

Carbondale Core Neighborhood Plan



June 2024

We would like to thank and acknowledge the following individuals and organizations for their contributions to this plan:



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- | | |
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• Vision for the Neighborhood	Page 4
• Neighborhood Assets	Page 6
• Project Study Area	
• Carbondale’s Rich History	
• Demographics	
• Defining the Issues & Opportunities	Page 11
• Previous Community Engagement	
• Current Community Engagement	
• Catalytic Potential	
• Neighborhood Assessment	
• Project Goals	
• Neighborhood Enhancement Plan	Page 36
• Recommendations	
• Cost Estimates	
• Action Plan	Page 55
• Implementation Strategy	
• Appendices	Page 63
• A: Neighborhood Assessment Findings	
• B: Site Plan Alternates	

VISION FOR THE NEIGHBORHOOD



The Carbondale community has been collaborating on a shared vision for enhancing the neighborhoods, civic spaces, sidewalks and trails in the City. This vision builds upon a four-year community engagement planning process of the Heart & Soul visioning from 2021 to 2024 as well as a one-year Outdoor Towns visioning process in 2021 to create this plan for Carbondale. After conducting a detailed assessment of the 909 parcels in the neighborhood study area in the winter of 2024, and identifying those parcels with the highest catalytic potential, this plan brought together both community input and site analysis to create a shared vision for Carbondale's Core Neighborhood.

Building upon the eight community engagement meetings between 2021 and 2023 as well as the March 19, 2024 Community Visioning Meeting, the following vision has emerged:

1. Enhance pedestrian and bicycle connectivity to downtown, trails, and neighborhoods to support outdoor recreation.
2. Make Carbondale "the place to be" for fun, recreation, community events, and heritage tourism.
3. Create the Gravity Park roundabout at Carbondale's northern gateway to enhance safety and highlight outdoor recreation opportunities and heritage assets.
4. Reduce blight and beautify every block.
5. Increase opportunities for homeownership.
6. Empower residents to get involved and enhance their neighborhood.

Carbondale's Core Neighborhood Plan recognizes the challenges faced by the neighborhood while building upon the existing strengths of the neighborhood to establish a clear vision to enhance its homes, infrastructure, civic spaces, and natural features.



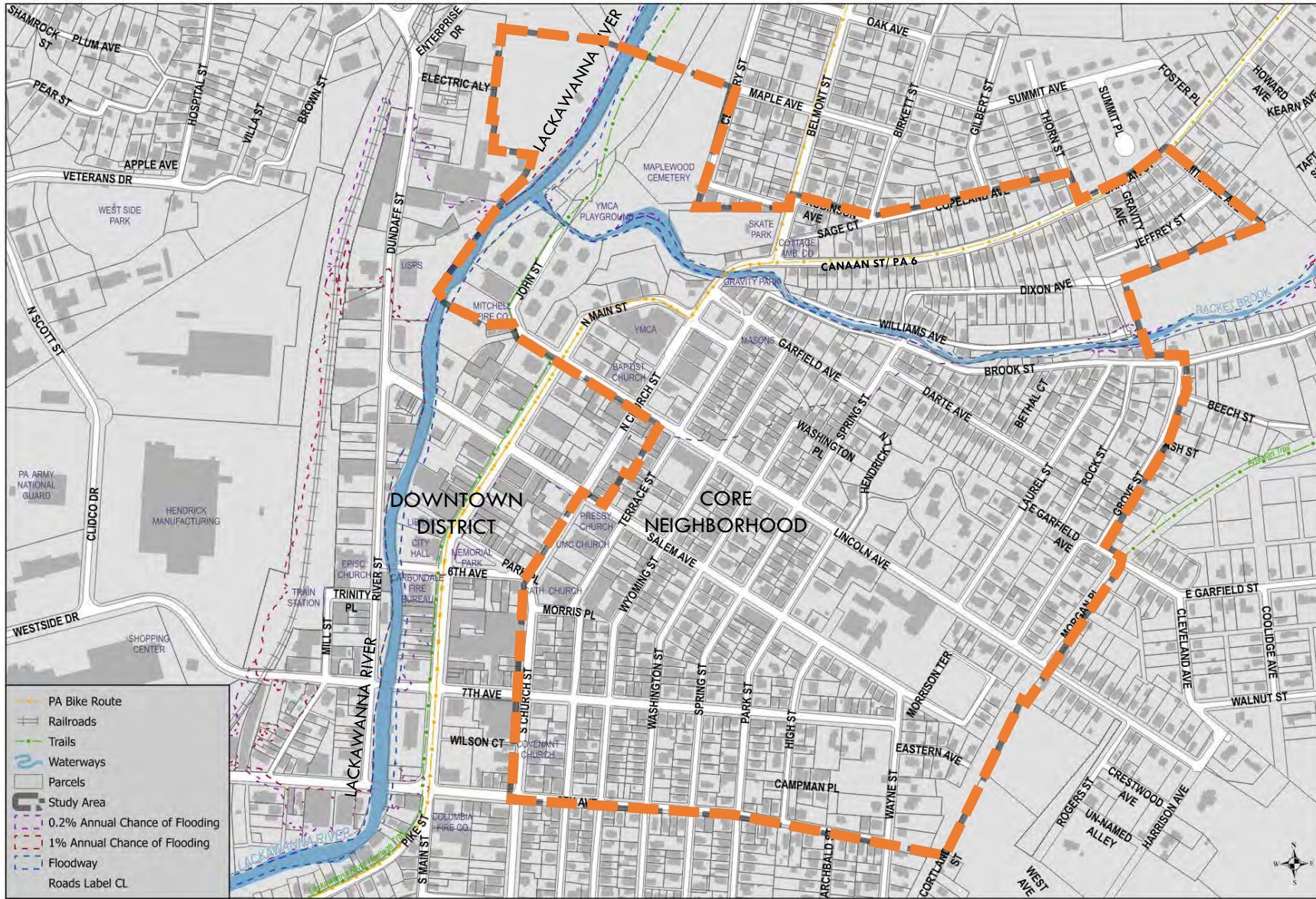
Racket Brook Neighborhood Enhancement Sites



Salem Ave. Neighborhood Park

NEIGHBORHOOD ASSETS





Project Study Area

The study area consists of **909 parcels** bounded on the south by 8th Ave, the west by Church St and the Lackawanna River, the north by Copeland Ave and the east by Morgan Pl, Grove St, and Mitchell Ave.

Carbondale Elm Street : Base Map
 City of Carbondale, Lackawanna County, Pennsylvania - 4/15/2024

PROJECT STUDY AREA

Carbondale - Pioneer City

Carbondale, the Pioneer City, offers a rich history that includes anthracite coal mining, historic architecture, welcoming trails, family friendly festivals, and safe parks. The community most values its people, history, nature, small-town feel, family-friendly environment, and small businesses and community events, according to the Heart & Soul Action Plan.



City Hall, Historical Society & Memorial Park



Lackawanna River Heritage Trail



Pioneer Days



Anthracite Center



Train Station



Gravity Park



Greater Carbondale YMCA



Anthracite Hotel



Trailhead Mural



Carbondale Skate Park



Victorian Homes



Post Office



Lackawanna River Heritage Trail



Carbondale Library



Strong Churches

Main Street Architecture, Restaurants & Retail

Trails and Historic Train Station

Parks, Recreation & Events

Strong Neighborhoods, Institutions & Churches

DEMOGRAPHIC SUMMARY

Project Area
Area: 0.24 square miles

KEY FACTS

1,934

Population



867

Households

41.4

Median Age

\$38,008

Median Disposable Income

EDUCATION

6.2%

No High School Diploma



38.6%

High School Graduate



32.3%

Some College/
Associate's Degree



23.0%

Bachelor's/Grad/Prof Degree

INCOME



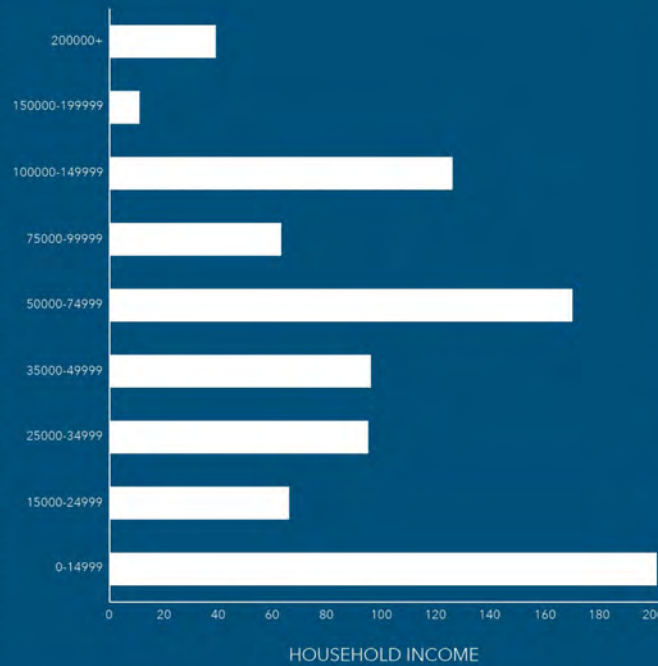
\$45,314

Median Household Income



\$28,680

Per Capita Income



Project Study Area

EMPLOYMENT



64.8%

White Collar



26.2%

Blue Collar



11.6%

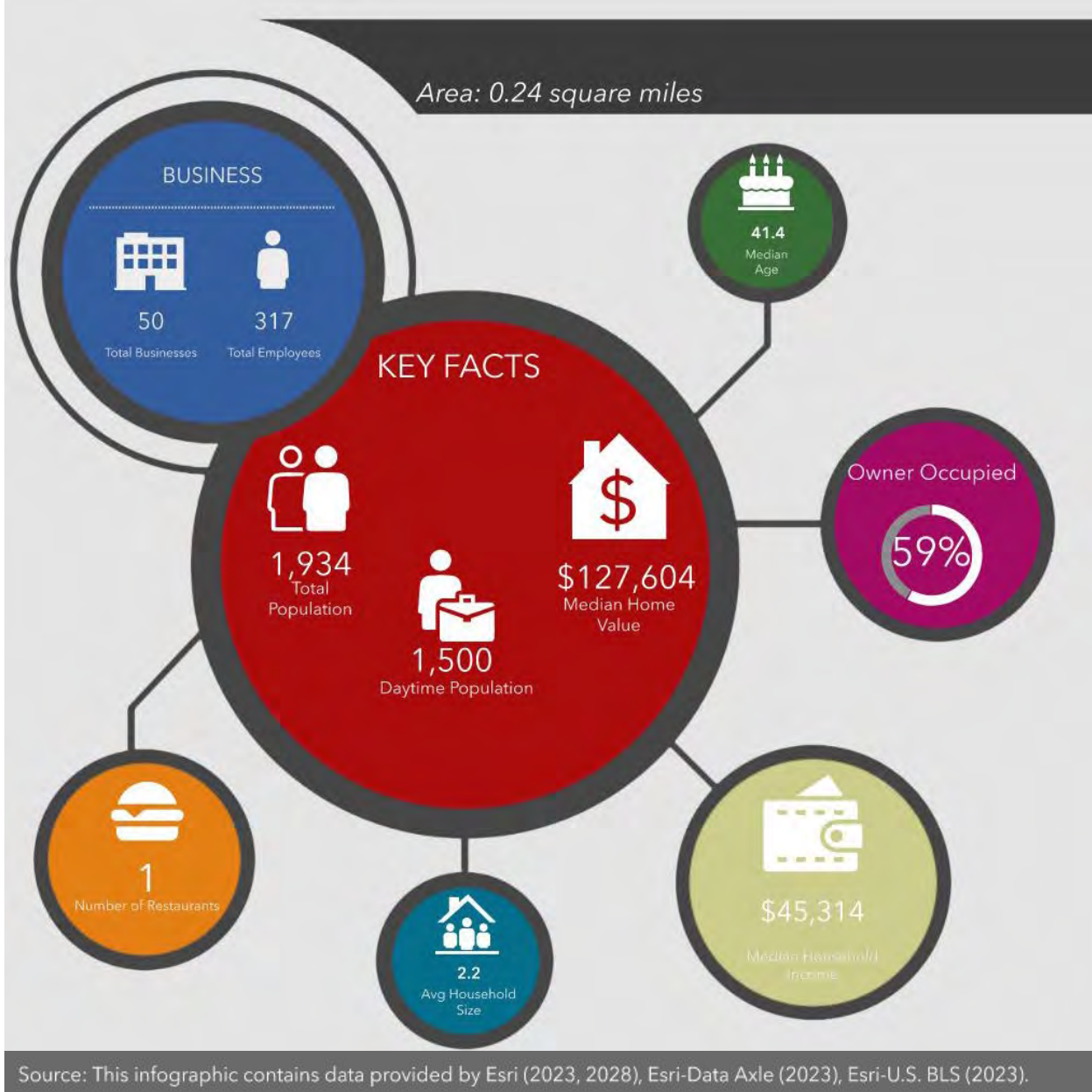
Services

8.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

Source: This infographic contains data provided by Esri (2023, 2028).



