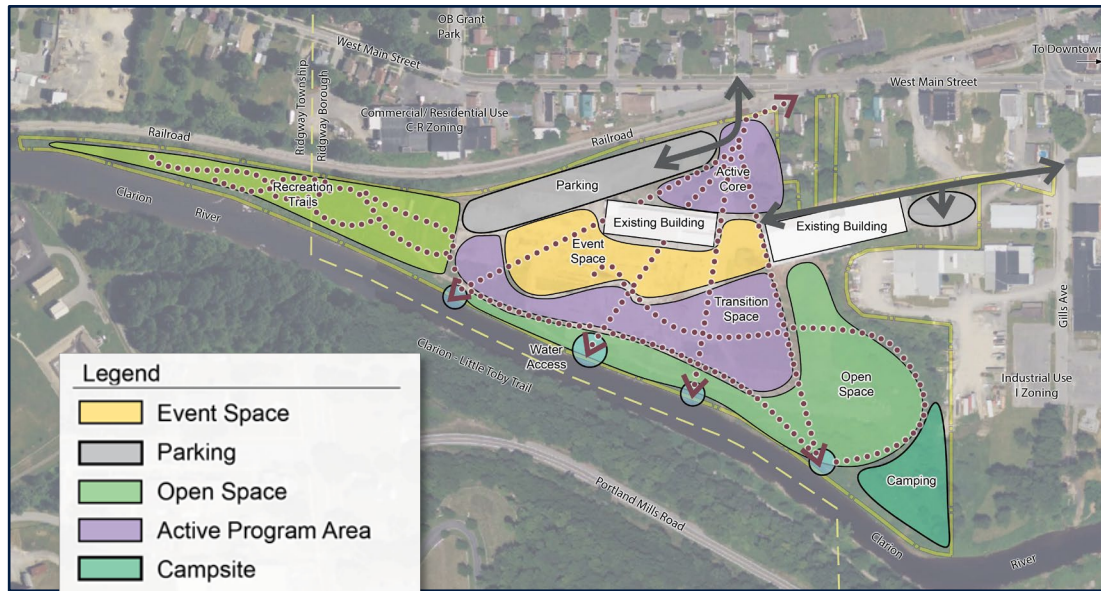
OPTION 4



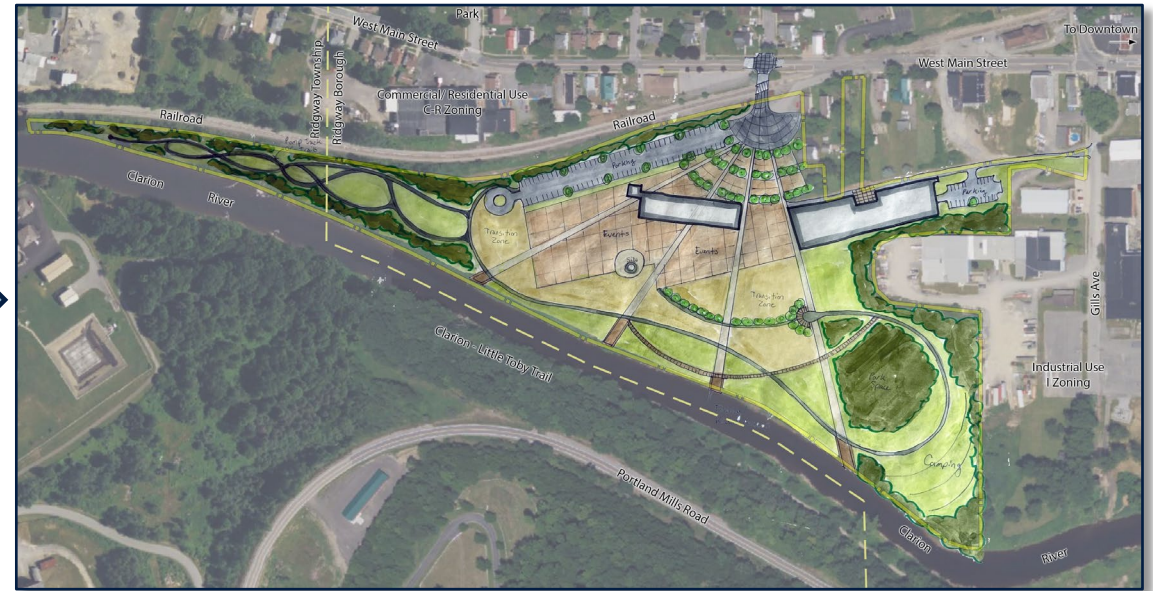
MASTER SITE PLAN DESIGN

DESIGN PROCESS – INITIAL CHARRETTE

The six following initial conceptual layouts were then produced using all the information gathered about the site and through the public's input.



The bubble diagram for Option 5.



Option 5 preserves both buildings, provides a large event space, with transitional hardscape/landscape area. Parking is provided along the railroad, and a trail system including a bike track ties the spaces together. A new intersection is proposed to handle the current awkward entrance into the site.