DEFINING THE ISSUES & OPPORTUNITIES



Carbondale Outdoor Town Action Plan (2021)

- Carbondale Community Vision Workshop
 - May 19, 2021
- Carbondale Community Action Meeting
 - October 13, 2021
- Carbondale Community Input Survey
- Walkshop (Community Self-Assessment) Form

What is Outdoor Towns?

- Revitalization process using nature-based assets
- A 12-month pilot program
- Collaboration between City of Carbondale and Department of Conservation and Natural Resources
- Driven by an Action Team comprised of residents, non-profits, and government
- It leverages relationships and partnerships to execute projects
- Will dovetail with Heart & Soul initiative

What are the goals of Outdoor Towns

1. Make a community more attractive & accommodating for outdoor recreation visitor
2. Brings people together through nature & outdoor recreation
3. Connect people seeking adventure with retail, restaurants, and local culture
4. Improve community's health, economy activity, access to nature and quality of life

How is it funded?

- Grants, sponsorships, in-kind donations contribute to the funding

Goal #1 – Improve the appearance of Main Street Carbondale

- Improve building facades
- Repair & clean sidewalks
- Create murals on empty façades

Goal #2 – Recruit new businesses or expand ones that would benefit an Outdoor Towns atmosphere

- Recruit & retain shops that support activity on the trail & make shops more trail-user friendly

Goal #3 – Enhance existing events and bring new ones into community

- Coordinate existing events and create new events in 2022

Goal #4 – Establish a Marketing & Communications Program

- Create marketing strategy for downtown
- Hire a parttime person or recruit a volunteer to help with social media

Goal #5 – Improve walkability, bike ability and access to river

- Create visual & physical access to river
- Create bike lanes
- Enhance signage for trail access
- Create & install signage for downtown places of interest

Goal #6 – Develop a community of residents, businesses & partners who recognize the natural value of our area & support Outdoor Towns

- Form new partnerships with businesses

Carbondale Heart & Soul Community Action Plan 2024



- Exploring Our Community – Everybody has a Story
- Collected data in a number of ways and places

Community Engagement Summary

- Public Events: **6**
- Core Team Meetings: **18**
- Survey responses: **148**
- Children’s Drawings: **30**
- Interviews: **69**

Short Term Actions - 6 Months or Less

- Improve Communications
- Improve Curb Appeal
- Encourage Block Parties
- Host music events downtowns
- Provide new activities for teenage residents

Medium Term Actions – 6 -18 Months

- Develop a self-guided walking tour
- Create special events
- Build business alliance
- Create speaker series

Long Term Actions - 18 Months or Longer

- Improve Marketing
- Hire an “ambassador of fun”
- Create Boat Launch
- Conduct outdoor education
- Improve accessibility
- Create murals downtown, including one that incorporates our Heart and Soul Statements



Carbondale Core Neighborhood Plan

Community Engagement Process

Community Meeting

On March 19th 2024, a public meeting was held at the Greater Carbondale YMCA to introduce the project to the neighborhood. The goals and objectives for this neighborhood were presented, along with a brief explanation of the state's Neighborhood Partnership Program (NPP).

Attendees were invited to participate in a series of interactive exercises to provide their direct input regarding community perceptions of the study area, specific elements that are positive or negative in the study area, and where they believe the top priorities are in terms of allocating funds for improvements.

Community Exercises

Ticket Exercise – Participants were given 10 tickets and asked to "vote with their dollars". They placed tickets into jars labeled for potential funded improvement projects.

Community Perception Exercise – Participants were invited to place green dots over locations that they perceive as "positive" in the study area and to place red dots over locations that they perceive as "negative".

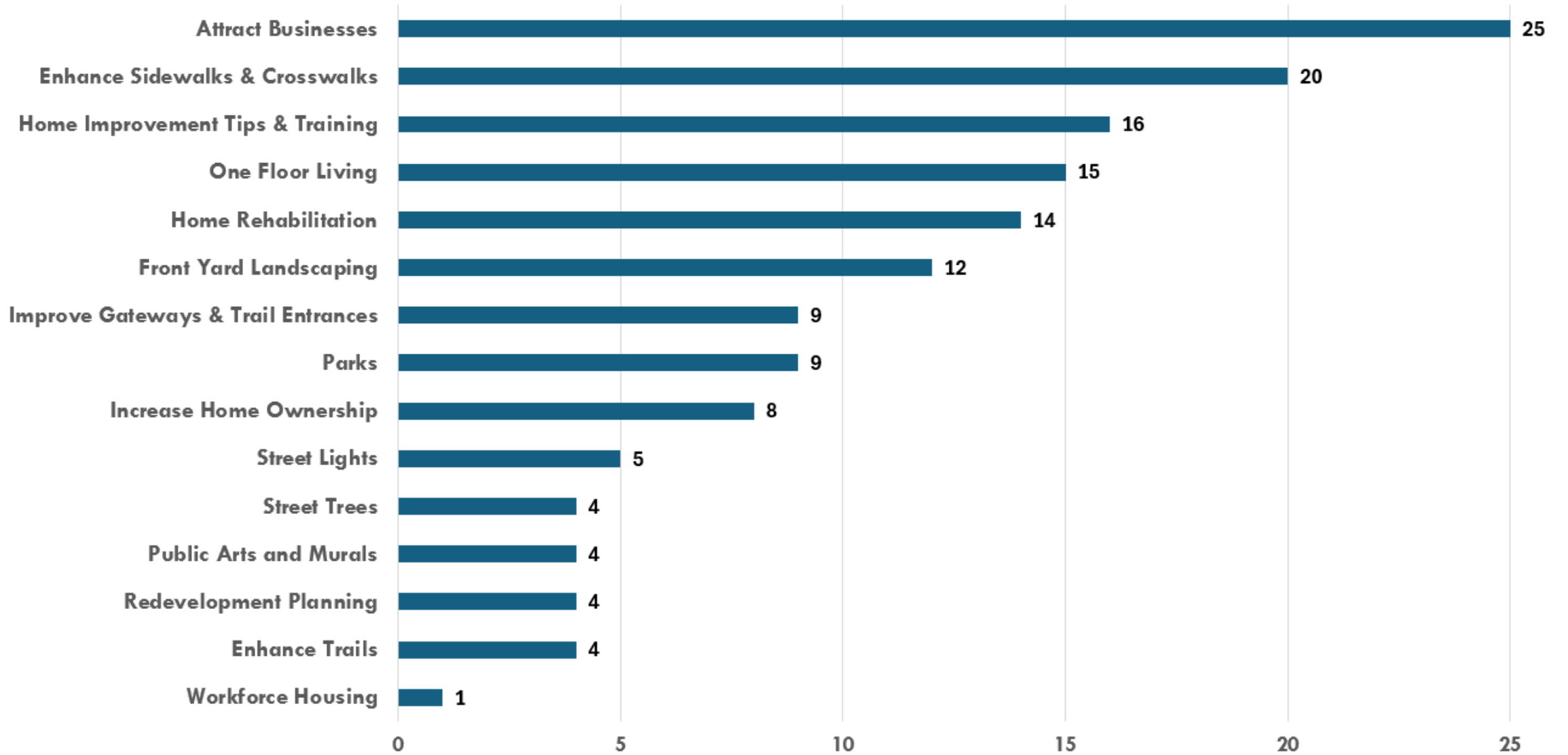
Blue Sky Exercise – Participants were provided with large sticky notes and were asked to write down specific suggestions they had for improvements in the study area and stick them to the posters. Each of the 5 posters corresponded to the NPP improvement categories (Clean, Safe & Green, Design, Neighbors & Economy, Image & Identity, and Sustainable Organization).

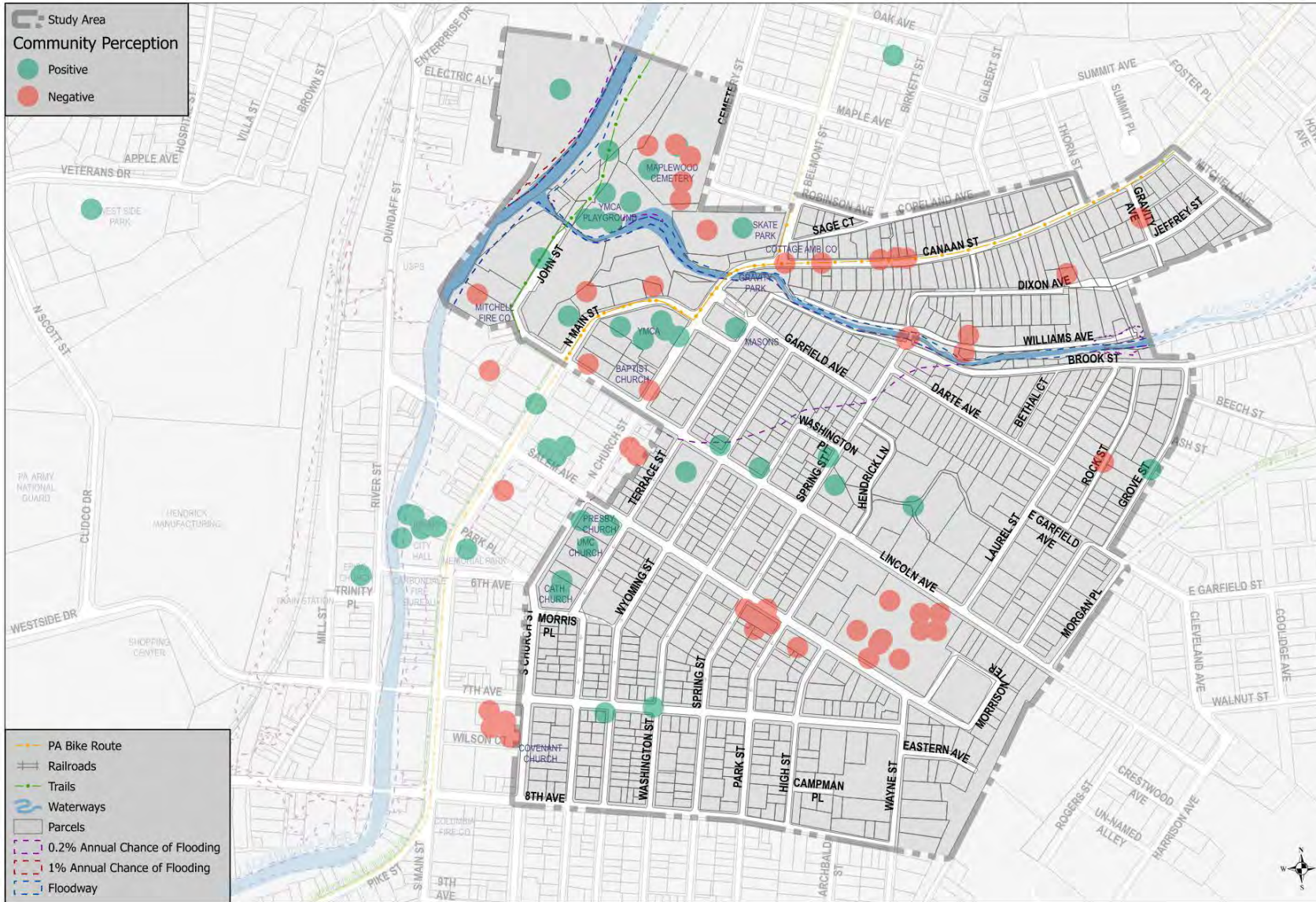


Ticket Exercise Results

The 3 improvement categories receiving the most votes were Attract Businesses, Enhance Sidewalks & Crosswalks, and Home Improvement Tips & Training. Full results below:

- 25 – Attract Businesses
- 20 – Enhance Sidewalks & Crosswalks
- 16 – Home Improvement Tips & Training
- 15 – One Floor Living
- 14 – Home Rehabilitation
- 12 – Front Yard Landscaping
- 9 – Improve Gateways & Trail Entrances
- 9 – Parks
- 8 – Increase Home Ownership
- 5 – Street Lights
- 4 – Street Trees
- 4 – Public Arts and Murals
- 4 – Redevelopment Planning
- 4 – Enhance Trails
- 1 – Workforce Housing





DERCK & EDSON
 CARBONDALE EDUCATION & ATHLETICS
Carbondale Elm Street : Community Perception (Public Meeting Dot Map)
 City of Carbondale, Lackawanna County, Pennsylvania - 2/23/2024

Dot Map Exercise

- Aerial photo with sticky dots placed by public meeting attendees on locations that evoke positive (green) or negative (red) reactions.
- There seems to be negative perception of properties along Canaan Steet, Williams Avenue, Salem Avenue and Church Street near 7th Avenue. The YMCA, YMCA playground, Lincoln Avenue, and the churches along Church Street near Salem Avenue consistently ranked as positive.

What improvements would you like to see in your neighborhood, related to:

NEIGHBORS & ECONOMY

Past Planning Recommendations:

- Create cemetery tours
- Create neighborhood festivals
- Conduct outdoor education
- Cultivate and execute seven city projects and partnerships
- Develop self-guided walking tours
- Create regular movie nights

Enhancing Carbondale's Downtown Neighborhoods

What improvements would you like to see in your neighborhood, related to:

IMAGE & IDENTITY

Past Planning Recommendations:

- Create and install signage for places of interest
- Enhance signage for trail access
- Create a social media presence
- Allow neighbors to be quirky
- Create community forums, and newsletters
- Develop videos for YouTube

Enhancing Carbondale's Downtown Neighborhoods

Blue Sky Exercise

Blue Sky Exercise – Community Comments

All the written comments and suggestions that the meeting participants added to the Blue Sky sticky wall were recorded to evaluate instances of unique concerns and opportunities or to better define important, specific improvements for the neighborhood.