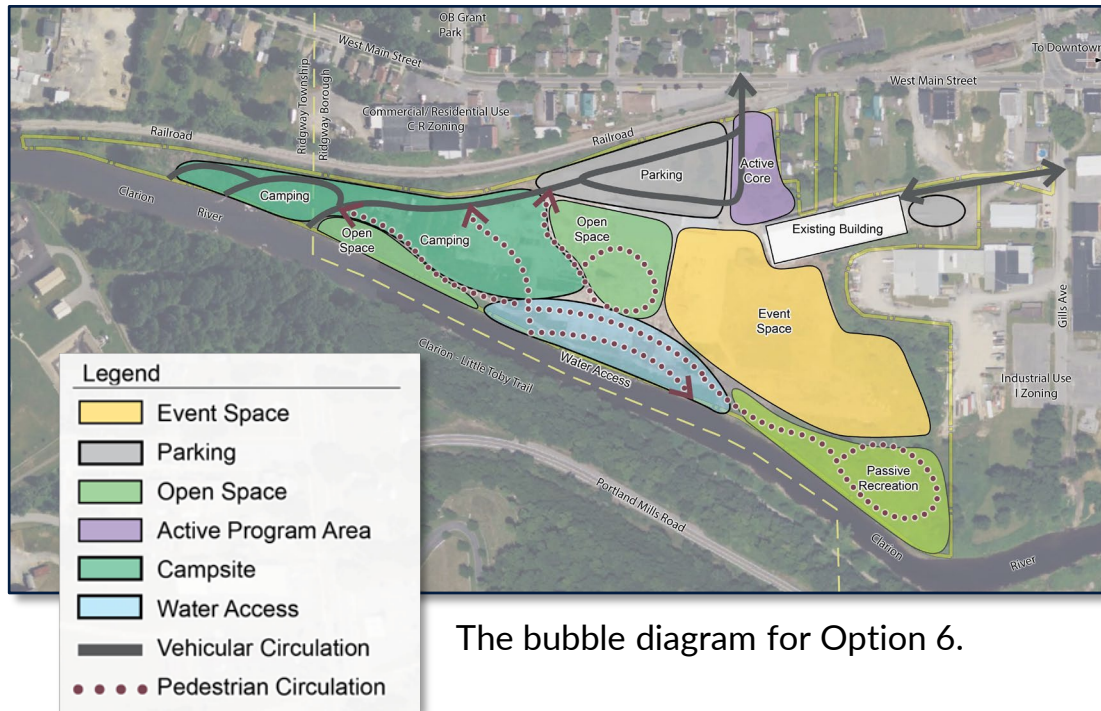
OPTION 5



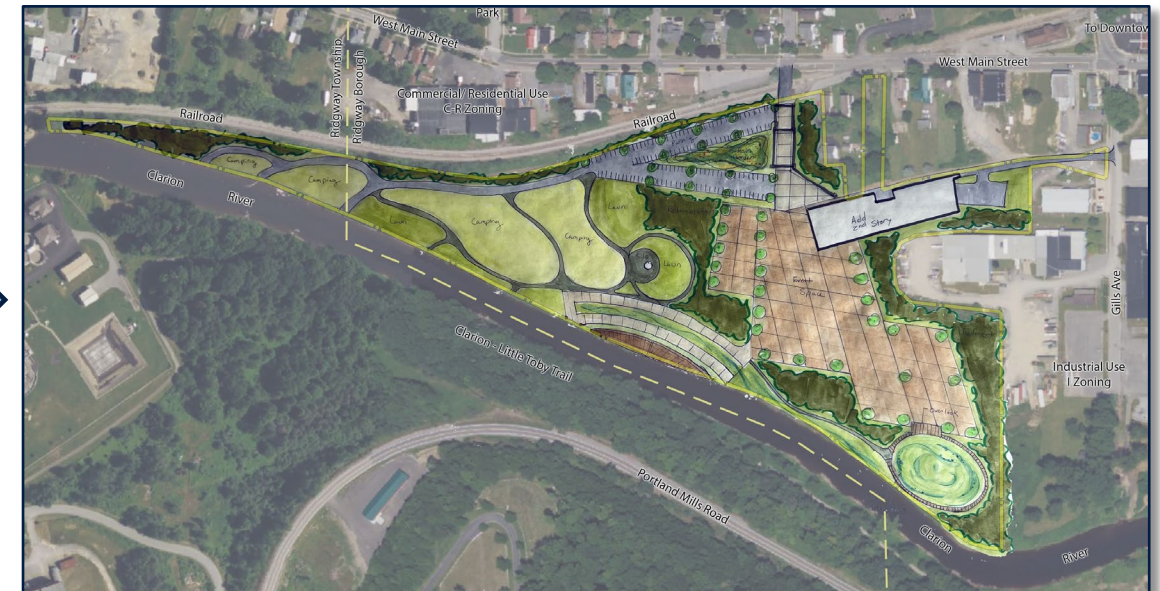
MASTER SITE PLAN DESIGN

DESIGN PROCESS – INITIAL CHARRETTE

The six following initial conceptual layouts were then produced using all the information gathered about the site and through the public's input.



The bubble diagram for Option 6.



Option 6 removes one building and provides parking in its place. Ample space for outdoor events is proposed. A path to a floating dock/stage provides access to the river. Camping space and open lawn are provided as well as several access points to put in a boat.