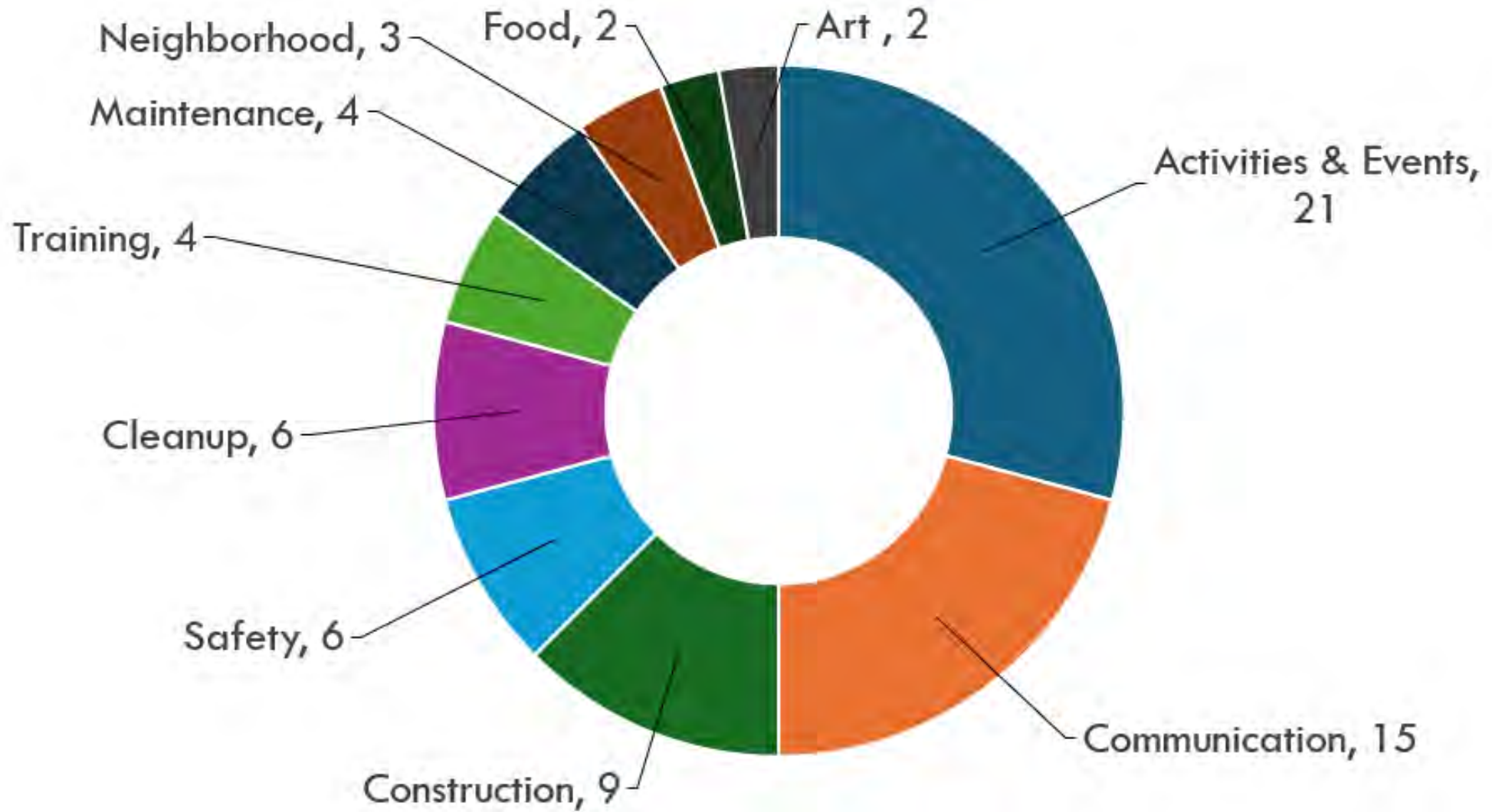
Popular Responses Included:

- Streetscape Improvements
- Landscape & Lighting
- Clean up Properties
- Community Communication
- Neighborhood Activities
- Sidewalk & Crosswalk Improvements

Community Engagement from 2021 - 2024

The following pages depict what we have heard from the community over three different planning efforts: Carbondale Outdoor Town Action Plan, Carbondale Heart & Soul Action Plan, and Carbondale Core Neighborhood Plan.





WHAT WE HEARD – THEMES

Activities & Events Comments

Pickleball courts
Water park & Splash pad
Handicap fishing dock and boat launch
Activities for young kids/teens/young adults
Movie nights in the park (2)
Neighborhood Tours of Cemetery, Churches, etc. (3)
Pop up shops (summer events)
Community gardens - compost
Coordinate Events to maximize impact and create new events
Create Neighborhood Festivals
Create music events downtown
Teen Lego Nights at Library
Create Events promoting the Alien landing (2)
Create Alumni Speaker Series for residents and students.
Town wide yard sale (2)

Communication Comments

Create community forums for discussion of local issues (3)
Spread and promote city to other people
Community newsletter blog (2)
Connect with local neighborhoods to find what works and what doesn't
Recruit/retain shops and make shops more trail user-friendly
Create a marketing strategy for downtown (2)
Increase Business Alliances (2)
Create social media presence promoting existing activities (2)
Create an online calendar of events.
Develop videos about Carbondale for YouTube.
Hire "Ambassador of Fun"

Construction Comments

Remove blight (2)
Restore historic buildings and homes
Mixed use structures - businesses and residential
Create visual and physical access to the Lackawanna River
Create and install signage for downtown places of interest
Enhance signage for Trail Access
Improve building facades
Make recreation areas ADA accessible

Safety Comments

Paint or mark crosswalks (2)
Brighter safer lights (2)
Better street signage
Improve streetscape - example: worn out stops signs, etc.
Create bike lanes downtown

Cleanup Comments

Landscaping/Pretty Lawn Contest
Poop bags for dogs
Cleaner sidewalks
Caretaker or something for cemetery St.
Put out Trash Cans. Clean up, encourage curb appeal.

Training Comments

Community workshops for soft skills (3)
Help homeowners with repairs
Workforce development training
Conduct Outdoor Education

Maintenance Comments

Hold landlord accountable for maintaining properties
Public Works to replace lines under road before road repairment
Pave street - Williams Ave and Dixon Ave
Repair and clean sidewalks

Neighborhood Comments

Have neighbors work with each other to promote clean, safe and green
Combine Dixon Hill with Williams Ave for Neighborhood Block Program
Allow your neighbors to be quirky, as they are.

Food Comments

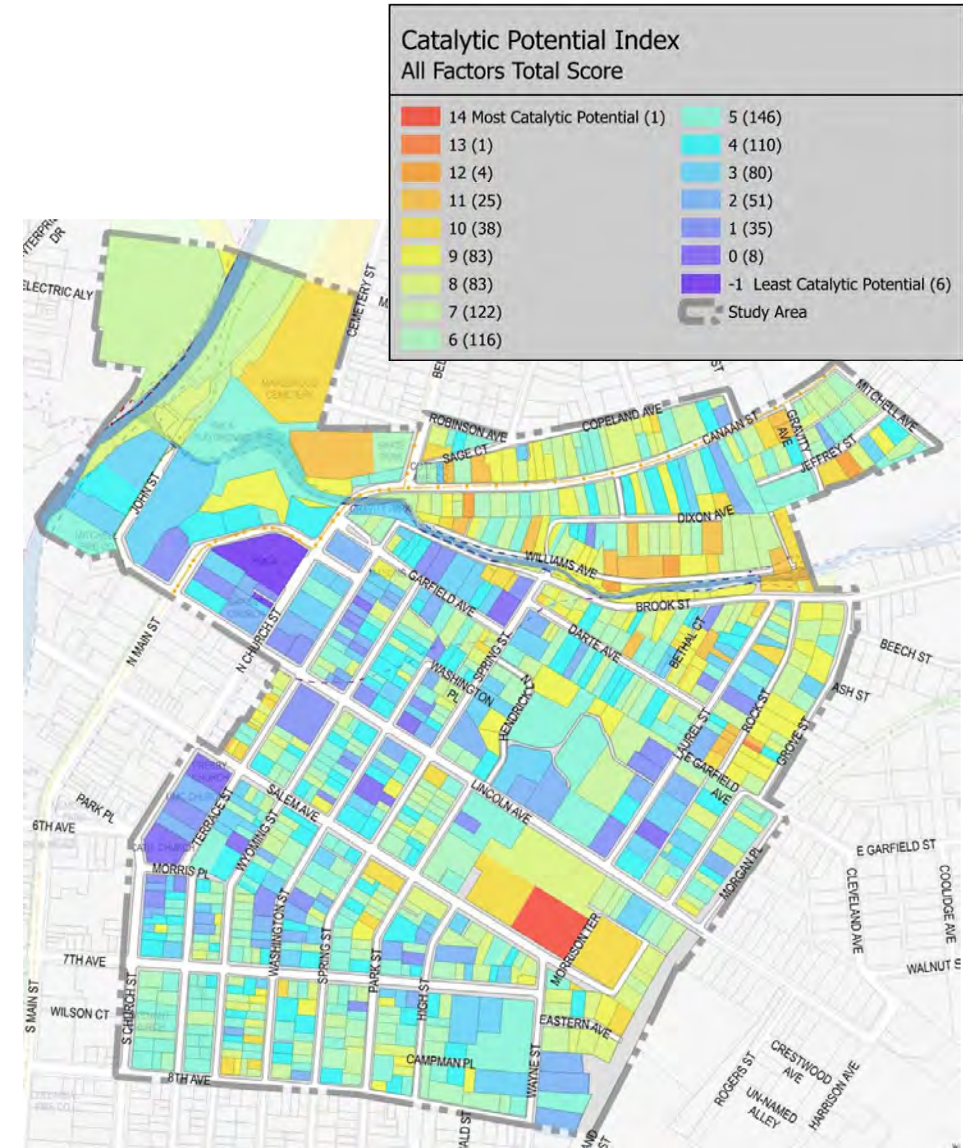
Ethnic food festival
Food trucks

Art Comments

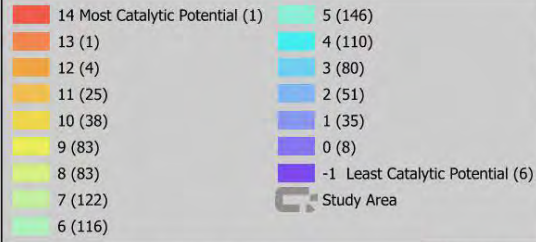
Create murals on empty facades
Create Murals Downtown

Catalytic Potential

- Catalytic Potential Index (CPI) is a single, calculated, value assigned on a per-address basis. Using a series of defined factors, the analysis is intended to help focus revitalization efforts on properties where incremental physical changes can make the greatest difference. CPI indicates the positive impact that improvements to those parcels are likely to have on neighboring properties.
- Factors included in this CPI Analysis:
 - The condition of: street curbing, sidewalk, building façade, and curb appeal.
 - The presence of: street trees, building vacancy, and unimproved land.
 - The status of: rental registration, City engagement, multiple property control, community perception, institutional ownership, and ownership by public entities.



Catalytic Potential Index All Factors Total Score

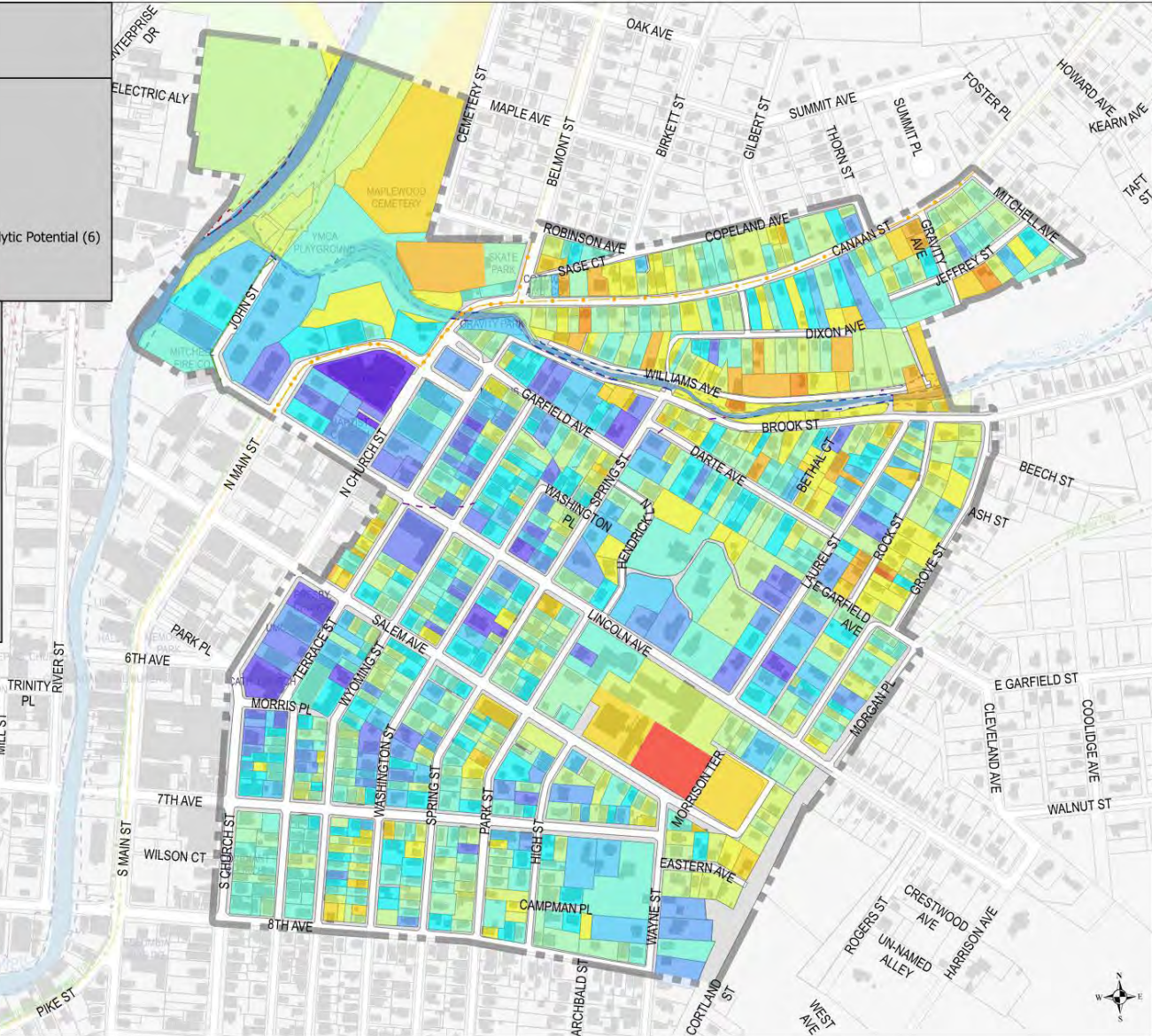
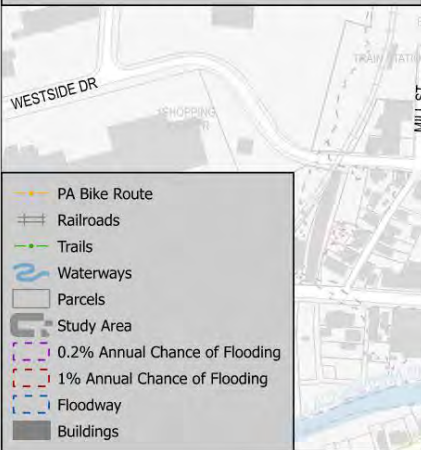


CATALYTIC POTENTIAL INDEX EXPLAINED:
Catalytic Potential Index (CPI) is a single, calculated, value assigned on a per-address basis.

Using a series of defined factors, the analysis is intended to help focus revitalization efforts on properties where incremental physical changes can make the greatest difference. CPI indicates the positive impact that improvements to those parcels are likely to have on neighboring properties.

FACTORS INCLUDED IN THIS CPI ANALYSIS:

- The condition of: street curbing, sidewalk, building façade, and curb appeal.
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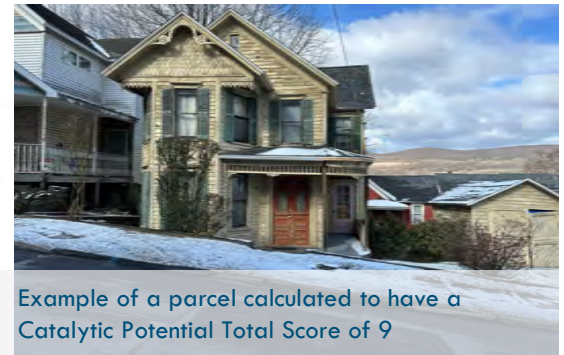


Catalytic Potential

To arrive at a final number that reflects each parcel's Catalytic Potential Total Score, the design team combined results from the Community Perception Map, the in-field Fulcrum assessments and key municipal records reviews. Every property received a total score and corresponding map color. These scores were then mapped across the study area to determine any patterns to blighted properties.

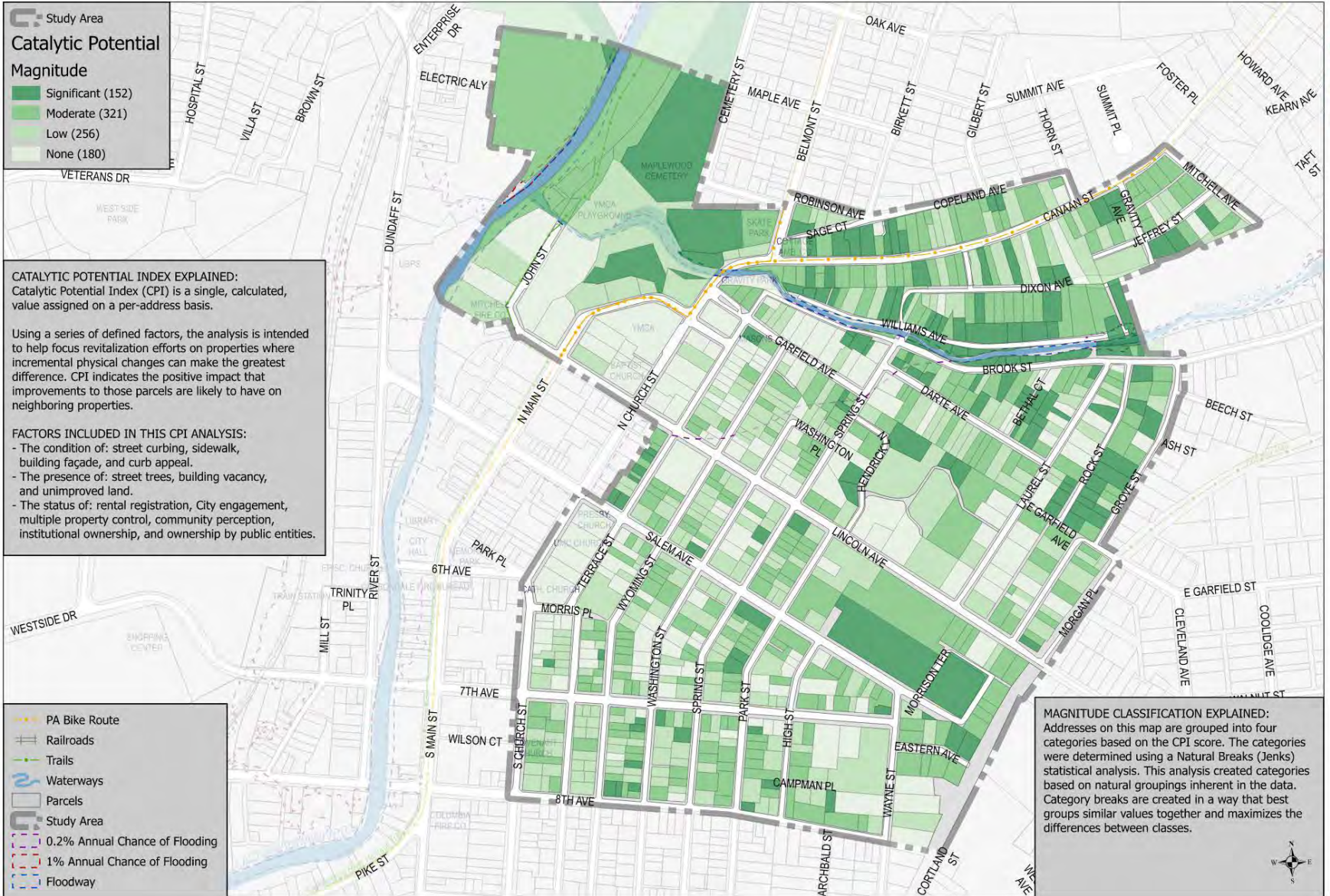
The higher the Total Score, the higher the Catalytic Potential of the parcel.

The higher the Catalytic Potential of a parcel, the greater the positive impact that improvements to those parcels are likely to have on the entire study area. Therefore, properties in the yellow to red range should be prioritized for reinvestment.



Example of a parcel calculated to have a Catalytic Potential Total Score of 9

Carbondale Elm Street : CPI Total Value
City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Catalytic Potential

The Catalytic potential scores were then grouped based on statistical analysis into 3 groups with similar characteristics.

The final catalytic potential categories were:

- “Low” Potential
- “Moderate” Potential
- “Significant” Potential

Using this metric, the study area is home to **152 parcels** with “Significant” catalytic potential and **321 parcels** with “Moderate” catalytic potential. (**52% of the total parcels**).



Example of a parcel calculated to have “Significant” Catalytic Potential

Carbondale Elm Street : Magnitude of Catalytic Potential
City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



1. Block along Canaan St.



2. Area along Williams Ave.



3. Blocks along Rock & Grove St.



4. Former St. Joseph's Hospital

Study Area

Focus Areas

1. Block along Canaan St
2. Area along Williams Ave
3. Blocks along Rock St & Grove St
4. Former St. Joseph's Hospital site
5. Former Roosevelt School site
6. Area along 8th Ave
7. Block along Terrace St
8. Block Along Spring St
9. Parking lot connection to YMCA Park
10. Open field by skate park

Catalytic Potential Magnitude

- Significant (152)
- Moderate (321)
- Low (256)
- None (180)



- PA Bike Route
- Railroads
- Trails
- Waterways
- Parcels
- Study Area
- 0.2% Annual Chance of Flooding
- 1% Annual Chance of Flooding
- Floodway

Priority Revitalization Blocks

Using the previous analysis slides overlaid with field observations, we recommend focusing improvement efforts on these 10 targeted areas. These areas allow for clustering of project sites deemed to have high catalytic potential by our statistical analysis while factoring in visibility and streetscape presence. These priority areas have been identified to encourage private property owners to invest in their buildings and properties.



10. Open field by skate park



9. Parking lot connection to YMCA Park



5. Former Roosevelt School Site



6. Area along 8th Ave.



7. Block along Terrace St.



8. Block along Spring St.

Priority Civic Investment Areas

Working with the Steering Committee it was decided to focus civic space investment on the four project sites below:

- Site 1: Trailhead Park at YMCA
- Site 2: Gravity Park Gateway Roundabout
- Site 3: Skatepark Amphitheater
- Site 4: Salem Ave. Neighborhood Park

This investment will complement the block-by-block investment of revitalization funds to incentivize private property owner investments.



Site 1



Site 2



Site 3



Site 4

Carbondale Core Neighborhood Plan Goals

1. Enhance pedestrian and bicycle connectivity to downtown, trails, and neighborhoods to support outdoor recreation.
2. Make Carbondale "the place to be" for fun, recreation, community events, and heritage tourism.
3. Create the Gravity Park roundabout at Carbondale's northern gateway to enhance safety and highlight outdoor recreation opportunities and heritage assets.
4. Reduce blight and beautify every block.
5. Increase opportunities for homeownership.
6. Empower residents to get involved and enhance their neighborhood.

1. **Enhance pedestrian and bicycle connectivity to downtown, trails, and neighborhoods to support outdoor recreation**
 - A. Collaborate with regional organizations to extend the Lackawanna Heritage Trail to Main Street and further promote recreation in Carbondale.
 - B. Create a bicycle tour route to connect Carbondale's core neighborhood to downtown and the Heritage Trail.
 - C. Create a walking tour route to celebrate Carbondale's Anthracite and Architectural History.
 - D. Rehabilitate neighborhood sidewalks, crosswalks, and curbs to promote connectivity to downtown and the Lackawanna Heritage Trail.
 - E. Plant street trees and implement street lighting to enhance the neighborhood.



Lackawanna River Heritage Trail

2. Make Carbondale "the place to be" for fun, recreation, community events, and heritage tourism

- A. Create a publication to raise awareness and highlight progress on the Implementation Plan for property owners, the City initiatives, and other local partners.
- B. Reconfigure the YMCA Racket Brook parking lot at the Ben-Mar Restaurant to create a landscaped parking lot.
- C. Transform the Skatepark meadow into an amphitheater, special events space, pickleball court, parking area, and picnic grove as a place to host fun community events. Enhance the walkways connecting this area to Belmont Street, Church Street, and the YMCA Park with lighting, landscaping and signage.
- D. Create an events calendar and identify organizations willing to plan and run events.
- E. Develop a boat launch on the Lackawanna River adjacent to the Heritage Trail.