OPTION 6



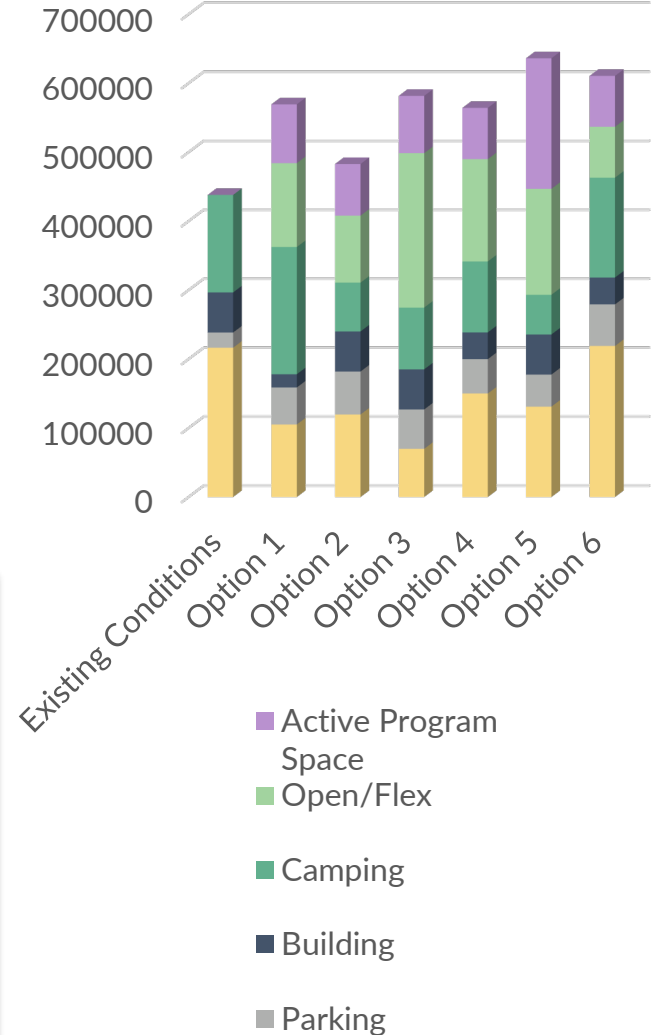
MASTER SITE PLAN DESIGN

OPTION SELECTION

Space allocation area take-offs were completed for each conceptual option. These concepts were presented to the public on May 29, 2024. During this public meeting members of the community gave excellent feedback on the designs. The initial bubble diagrams showing spatial layout were voted on then the more detailed plans were presented. The public used green dots and comments on post-it notes to described which parts of each design were preferred.



Space Allocation Comparison



MASTER SITE PLAN DESIGN



MASTER SITE PLAN DESIGN



MEETING THE GOALS



Recreational

- Addition of the trail system for passive recreation.
- Pump track to compliment mountain bike trail at Sandy Beach.
- Formalized camping area to attract outside visitors
- Nature play area



Economic

- Renovated buildings for retail, event venues, restaurants, and sports to bring in activities for various age groups
- Paved outdoor event space for large-scale events



Social

- Parking, renovated buildings, family-oriented spaces including the pump track and field for a variety of activities
- Indoor space supporting inclement weather activities



Environmental

- Reforestation, flood mitigation, building reuse, and meadow plantings



MASTER SITE PLAN DESIGN



MASTER SITE PLAN DESIGN



AERIAL VIEW

MASTER SITE PLAN DESIGN



AERIAL VIEW

MASTER SITE PLAN DESIGN



AERIAL VIEW



MASTER SITE PLAN DESIGN



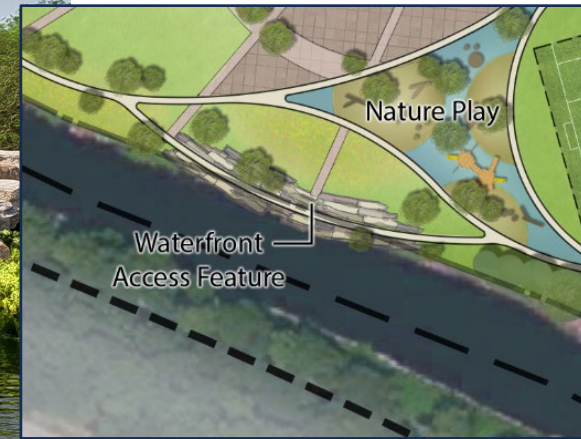
SITE ENTRANCE



MASTER SITE PLAN DESIGN



WATER ACCESS



MASTER SITE PLAN DESIGN



NATURE WALK



MASTER SITE PLAN DESIGN



PUMP TRACK



MASTER SITE PLAN DESIGN



NATURE PLAY



MASTER SITE PLAN DESIGN



1. Building and Raised Deck



2. River Access



3. Silo Mural Art



4. Boulder River Access

Precedent Image Locations

MASTER SITE PLAN DESIGN

CONCEPTUAL BUILDING IDEAS

Renovations to the two buildings on site would allow for multi-use indoor spaces. Adding an interior floor or a second-floor addition would create an ideal location for restaurants, retail, and events to happen at a level above the floodway. The first-floor area could be preserved for temporary events, indoor sports, and other activities that would be allowed to flood when necessary. The next step for the buildings is to take them into architectural design beginning with a feasibility study, structural assessment, and conceptual design. Floodproofing is a requirement for both buildings as they are situated in the floodway. This may require the ground floor of each building to be modified to accept flooding through venting or be raised to the appropriate height above flood level.

Building Use Preferences:

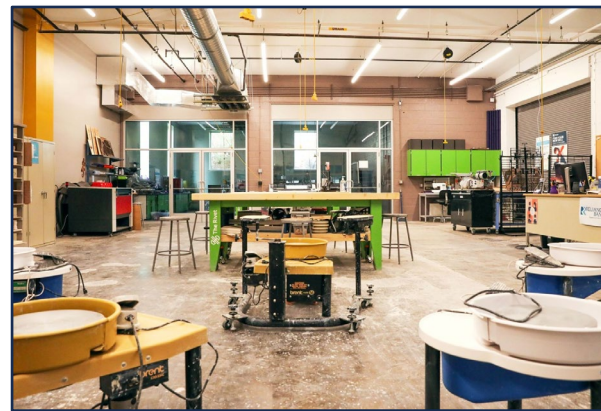
- Open Event Space
- Restaurant/Retail
- Adding a second floor
- Rock Climbing Gym
- Indoor sport courts
- Senior Center
- Community Kitchen
- Wedding/Event Venue
- Maker's Space
- Indoor Farmers Market
- Art Gallery/Museum
- Parking/Storage
- Restrooms