Trailhead Park at YMCA



Skatepark Amphitheater

2. Make Carbondale "the place to be" for fun, recreation, community events, and heritage tourism

- F. Build a Neighborhood Park on Salem Avenue near the former St Joseph's Hospital Site.
- G. Promote the creation of a bike shop and bicycle rental business near the YMCA and Trailhead.
- H. Enhance streetscapes on Main Street, Church Street, and Canaan Street with improvements to sidewalks, street trees, lighting and planters to improve walkability in the neighborhood.
- I. Create a fitness and exercise trail along Racket Brook and the Lackawanna River.
- J. Build a boulevard with angled parking and a landscaped median to connect Wayne Street to Laurel Street between Salem Ave and Lincoln Ave at the former St Joseph's Hospital Site.
- K. Install murals, sculpture, and art installations at highly visible locations near the trails, Main Street and parks.



Salem Ave. Neighborhood Park

3. Create the Gravity Park roundabout at Carbondale's northern gateway to enhance safety and highlight outdoor recreation opportunities and heritage assets

- A. Remove Main Street east of Church Street and reconfigure Garfield Avenue and the parking lots to create a safer intersection.
- B. Enhance the sidewalks and crosswalks at this intersection to create safer pedestrian routes to the downtown, neighborhood, and parks.
- C. Expand the park space at Gravity Park to surround the roundabout with directional signage, interpretive heritage markers, lighting, flowers, trees, and landscaping.
- D. Transform the Canaan St/ Main St/ Church St intersection into a traffic calmed landscape island and roundabout to establish a welcoming northern gateway entrance to the City and core neighborhood.
- E. Coordinate parking between the YMCA, pharmacy, gas station and other adjacent properties.



Gravity Park Gateway Roundabout

4. Reduce blight and beautify every block

- A. Review and enhance code enforcement practices to support neighborhood plan goals.
- B. Utilize the Catalytic Potential Mapping of Carbondale's Core Neighborhood to guide grants and investments in the neighborhood.
- C. Expand the Beautiful Blocks program to address landscaping, home improvements, and sidewalk improvements.
- D. Put vacant properties back into productive use in partnership with the Lackawanna County Land Bank.
- E. Consider enhancing sidewalks, street trees, landscaping, and lighting on Lincoln Avenue and Salem Avenue and explore the creation of a pocket park in this area to reduce blight and enhance the neighborhood.



Beautiful Blocks Program: Before



Beautiful Blocks Program: After

5. Increase opportunities for homeownership

- A. Provide aging-in-place modifications to help seniors remain in their homes longer.
- B. Establish a homebuyer program to provide downpayment and closing cost assistance to income-eligible families.
- C. Enhance educational opportunities to help prospective homeowners to learn about financial preparedness for home ownership.



Aging in Place



Homeownership Class

6. Empower residents to get involved and enhance their neighborhood

- A. Create technical resources to support property owners and neighborhood groups to improve properties.
- B. Organize regular neighborhood cleanups.
- C. Provide resident leadership development opportunities. (Ex. Community Leadership Institute, Neighborhood Leaders Forum).



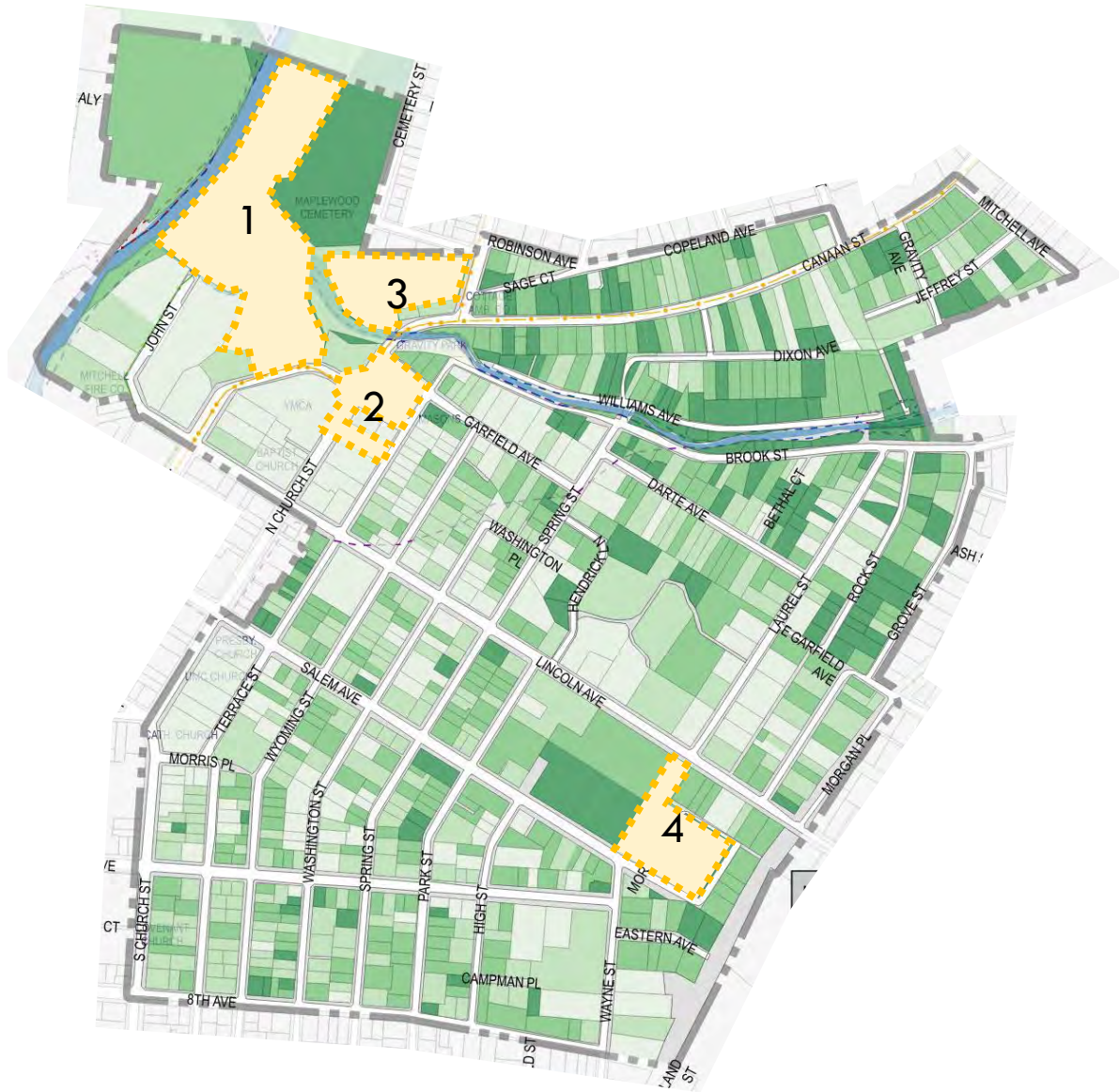
Historic Home Toolkit



Community Cleanup

NEIGHBORHOOD ENHANCEMENT PLAN





Neighborhood Enhancement Projects

Site 1: Trailhead Park at YMCA

- Landscape connection from the Lackawanna River Heritage Trail and the YMCA Playground to the YMCA and into the Carbondale neighborhood.

Site 2: Gravity Park Gateway Roundabout

- The Gravity Park Gateway Roundabout will provide a sense of arrival to the north gateway of Carbondale.

Site 3: Skatepark Amphitheater

- The skatepark amphitheater improvements will enhance the existing skatepark and a currently undeveloped meadow adjacent to the skatepark to create a gathering space for the neighborhood.

Site 4: Salem Ave Neighborhood Park

- The Salem Avenue Neighborhood Park will transform a currently empty parking lot into a neighborhood park, filling the gap for residents living between the existing YMCA playground and Russell Park.

Typical Streetscape Improvements

Site 1: Trailhead Park at YMCA

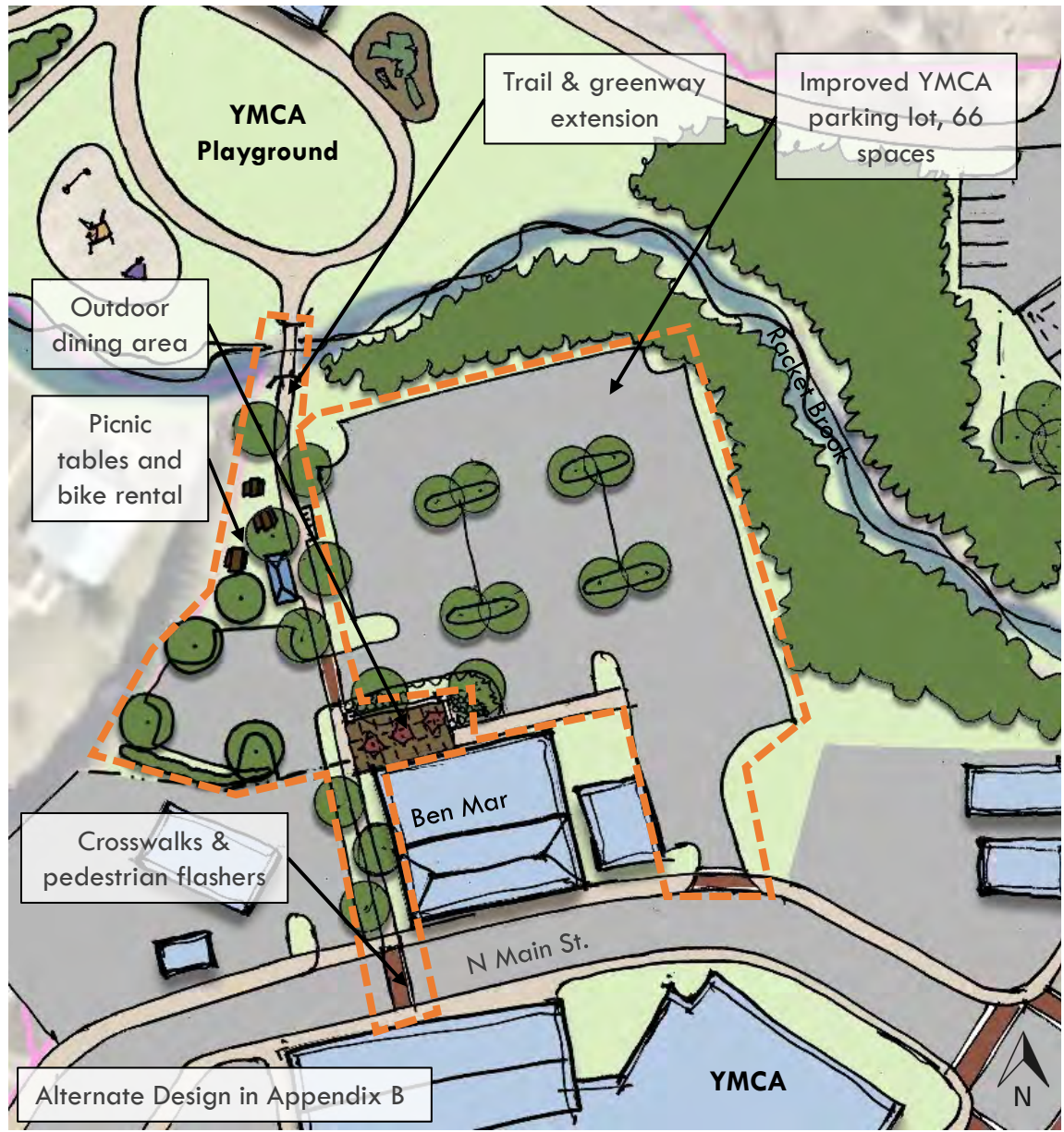
The trailhead park at the YMCA will provide a much-needed connection from the Lackawanna River Heritage Trail and the YMCA Playground to the YMCA and into the Carbondale neighborhood. Reorganizing the currently unmarked parking lot behind the Ben-Mar will allow the trail to extend from the playground south between the restaurant and the gas station. Providing an outdoor dining area, picnic tables, and a bike rental area will enhance the activation along the trail. Improvements to this area will create a safe and welcoming entrance, making it easier to find the park and better connecting it to the Main Street commercial corridor. Coordination with private property owners will be a high priority for this project.

Proposed Improvements:

- Concrete Sidewalks
- Asphalt trail
- Lawn
- Street Trees
- Shade Trees
- Pedestrian Lights
- Parking Lot
- Shrubs
- Restaurant patio
- Bike rental
- Picnic tables
- Textured Crosswalk with pedestrian flashers
- Mural

Opinion of Probable Cost
 Trailhead Park at YMCA
 Total: \$410,000 - \$550,000

Opinion of Probable Cost
 YMCA Parking Lot
 Total: \$280,000 - \$360,000



*Note: Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.