Axeman Brewery Bellefonte, PA



Community Kitchen



The Rivet State College, PA



Indoor Sport Courts



Indoor Rock-Climbing Wall

MASTER SITE PLAN DESIGN

BUILDING 1 DECK CONCEPT



MASTER SITE PLAN DESIGN

BUILDING 1 DECK CONCEPT

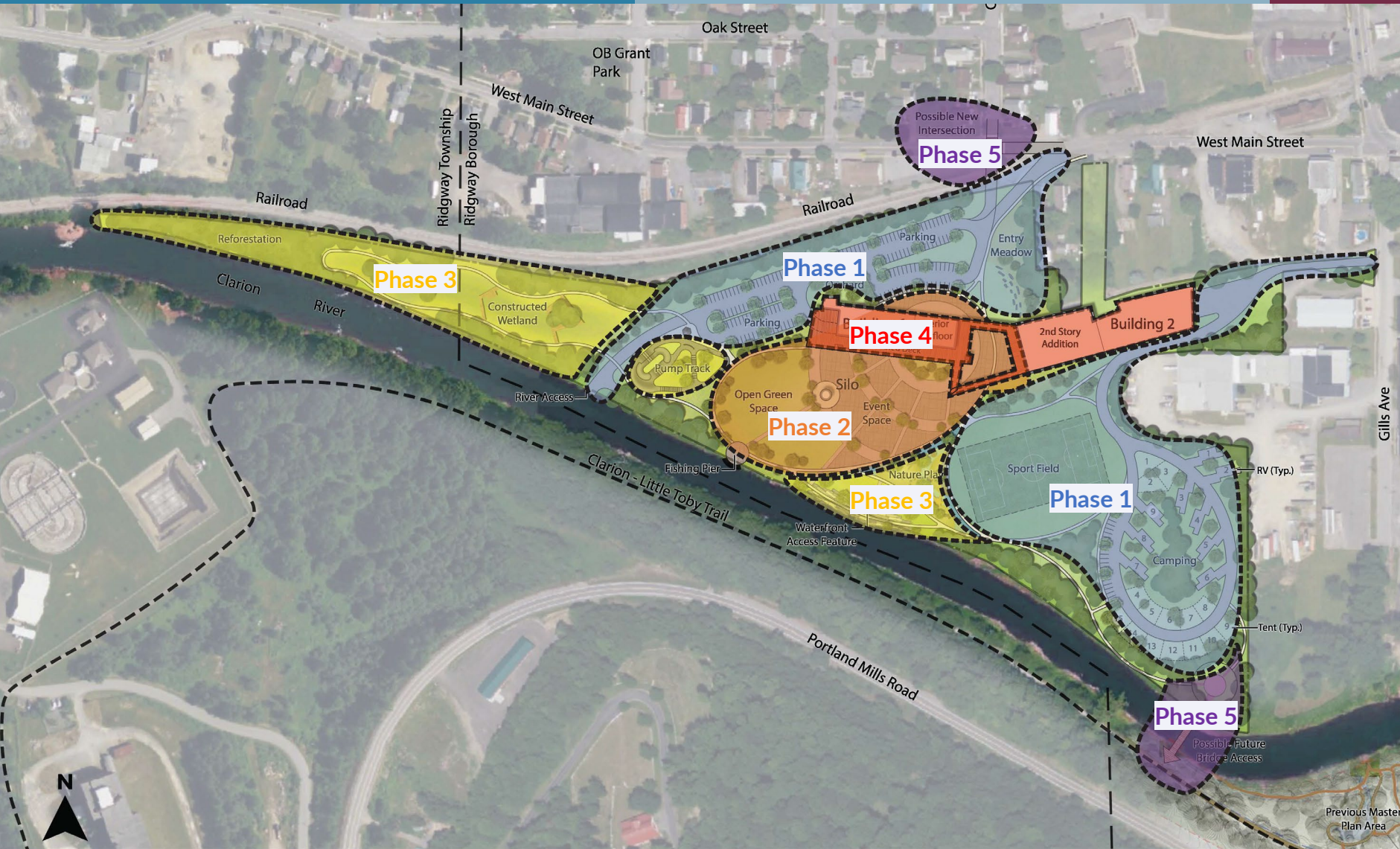


MASTER SITE PLAN DESIGN

BUILDING 2 ADDITION CONCEPT



PHASING CONSIDERATIONS



OVERALL PHASING PLAN

The Master Plan has opportunities within for smaller phased projects that logically can be designed, permitted and, and constructed efficiently due to location, materials needed, and construction sequence. The image on the left shows just one way the project could be broken down into 5 phases or projects:

- Phase 1:** Parking, Camping, Sport Field, Fishing and Boat Access, Overall Trails
- Phase 2:** Event Space, Community Green
- Phase 3:** Terraced River Access, Nature Play Area, Pump Track, Constructed Wetland
- Phase 4:** Building Upgrades, Elevated Deck
- Phase 5:** New Intersection, Clarion River Pedestrian Bridge

PHASING CONSIDERATIONS

INDIVIDUAL PROJECT IDEAS

Within each phase there are smaller projects that could be initially considered, for example, the boat access with a road from the entrance could act as a starting point for the parking lot project or the formalization of the camping area might become the catalyzation for the sport field and overall trail projects.