SITE 1: TRAILHEAD PARK AT YMCA



SITE 1: TRAILHEAD PARK AT YMCA



Before

SITE 1: TRAILHEAD PARK AT YMCA



After

SITE 1: TRAILHEAD PARK AT YMCA

Site 2: Gravity Park Gateway Roundabout

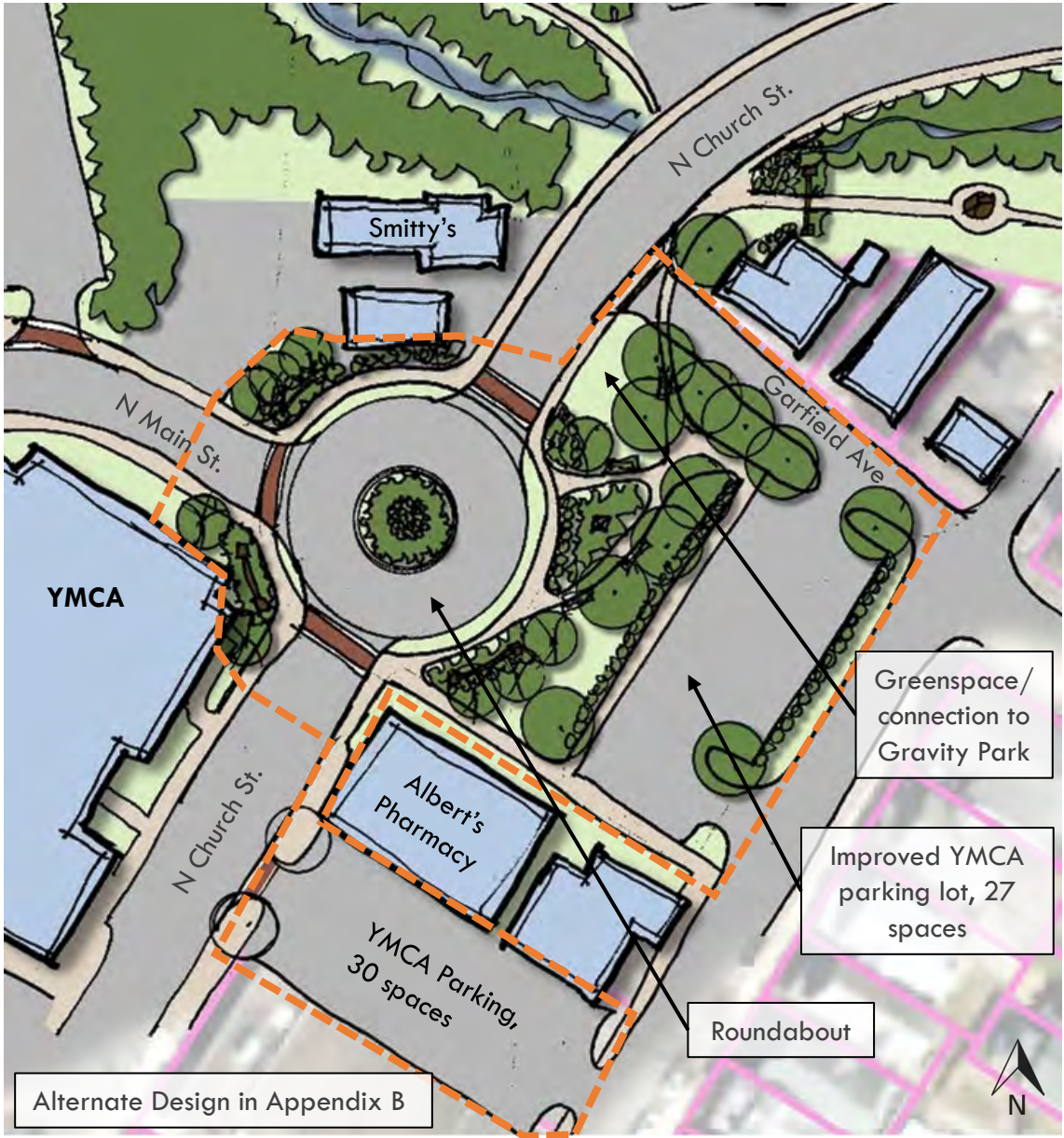
The Gravity Park Gateway Roundabout will provide a sense of arrival to the north gateway of Carbondale. The roundabout can improve the traffic flow at the existing intersection of Church and Main Street. Creating a connection to the existing Gravity Park with lots of greenspace and landscaping will make the area feel more inviting. The YMCA parking lot would be reworked to provide room for intersection improvements and highly visible crosswalks will provide a safe way to cross the street. Coordination with private property owners will be a high priority for this project.

Proposed Improvements:

- Concrete Sidewalks
- Lawn
- Street Trees
- Shade Trees
- Pedestrian Lights
- Parking Lot
- Shrubs
- Textured Crosswalks
- Gateway signage
- Roundabout

Opinion of Probable Cost
Gravity Park Gateway Roundabout
Total: \$940,000 - \$1,280,000

***Note:** Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.





Before

SITE 2: GRAVITY PARK GATEWAY ROUNDABOUT



After

SITE 2: GRAVITY PARK GATEWAY ROUNDABOUT

Site 3: Skatepark Amphitheater

The skatepark amphitheater improvements will enhance the existing skatepark and a currently undeveloped meadow adjacent to the skatepark to create a gathering space for the neighborhood. Starting with three connection points to Belmont St, N Church St and to the existing YMCA park this gathering space should be accessible to all. An amphitheater design allows the opportunity for many neighborhood events including movie nights. A small parking lot with an adjacent paved area could be used for a pickleball court, food trucks, and event tents. This area can serve as a local gathering spot for the community. Coordination with private property owners will be a high priority for this project.

Proposed Improvements:

- Concrete Sidewalks
- Lawn
- Street Trees
- Shade Trees
- Pedestrian Lights
- Parking Lot
- Amphitheater
- Pickleball courts
- Event Tent Space
- Food Truck Area
- Shrubs

Opinion of Probable Cost
 Skatepark Amphitheater
 Total: \$740,000 - \$980,000

*Note: Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.





SITE 3: SKATEPARK AMPHITHEATER



SITE 3: SKATEPARK AMPHITHEATER



Before

GRAVITY PARK, TRAIL, AND ROUNDABOUT OVERALL



After

GRAVITY PARK, TRAIL, AND ROUNDABOUT OVERALL

Site 4: Salem Ave Neighborhood Park

The Salem Avenue Neighborhood Park will transform a currently empty parking lot into a neighborhood park, filling the gap for residents living between the existing YMCA playground and Russell Park. The proposed neighborhood park includes recreational sports courts, basketball, pickleball, and bocce ball as well as a pavilion for gathering, fitness stations, and a community garden. To accommodate the large grade change between the upper lot and the former hospital parking lot, we are proposing a retaining wall and a parking lot. Below the park there is a proposed boulevard street connecting Wayne and Laurel Street, this would provide angled parking and median allowing for beautification and traffic calming. Given that these designs are shown on private property, coordination with private property owners will be a high priority for this project.

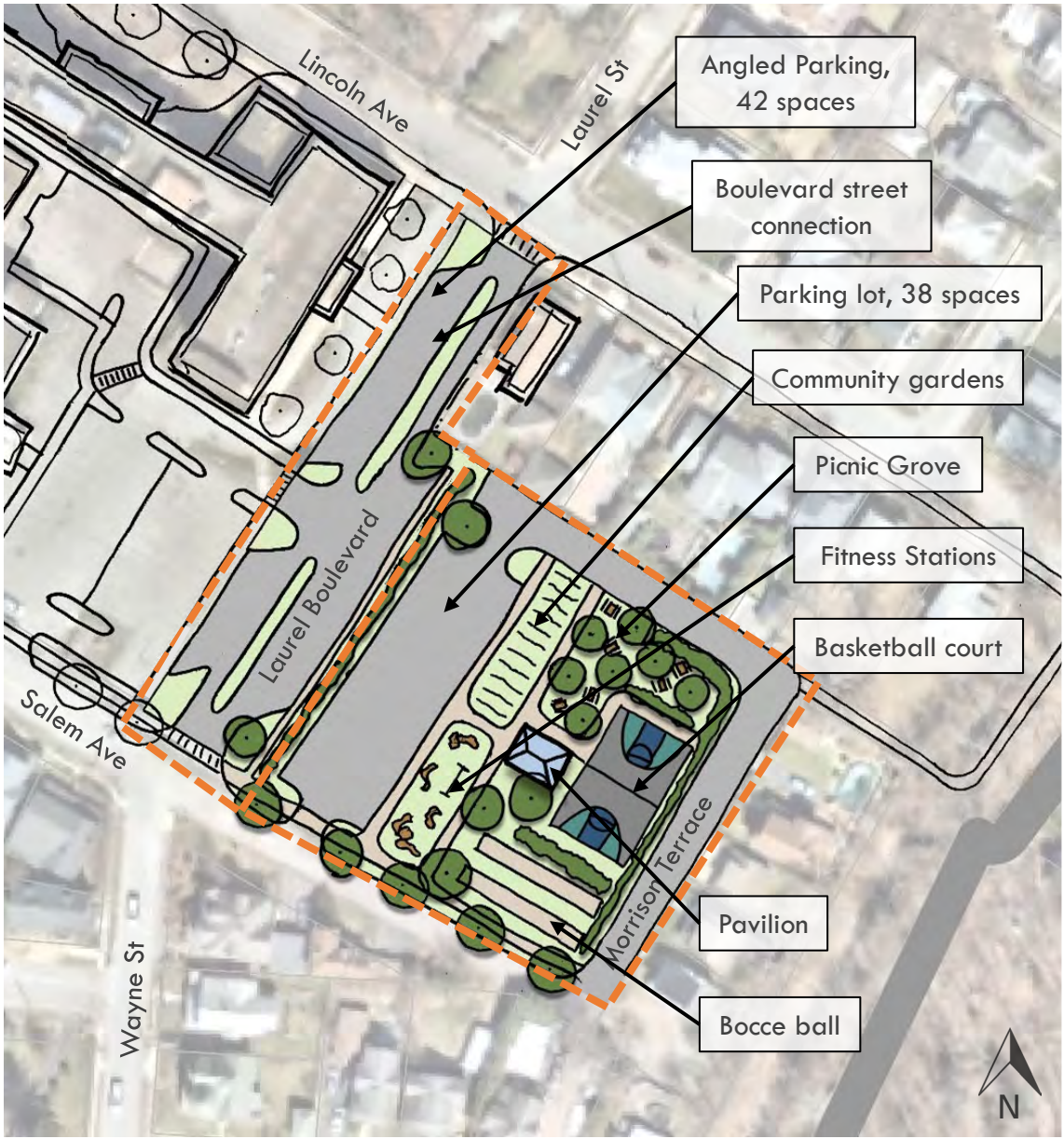
Proposed Improvements:

- Parking lot
- Concrete Sidewalks
- Lawn
- Street Trees, shade trees, and shrubs
- Fitness Stations
- Community Garden
- Pedestrian Lights
- Bocce ball courts
- Basketball court
- Picnic Tables
- Pavilion
- Retaining wall

Opinion of Probable Cost
 Salem Ave Neighborhood Park
 Total: \$1,490,000 - \$1,960,000

Opinion of Probable Cost
 Laurel Boulevard
 Total: \$710,000 - \$940,000

**Note:* Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.





Before

SITE 4: SALEM AVE NEIGHBORHOOD PARK



After

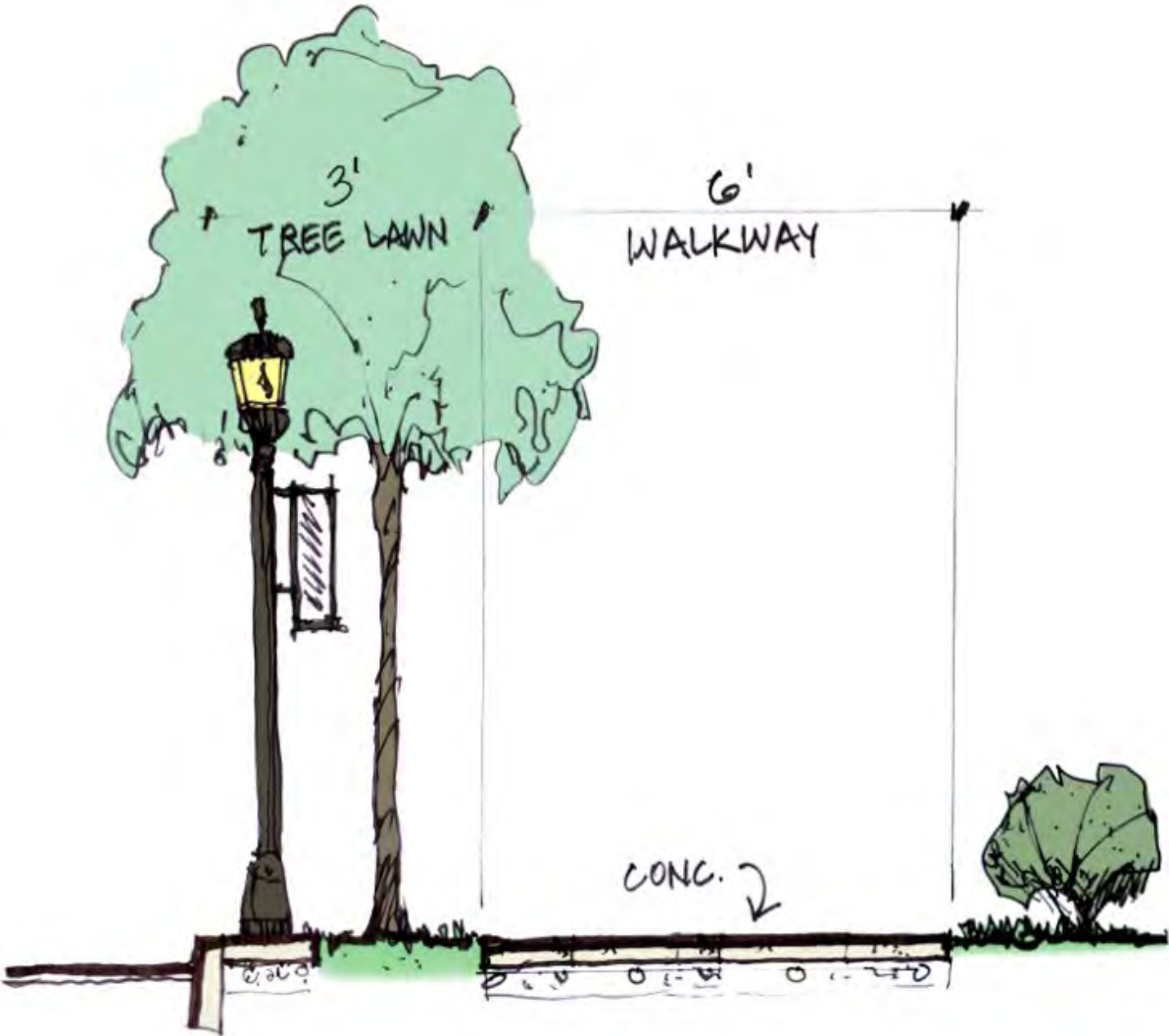
SITE 4: SALEM AVE NEIGHBORHOOD PARK

Streetscape Improvements

Sidewalk and streetscape improvements should be a priority throughout the Carbondale Core Neighborhood Plan. Providing safe and comfortable routes will promote community wellness.