Four projects that continually were deemed as high importance but could also be considered comparably easy to accomplish are:

1. River Access for Boats and Fishing (ADA)
2. Campground Formalization
3. Parking and Pedestrian/Vehicular Entrance
4. Main Event Space



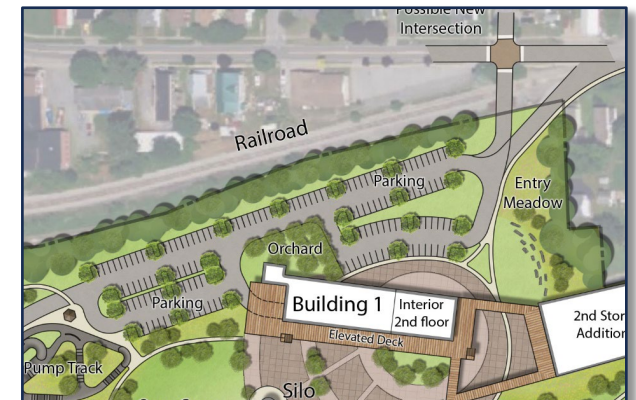
4. Event Space



1. River Access and Spine Road



2. Campground Formalization



3. Parking and Entrance

COST ESTIMATE AND FUNDING ANALYSIS

Engineer's Project Cost Opinion for The Ridgway Riverfront Site Master Plan PHASE 1 Entrance - Parking Lot - River Boat Access - Camping - Sport Field - Trails					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL
100-001	Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00
100-002	Demolition (misc.) / Rough Grading	1	LS	\$ 15,000.00	\$ 15,000.00
100-003	Parking Lot/Entry Road Paving	73500	SF	\$ 10.00	\$ 735,000.00
100-004	Parking Lot Shade Trees	35	EA	\$ 450.00	\$ 15,750.00
100-005	Reforested Rail Road Screening	1	LS	\$ 25,000.00	\$ 25,000.00
100-006	Boat Access Paving	3000	SF	\$ 10.00	\$ 30,000.00
100-007	Grass Sport Field	50000	SF	\$ 3.50	\$ 175,000.00
100-008	Camping Paving	70000	SF	\$ 10.00	\$ 700,000.00
100-009	Camping Lawn	28000	SF	\$ 1.25	\$ 35,000.00
100-010	Camping Shade Trees	35	EA	\$ 450.00	\$ 15,750.00
100-011	Camping Area Reforestation w/Seedlings or Whips	1	LS	\$ 5,000.00	\$ 5,000.00
100-012	Meadow Plantings	22800	SF	\$ 0.50	\$ 11,400.00
100-013	Entry Signage	1	LS	\$ 10,000.00	\$ 10,000.00
100-014	Community Garden Beds/Pathways	10	EA	\$ 400.00	\$ 4,000.00
100-015	Boulder Benches	12	EA	\$ 3,000.00	\$ 36,000.00
100-016	Overall Site Trails and Walkways	40000	SF	\$ 10.00	\$ 400,000.00
Subtotal					\$ 2,232,900.00
30% Contingency					\$ 669,870.00
TOTAL					\$ 2,902,770.00

COST ESTIMATES

The conceptual planning level cost estimates on this page and the following pages were developed to provide an itemized list of anticipated site improvements and their associated costs that reflect the design phases presented in this master plan report. As noted on the previous page there are several individual projects within these phases that can be seen as line items, that may be completed separately due to specific grant funding opportunities.

Engineer's Project Cost Opinion for The Ridgway Riverfront Site Master Plan PHASE 2 Paved Event Space - Community Open Green - Silo					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL
100-001	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
100-002	Demolition (misc.) / Rough Grading	1	LS	\$ 20,000.00	\$ 20,000.00
100-003	Paved Event Space	80000	SF	\$ 20.00	\$ 1,600,000.00
100-004	Open Green Space Lawn	50000	SF	\$ 1.25	\$ 62,500.00
100-005	Shade Trees	50	EA	\$ 450.00	\$ 22,500.00
100-006	Silo Mural or Renovation	1	LS	\$ 20,000.00	\$ 20,000.00
100-007	Fishing Pier	1	LS	\$ 30,000.00	\$ 30,000.00
Subtotal					\$ 1,770,000.00
30% Contingency					\$ 531,000.00
TOTAL					\$ 2,301,000.00

COST ESTIMATE AND FUNDING ANALYSIS

**Engineer's Project Cost Opinion
for
The Ridgway Riverfront Site Master Plan
PHASE 3
Terraced Waterfront Access Feature - Nature Play - Pump Track - Constructed Wetland**

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL
100-001	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
100-002	Demolition (misc.) / Rough Grading	1	LS	\$ 20,000.00	\$ 20,000.00
100-003	Terraced Waterfront Boulder Feature	11000	SF	\$ 55.00	\$ 605,000.00
100-004	Pump Track Paved (~30k not paved)	10500	SF	\$ 10.00	\$ 105,000.00
100-005	Constructed Wetland	1.4	AC	\$ 4,000.00	\$ 5,600.00
100-006	Boardwalks	630	LF	\$ 80.00	\$ 50,400.00
100-007	Nature Play	20000	SF	\$ 6.00	\$ 120,000.00
100-008	Reforestation w/Seedlings or Whips	1	LS	\$ 10,000.00	\$ 10,000.00
Subtotal					\$ 931,000.00
30% Contingency					\$ 279,300.00
TOTAL					\$ 1,210,300.00

COST ESTIMATES

The building portions of the cost estimates which makes up much of Phase 4, are highly speculative at this Site Master Plan level of design. Once program, safety/structural analysis, and initial architectural concepts are completed, a more precise cost estimate can be provided. The numbers provided herein for the buildings should be considered medium to high end estimates that were determined with uses such as restaurants, event venues, restrooms, HVAC, recreational courts, and floodproofing in mind. Planning costs for projects is generally estimated to 10% of construction cost.

**Engineer's Project Cost Opinion
for
The Ridgway Riverfront Site Master Plan
PHASE 4
Elevated Deck - Building 1 Renovations - Building 2 Renovations**

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL
100-001	Elevated Deck	20000	SF	\$ 125.00	\$ 2,500,000.00
100-002	Building 1 Renovations*	19300	SF	\$ 150.00	\$ 2,895,000.00
100-003	Building 2 Renovations*	40000	SF	\$ 200.00	\$ 8,000,000.00
Subtotal					\$ 13,395,000.00
30% Contingency					\$ 4,018,500.00
TOTAL					\$ 17,413,500.00

*Building Renovations are estimates and could vary greatly based on final designs

**Engineer's Project Cost Opinion
for
The Ridgway Riverfront Site Master Plan
PHASE 5
Future Intersection - Clarion River Pedestrian Bridge**

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL
100-001	New Intersection	1	LS		\$ 1,000,000.00
100-002	Pedestrian Bridge	150	LF	\$ 3,500.00	\$ 525,000.00
Subtotal					\$ 1,525,000.00
30% Contingency					\$ 457,500.00
TOTAL					\$ 1,982,500.00

COST ESTIMATE AND FUNDING ANALYSIS

OVERALL ESTIMATE OF PROBABLE COST

Engineer's Project Cost Opinion for The Ridgway Riverfront Site Master Plan Overall Site Master Plan Phase 1 - 5					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL
100-001	Phase 1: Entrance - Parking Lot - River Boat Access - Camping - Sport Field - Trails	1	LS		\$ 2,902,770.00
100-002	Phase 2: Paved Event Space - Community Open Green - Silo	1	LS		\$ 2,301,000.00
100-003	Phase 3: Terraced Waterfront Access Feature - Nature Play - Pump Track - Constructed Wetland	1	LS		\$ 1,210,300.00
100-004	Phase 4: Elevated Deck - Building 1 Renovations - Building 2 Renovations	1	LS		\$ 17,413,500.00
100-005	Phase 5: Future Intersection - Clarion River Pedestrian Bridge	1	LS		\$ 1,982,500.00
				Subtotal	\$ 25,810,070.00
				TOTAL	\$ 25,810,070.00



COST ESTIMATE AND FUNDING ANALYSIS



Clearfield Riverwalk
Site work: \$3 Million
Part of \$20 Million
Downtown Clearfield
revitalization effort

PROJECT COMPARABLES

HRG has completed several comparable projects in the region including the Rivers Landing and Riverwalk in Clearfield, Pa and Bull Run Greenway in Lewisburg, Pa. Included on this page are several images of these projects with the completed projects costs and estimates for future work on upcoming phases.



Bull Run Greenway, Lewisburg, PA
Phase 1: \$1-\$1.4 Million

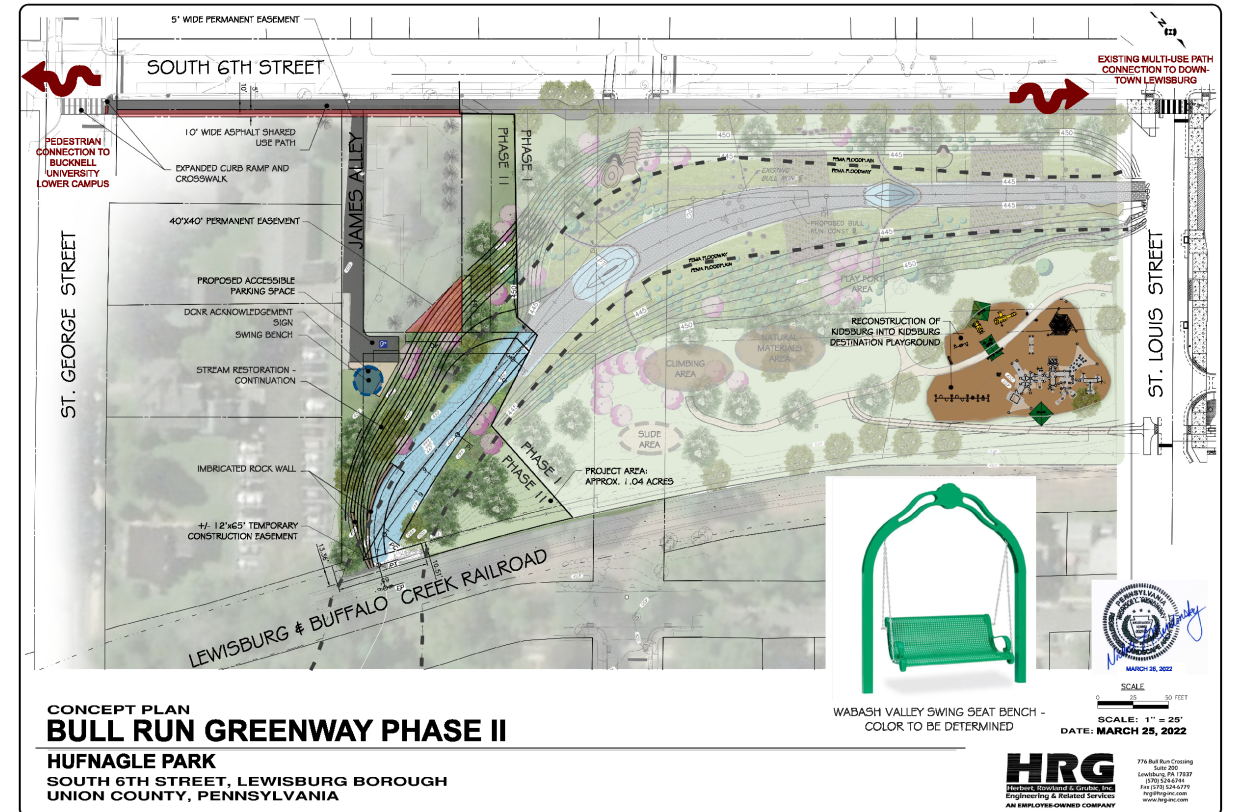


COST ESTIMATE AND FUNDING ANALYSIS

PROJECT COMPARABLES



Bull Run Greenway, Lewisburg, PA
Phase 2: \$2-\$2.7 Million



Bull Run Greenway, Lewisburg, PA
Phase 3: \$323,000 Estimate



COST ESTIMATE AND FUNDING ANALYSIS

FUNDING ANALYSIS

The Ridgway Riverfront Master Site Plan identifies several improvements that can be classified as parks and trails improvements, transportation enhancements, safety improvements, economic development, community revitalization, environmental/flood mitigation or a mix of these. The variety of the types and impact of these improvements provides the potential for the Borough of Ridgway and their partners to explore a variety of funding programs to support these improvements.