Proposed Improvements:

- Removal of existing sidewalk
- Removal of existing curb and associated asphalt
- New 6' concrete sidewalk
- New 6" ht. concrete curb
- New street trees 60' on center
- New pedestrian lighting 75' on center
- Replacement/patching of removed asphalt
- Grass Seeding



Opinion of Probable Cost
Streetscape Improvements
Total: \$240 - \$320 per linear foot

Opinion of Probable Cost
Street Tree 2.5 – 3"
Total: \$490 - \$540 each

Opinion of Probable Cost
Pedestrian Light
Total: \$5,000 - \$7,000 each

*Note: Opinion of Probable Costs are based upon these conceptual designs and include construction and a contingency..

ACTION PLAN



Goals and Objectives	Lead Organization	Supporting Organization	Project Years						Opinion of Probable Costs	
			Short Term	Mid-Term	Long Term					
			Years 1 to 3	Years 4 to 7	Years 8 to 10					
1 Enhance pedestrian and bicycle connectivity to downtown, trails, and neighborhoods to support outdoor recreation										
A	Collaborate with regional organizations to extend the Lackawanna Heritage Trail to Main Street and create a linear Trailhead Park with bike racks, lighting, landscaping, an outdoor dining plaza to further promote recreation in Carbondale.	Lackawanna Heritage Valley	PennDOT, City of Carbondale	Seek Grants	Design	Construction				\$410,000 - \$550,000
B	Create a bicycle tour route to connect Carbondale's core neighborhood to downtown and the Heritage Trail.	Greater Carbondale YMCA	Lackawanna Heritage Valley, PennDOT, City of Carbondale	Start Project						
C	Create a walking tour route to celebrate Carbondale's Anthracite and Architectural History.	Greater Carbondale YMCA	Lackawanna Heritage Valley, PennDOT, City of Carbondale	Start Project						
D	Rehabilitate neighborhood sidewalks, crosswalks, and curbs to promote connectivity to downtown and the Lackawanna Heritage Trail.	NeighborWorks NEPA	Lackawanna Heritage Valley, City of Carbondale	Ongoing Implementation	Ongoing Implementation	Ongoing Implementation	Ongoing Implementation	Ongoing Implementation	Ongoing Implementation	\$240 - \$310 per LF
E	Plant street trees and implement street lighting to enhance the neighborhood.	NeighborWorks NEPA	City of Carbondale	Ongoing Implementation	Ongoing Implementation	Ongoing Implementation	Ongoing Implementation	Ongoing Implementation	Ongoing Implementation	\$5,000 - \$7000 per light and \$490 to 540 per tree

Legend

Start Project
 Seek Grants
 Construction

Ongoing Implementation
 Design

***Note:** Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.

Goals and Objectives	Lead Organization	Supporting Organization	Project Years						Opinion of Probable Costs
			Short Term	Mid-Term	Long Term				
			Years 1 to 3	Years 4 to 7	Years 8 to 10				
2 Make Carbondale "the place to be" for fun, recreation, community events, and heritage tourism									
A	Create a publication to raise awareness and highlight progress on the Implementation Plan for property owners, the City initiatives, and other local partners.	NeighborWorks NEPA	City of Carbondale						
B	Reconfigure the YMCA Racket Brook parking lot at the Ben-Mar Restaurant to create a landscaped parking lot.	Greater Carbondale YMCA	Greater Carbondale YMCA, Dominic Zozzera, Suite Deals LLC						\$280,000 - \$360,000
C	Transform the Skatepark meadow into an amphitheater, special events space, pickleball court, parking area, and picnic grove as a place to host fun community events. Enhance the walkways connecting this area to Belmont Street, Church Street, and the YMCA Park with lighting, landscaping and signage.	NeighborWorks NEPA	City of Carbondale						\$740,000 - \$980,000
D	Create an events calendar and identify organizations willing to plan and run events	NeighborWorks NEPA	City of Carbondale						
E	Develop a boat launch on the Lackawanna River adjacent to the Heritage Trail.	Lackawanna Heritage Valley	City of Carbondale, NeighborWorks						To be provided by Lackawanna Heritage Trail

Legend

	Start Project		Seek Grants		Construction
	Ongoing Implementation		Design		

***Note:** Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.

Goals and Objectives	Lead Organization	Supporting Organization	Project Years						Opinion of Probable Costs
			Short Term	Mid-Term	Long Term				
			Years 1 to 3	Years 4 to 7	Years 8 to 10				
2 Make Carbondale "the place to be" for fun, recreation, community events, and heritage tourism									
F	Build a Neighborhood Park on Salem Avenue near the former St Joseph's Hospital Site.	NeighborWorks NEPA	City of Carbondale						\$1,490,000 - \$1,960,000
G	Promote the creation of a bike shop and bicycle rental business near the YMCA and Trailhead.	NeighborWorks NEPA	Greater Carbondale YMCA						
H	Enhance streetscapes on Main Street, Church Street, and Canaan Street with improvements to sidewalks, street trees, lighting and planters to improve walkability in the neighborhood.	NeighborWorks NEPA	City of Carbondale, PennDOT						\$240 - \$310 per LF
I	Create a fitness and exercise trail along Racket Brook and the Lackawanna River.	Lackawanna Heritage Valley	Greater Carbondale YMCA						To be provided by Lackawanna Heritage Trail
J	Build a boulevard with angled parking and a landscaped median to connect Wayne Street to Laurel Street between Salem Ave and Lincoln Ave at the former St Joseph's Hospital Site.	NeighborWorks NEPA	City of Carbondale						\$710,000 - \$940,000
K	Install murals, sculpture, and art installations at highly visible locations near the trails, Main Street and parks.	NeighborWorks NEPA	City of Carbondale, Valley in Motion						

Legend

	Start Project		Seek Grants		Construction
	Ongoing Implementation		Design		

***Note:** Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.

Goals and Objectives	Lead Organization	Supporting Organization	Project Years						Opinion of Probable Costs	
			Short Term	Mid-Term	Long Term					
			Years 1 to 3	Years 4 to 7	Years 8 to 10					
3	Create the Gravity Park roundabout at Carbondale's northern gateway to enhance safety and highlight outdoor recreation opportunities and heritage assets									
A	Remove Main Street east of Church Street and reconfigure Garfield Avenue and the parking lots to create a safer intersection.	NeighborWorks NEPA	Greater Carbondale YMCA, PennDOT, City of Carbondale							included above
B	Enhance the sidewalks and crosswalks at this intersection to create safer pedestrian routes to the downtown, neighborhood, and parks.	NeighborWorks NEPA	Greater Carbondale YMCA, KMJ Holdings LLC, Jireh Properties LP, PennDOT, City of Carbondale							included below
C	Expand the park space at Gravity Park to surround the roundabout with directional signage, interpretive heritage markers, lighting, flowers, trees, and landscaping.	NeighborWorks NEPA	PennDOT, City of Carbondale							included below
D	Transform the Canaan St/ Main St/ Church St intersection into a traffic calmed landscape island and roundabout to establish a welcoming northern gateway entrance to the City and core neighborhood.	NeighborWorks NEPA	Greater Carbondale YMCA, KMJ Holdings LLC, Jireh Properties LP, PennDOT, City of Carbondale							\$940,000 - \$1,280,000
E	Coordinate parking between the YMCA, pharmacy, gas station and other adjacent properties.	NeighborWorks NEPA	Greater Carbondale YMCA, KMJ Holdings LLC, Jireh Properties LP							

Legend

	Start Project		Seek Grants		Construction
	Ongoing Implementation		Design		

***Note:** Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.

Goals and Objectives	Lead Organization	Supporting Organization	Project Years						Opinion of Probable Costs
			Short Term	Mid-Term	Long Term				
			Years 1 to 3	Years 4 to 7	Years 8 to 10				
4 Reduce blight and beautify every block									
A	Review and enhance code enforcement practices to support neighborhood plan goals.	City of Carbondale	NeighborWorks						
B	Utilize the Catalytic Potential Mapping of Carbondale's Core Neighborhood to guide grants and investments in the neighborhood.	NeighborWorks NEPA	City of Carbondale						
C	Expand the Beautiful Blocks program to address landscaping, home improvements, and sidewalk improvements.	NeighborWorks NEPA	City of Carbondale						\$30,000 - \$40,000 per year
D	Put vacant properties back into productive use in partnership with the Lackawanna County Land Bank.	NeighborWorks NEPA	City of Carbondale						
E	Consider enhancing sidewalks, street trees, landscaping, and lighting on Lincoln Avenue and Salem Avenue and explore the creation of a pocket park in this area to reduce blight and enhance the neighborhood.	NeighborWorks NEPA	City of Carbondale						\$240 - \$310 per LF of streetscape improvements

Legend

	Start Project		Seek Grants		Construction
	Ongoing Implementation		Design		

***Note:** Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.

Goals and Objectives	Lead Organization	Supporting Organization	Project Years						Opinion of Probable Costs	
			Short Term	Mid-Term	Long Term					
			Years 1 to 3	Years 4 to 7	Years 8 to 10					
5 Increase opportunities for homeownership										
A	Provide aging-in-place modifications to help seniors remain in their homes longer.	NeighborWorks NEPA	City of Carbondale							\$20,000 - \$60,000 per year
B	Establish a homebuyer program to provide downpayment and closing cost assistance to income-eligible families.	NeighborWorks NEPA	City of Carbondale							\$10,000 - \$30,000 per year
C	Enhance educational opportunities to help prospective homeowners to learn about financial preparedness for home ownership.	NeighborWorks NEPA	City of Carbondale							

Legend

Start Project
 Seek Grants
 Construction

Ongoing Implementation
 Design

***Note:** Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.

	Goals and Objectives	Lead Organization	Supporting Organization	Project Years						Opinion of Probable Costs
				Short Term	Mid-Term	Long Term				
				Years 1 to 3	Years 4 to 7	Years 8 to 10				
6	Empower residents to get involved and enhance their neighborhood, block									
A	Create technical resources to support property owners and neighborhood groups to improve properties.	NeighborWorks NEPA	City of Carbondale							
C	Organize regular neighborhood cleanups.	NeighborWorks NEPA	City of Carbondale							
D	Provide resident leadership development opportunities. (Ex. Community Leadership Institute, Neighborhood Leaders Forum)	NeighborWorks NEPA	City of Carbondale							

Legend

	Start Project		Seek Grants		Construction
	Ongoing Implementation		Design		

***Note:** Opinion of Probable Costs are based upon these conceptual designs and include construction, general conditions, design, and a contingency, however, it does not include site acquisition, environmental remediation, or subsurface rock removal.