Funding Approach

When considering how to approach funding, it will be important to consider the timelines associated with different grants, availability of matching funds, priority improvements, the level of community impact, and the relationship between project components. This also includes a recognition of whether one improvement will help to generate support for another improvement, or whether one phase of the project must be completed before another phase. Partnerships will be critical to be successful in securing funding, and it will be important for the Borough to continue to communicate the importance of improvements to project partners, the community, and local elected officials.

The Pennsylvania Department of Conservation and Natural Resources (DCNR) is the go-to agency at the state level for funding parks, recreation, and trail acquisition, planning, and development projects. PA DCNR's Community Conservation Partnerships Program (C2P2) could be a viable resource for making improvements. Considering opportunities for economic development, the Office of the Budget's Redevelopment and Capital Assistance Program (RACP) provides funding for a variety of larger scale projects that support economic development. There are several other programs that may be appropriate sources for the Riverfront project.

This study recommends that the building expansions and improvements undergo a more detailed feasibility study and analysis to define goals and plans specific to this portion of the project more clearly. The DCED Municipal Assistance Program may be an option for the Borough to explore to get partial funding to complete additional studies and planning. That planning initiative will include funding considerations at that time, that are specific to the implementation of the building and economic development potential of those structures.

The tables on the following pages provide a list of potential funding sources that may be explored to fund various portions of the master plan.

COST ESTIMATE AND FUNDING ANALYSIS

PARK, RECREATION, AND WATER ACCESS

AGENCY	PROGRAM NAME	GRANT (% FUNDED) OR LOAN	BRIEF DESCRIPTION	OPEN FUNDING ROUND (TYPICAL)
Department of Conservation and Natural Resources (DCNR)	Community Conservation Partnerships Program (C2P2)	Grant (typically 50%)	Planning, acquisition, and development of public parks, recreation areas, motorized and non-motorized trails, river conservation and access, and conservation of open space.	Mid-January - Early April
Commonwealth Financing Authority (CFA) - Act 13	Greenways, Trails and Recreation (GTRP)	Grant (85%)	Projects involve planning, acquisition, development, rehabilitation and improvements to public parks, recreation areas (indoors and outdoors), greenways, trails and river conservation.	February 1 - May 31
Social Good Fund	PA Parks Fund	Grant (match encouraged)	Funds parks throughout PA.	Varies
PA Environmental Council (PEC)	PA Organization for Watersheds and Rivers (POWR) Statewide Waterway Access Grant	Grant (50%)	Provides grants of up to \$30,000 to create new or improve existing access points along the region's rivers, streams, and waterways.	Ongoing
PA Environmental Council (PEC)	PA Organization for Watersheds and Rivers Water Trail Mini-Grants	Grant (50%)	Projects create recreational opportunities on Water Trails; develop trails that support sustainable use of natural resources; increase and improve physical and psychological access to water trails; and connect water trails to land trails or to other culturally significant community assets.	Last due November 2023
Western PA Conservancy	Canoe Access Development Grants	Grant	Improve or develop stream access sites for canoeing or kayaking.	Spring and Fall Rounds
PA Fish & Boat Commission (PFBC)	Boating Facility Grant Program	Grant (50%)	Planning and design, fee simple and easement acquisition, development, expansion, and rehabilitation of public fishing and boating access facilities and related or associated amenities located on the waters of the Commonwealth.	December 30



COST ESTIMATE AND FUNDING ANALYSIS

WATERSHED QUALITY & TREE PLANTING

AGENCY	PROGRAM NAME	GRANT (% FUNDED) OR LOAN	BRIEF DESCRIPTION	OPEN FUNDING ROUND (TYPICAL)
PA Department of Environmental Protection (DEP)	Growing Greener Plus	Grant (85%)	Watershed protection and restoration, abandoned surface mine reclamation, and abandoned oil and gas well plugging projects	Varies
GIANT Company	Healing the Planet Program (Keep PA Beautiful)	Grant	Aims to improve the health and quality of waterways which will help protect water resources and improve the overall health of communities	Varies
National Fish & Wildlife Foundation	Central Appalachia Habitat Stewardship Program	Grant (50%)	Grants restore and sustain healthy forests, rivers and streams that provide habitat for diverse native bird and aquatic species populations and improve the quality and connectivity of forest and freshwater habitat; focus is on the Appalachian Region	Mid-April to mid-July
Western PA Conservancy	BHE GT&S Watershed Mini Grant Program	Grant	Can be used to cover expenses in water quality monitoring, restoration projects, and organizational promotion/outreach	Varies
Commonwealth Financing Authority (CFA)	Watershed Restoration and Protection Program (WRPP)	Grant (85%)	Construction, improvement, expansion, repair, maintenance or rehabilitation of new or existing watershed protection BMPs; stream channel and bank stabilization activities including the establishment of riparian vegetation to allow for long term stability of the stream; in stream monitoring to assess stream restoration status	February 1 – May 31
Department of Conservation & Natural Resources (DCNR)	TreeVitalize Tree Planning Grants	Grant (50%)	Assists communities in establishing and building programs that plant, maintain and sustainably manage public shade trees; provides assistance for tree plantings in community and urban areas with preference to projects that involve partnerships and include trainings/educational component	Mid-January to early-April
PA Urban & Community Forestry Council	Bare Root Tree Program	Grant	Aims to assist communities in Pennsylvania with increasing the tree canopy and commitment to urban and community forests: the program provides 10 – 20 large caliper bare root trees for planting on land owned by a municipality (streets and parks) or non-profit.	Due July 12 in 2024



COST ESTIMATE AND FUNDING ANALYSIS

FLOODING & HAZARD MITIGATION

AGENCY	PROGRAM NAME	GRANT (% FUNDED) OR LOAN	BRIEF DESCRIPTION	OPEN FUNDING ROUND (TYPICAL)
Commonwealth Financing Authority (CFA) - Act 13	Flood Mitigation Program	Grant (85%)	Projects authorized by a flood protection authority, DEP, the ACOE, or NRCS, or identified by a local government for flood mitigation	February 1 - May 31
Federal Emergency Management Agency (FEMA)	Building Resilient Infrastructure and Communities (BRIC) Program	Grant (75%)	Funds may be used for capability and capacity building activities, mitigation projects, and associated mitigation management costs - reducing the risks from disasters and natural hazards	Varies
Federal Emergency Management Agency (FEMA)	Flood Mitigation Assistance (FMA) Grant Program	Grant (75%)	Assists communities to implement measures that reduce or eliminate the long-term risk of repetitive flood damage to buildings and structures insured under NFIP	Varies

MULTIMODAL TRANSPORTATION

Commonwealth Financing Authority (CFA)	Multimodal Transportation Fund (MTF)	Grant (70%)	Development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development	March 1 - July 31
PA Department of Transportation (PennDOT)	Multimodal Transportation Fund (MTF)	Grant (70%)	Transportation and related improvements for transportation assets that enhance communities, pedestrian safety, and transit revitalization	Varies; typically end of the year
PA Department of Transportation (PennDOT) or MPO	Transportation Alternatives Set-Aside Program (TASA)	Grant (funds all construction costs only)	Funding for projects and activities defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, environmental mitigation, trails that serve a transportation purpose, and safe routes to school projects.	Typically bi-annually



COST ESTIMATE AND FUNDING ANALYSIS

ECONOMIC DEVELOPMENT, BEAUTIFICATION, TOURISM

AGENCY	PROGRAM NAME	GRANT (% FUNDED) OR LOAN	BRIEF DESCRIPTION	OPEN FUNDING ROUND (TYPICAL)
Commonwealth Financing Authority (CFA)	Local Share Account (LSA) - Statewide	Grant	Grants distributed from certain licensed gaming facilities to support economic development projects, community improvement projects, and projects in the public interest	September 1 - November 30
AARP	AARP Community Challenge Grants	Grant	Funds quick-action projects that help communities become more livable for people of all ages, i.e., the needs of people 50-plus; project types include transportation, parks, and community resilience	Varies
U.S. Dept. of Agriculture (USDA) Rural Development	Community Facilities Programs	Combo	Develop or improve essential public services and community facilities in rural areas; construct, expand, or improve facilities that provide health care, education, public safety, and public services	Ongoing
Appalachian Regional Commission (ARC)	Area Development Program	Grant (20 to 80% depending on economic status)	Projects that create and retain jobs in the Appalachian Region and help communities recover from declines in coal and manufacturing sectors and transition to new industries; critical infrastructure investments mainly include water and wastewater systems, transportation networks, broadband, and other projects anchoring regional economic development	Varies
First Energy Foundation	First Energy Foundation Grant Program	Grant	Priorities include improving quality of life, empowering workforce development, promoting local and regional economic development, and supporting employee leadership interests	Varies
Lowe's	Hometowns Impact Program	Grant	\$100 million initiative designed to improve and revitalize communities across the United States; available through 2026, eligible projects include outdoor community spaces such as gardens and playgrounds	Due in February
PA Council on the Arts	Creative Communities Initiative	Grant (90%)	Successful projects are of, by, and for the community and can utilize any artistic discipline to create change by addressing a wide variety of community issues such as economic development, environment, safety, transportation, housing, health, beautification, social justice, and social cohesion	Fall



COST ESTIMATE AND FUNDING ANALYSIS

ECONOMIC DEVELOPMENT, BEAUTIFICATION, TOURISM

AGENCY	PROGRAM NAME	GRANT (% FUNDED) OR LOAN	BRIEF DESCRIPTION	OPEN FUNDING ROUND (TYPICAL)
PA Department of Community & Economic Development (DCED)	Local Government Capital Project Loan Program (LGCPL)	Loan (50%)	Equipment and facility needs; rolling stock and data processing equipment purchases for the purchase, construction, renovation or rehabilitation of municipal facilities (for local governments with populations of 12,000 or less)	Varies
T-Mobile	Hometown Grants Program	Grant	Funds projects to build, rebuild, or refresh community spaces that help foster local connections in your town; projects should be shovel-ready, physical builds or improvements that can be completed within 12 months of receiving funding	Quarterly
PA Department of Community & Economic Development (DCED)	Municipal Assistance Program (MAP)	Grant (50%)	Strategic Economic Innovative plans that support community and economic development improvements with an emphasis on multi-municipal plans, shared service activities, consolidating/regionalizing services; Community planning - comprehensive plans, land use ordinances, entrepreneurial/innovative plans that support community and economic development improvements, etc.	Ongoing
PA Office of the Budget	Redevelopment Assistance Capital Program (RACP)	Grant (50%)	Provides funding for the design, acquisition, and construction of a regional economic, cultural, civic, recreational, and historical improvement project	Varies

APPENDIX

APPENDIX A – MEETING AGENDAS

APPENDIX B – FULL KEY PERSON INTERVIEWS

APPENDIX C – CLARION – LITTLE TOBY TRAIL, TRAIL USER ANALYSIS 2023

APPENDIX D – MASTER SITE PLAN GRAPHICS

APPENDIX E – FULL COST ESTIMATES

APPENDIX F – PREVIOUSLY COMPLETED PLANNING DOCUMENT SUMMARY