APPENDICES



APPENDIX A

NEIGHBORHOOD ASSESSMENT FINDINGS

Properties will be evaluated based on the criteria below. The Derck & Edson team visited each parcel to score sidewalk, façade and curb appeal. All other attributes were collected from City & County Offices. The overall property rank is the sum of the following attributes:

- Physical State
 - Curbing Condition
 - Sidewalk Condition
 - Façade Condition
 - Curb Appeal
 - Street Tree Presence
 - Street Light Presence
- Social/Behavioral
 - Community Perception (Engagement Mtg)
- Tax Assessment Data
 - Registered Rental
 - City-Targeted Property
 - Same Owner 3+ Properties
 - Owned by Institution
 - Public Entity Control
- Land Use
 - Empty Lot
 - Vacant Building



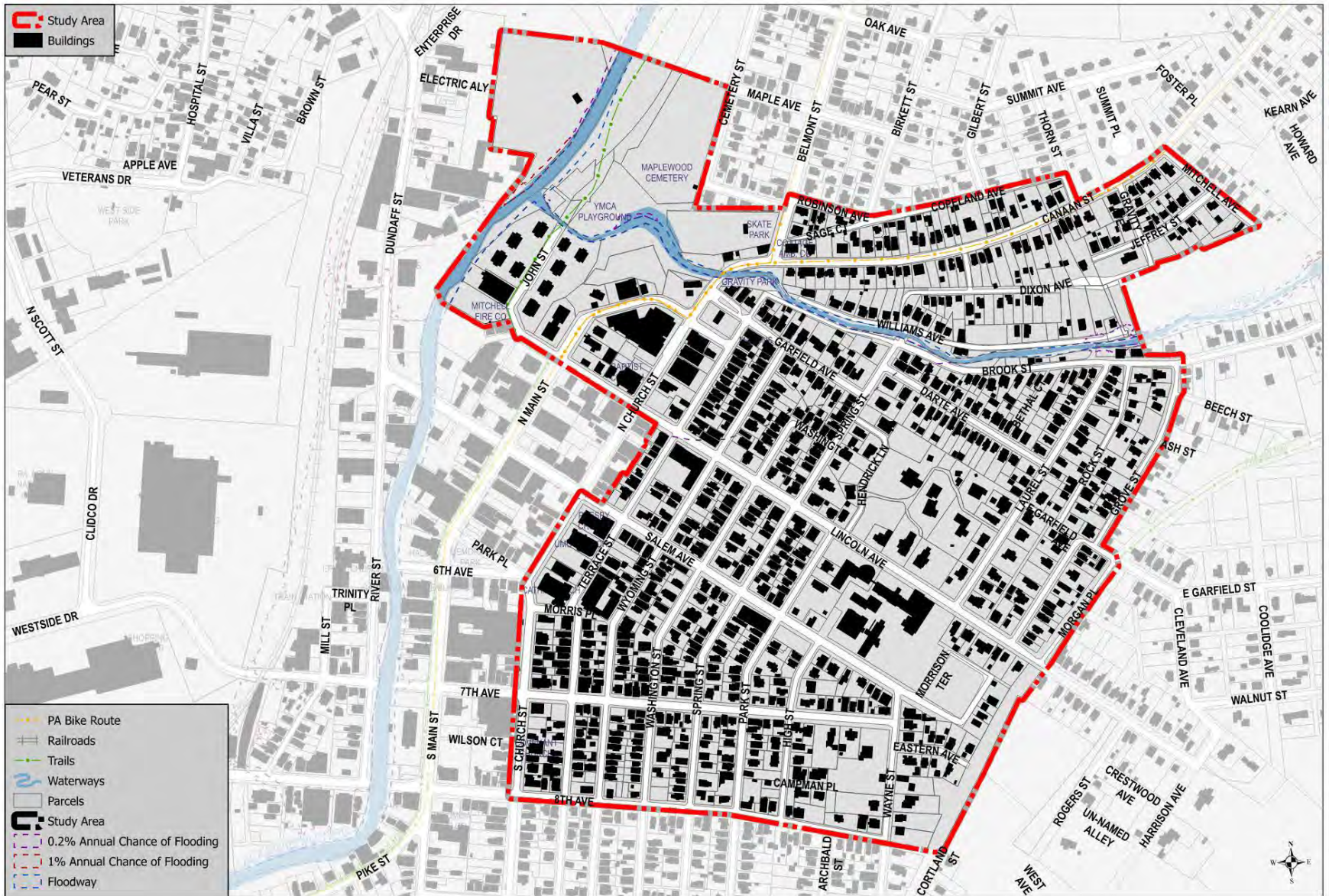
Study Area

The study area consists of **909 parcels** bounded on the south by 8th Ave, the West by Church St and the Lackawanna River, the North by Copeland Ave and the East by Morgan Pl, Grove St, and Mitchell Ave.

Carbondale Elm Street : Base Map

City of Carbondale, Lackawanna County, Pennsylvania - 4/15/2024

STUDY AREA

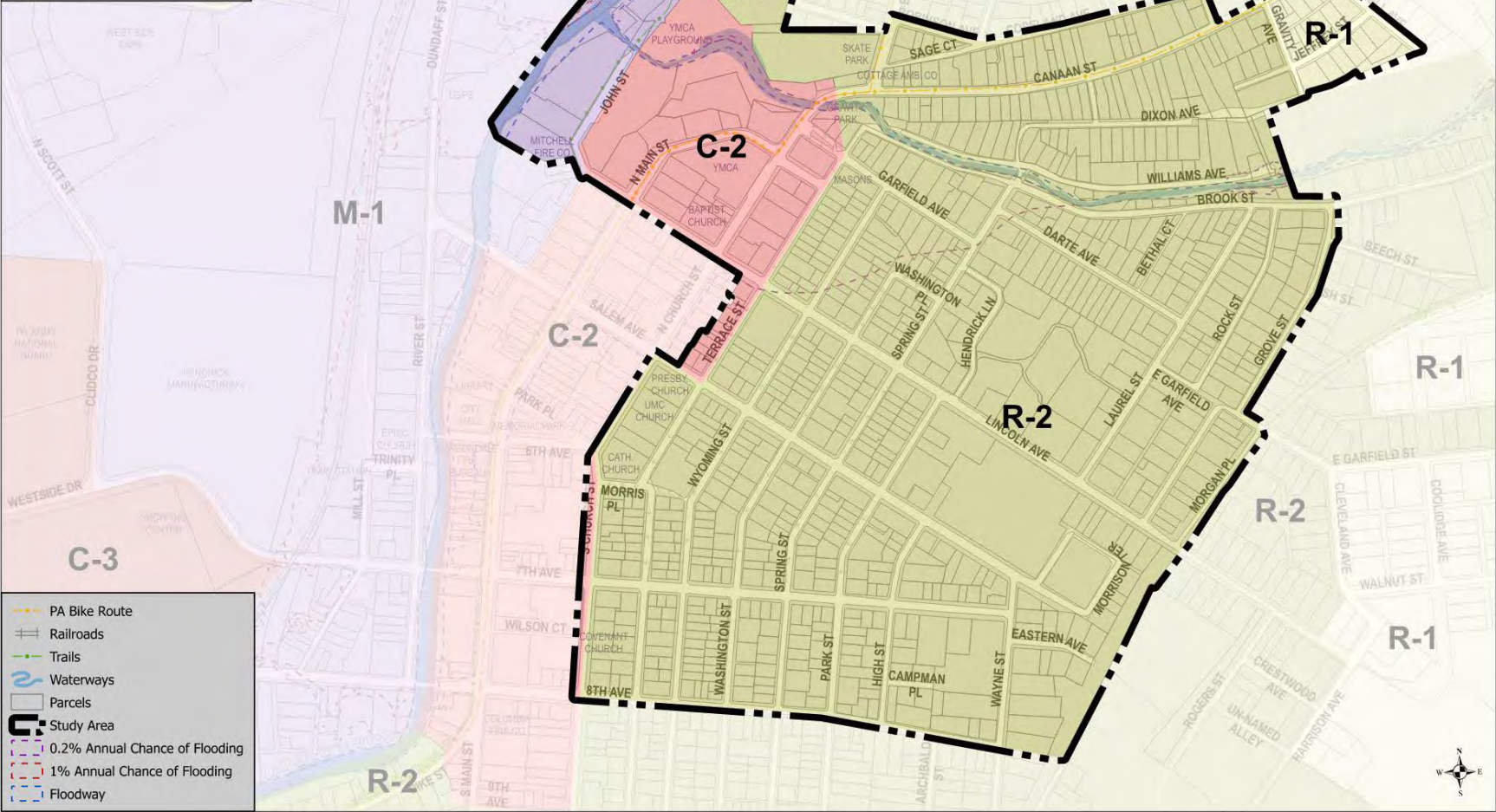


Building Mapping

The figure-ground map at left displays building footprints within the study area. This information is useful in looking at building sizes, clusters and gaps in the building fabric.

Carbondale Elm Street : Analysis Buildings
City of Carbondale, Lackawanna County, Pennsylvania - 3/18/2024

- Study Area**
- Zone, Description**
- R-1, Low-Density Residential
 - R-2, Medium Density Residential
 - C-1, Neighborhood Commercial
 - C-2, Central Business District
 - C-3, General Commercial
 - M-1, Light Industrial



Zoning Map

Zoning codes give developers, land owners, and builders a set of specific rules for what can and can't be developed on a property. Existing zones for the study area were mapped to help guide future recommendations for the neighborhood.

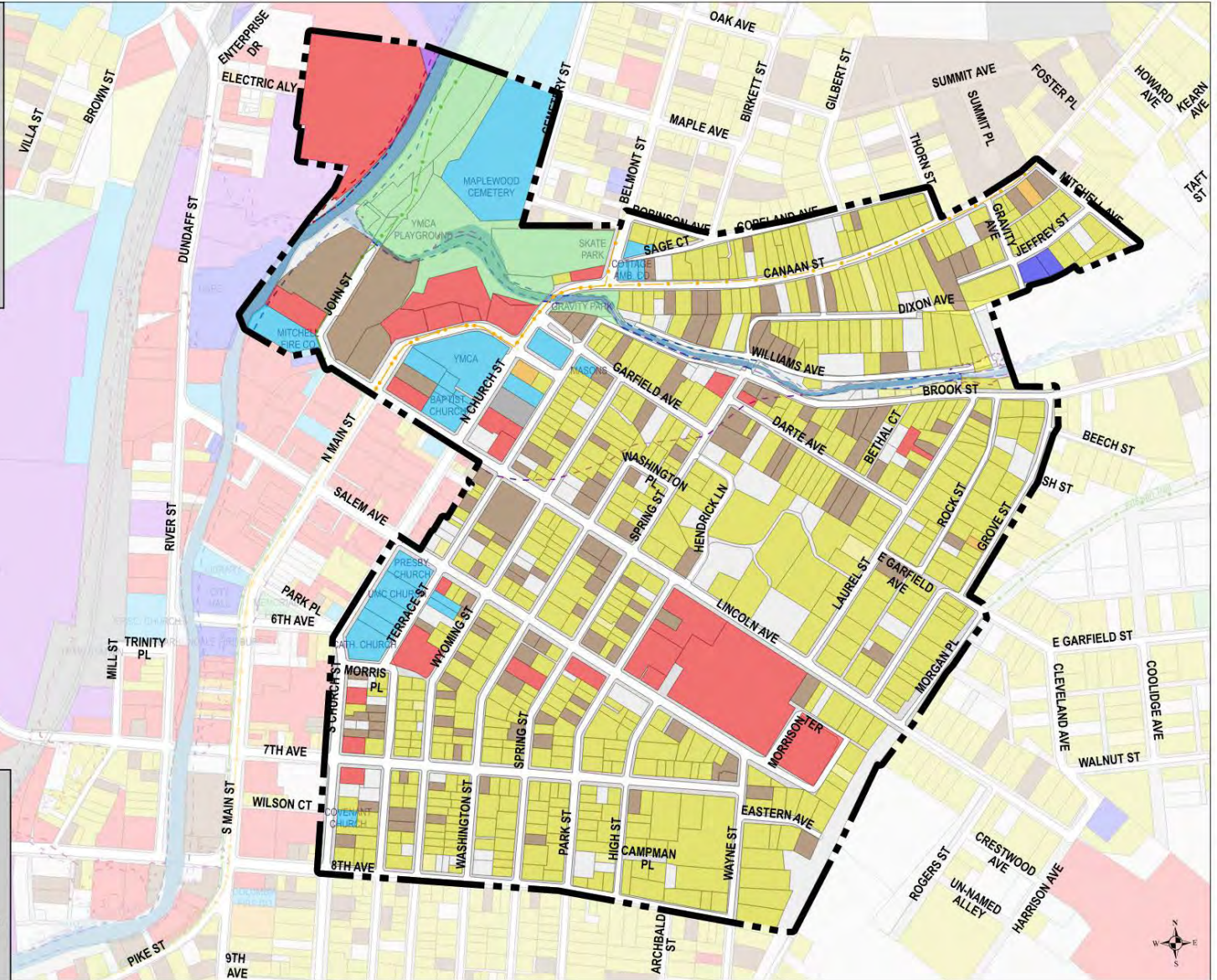
The neighborhood is comprised of 4 zones – R-1, R-2 (Residential), C-2 (Commercial), and M-1 – Light Industrial.

Carbondale Elm Street : Zoning
 City of Carbondale, Lackawanna County, Pennsylvania - 3/18/2024

ZONING

- Study Area**
- Land Use (D&E)**
- Commercial
 - Government
 - Industrial
 - Institution
 - Mixed Use, Commercial Primary
 - Park / Recreation
 - Residential, Multi-Family
 - Residential, Outbuilding
 - Residential, Single Family
 - Transportation / Utility
 - Vacant Land

- PA Bike Route
- Railroads
- Trails
- Waterways
- Parcels
- Study Area
- 0.2% Annual Chance of Flooding
- 1% Annual Chance of Flooding
- Floodway



Land Use

Existing land use was mapped to study how properties are currently being used and determine if this is the appropriate mix of uses for the neighborhood moving forward.







Current land use is largely a mix of residential, commercial and institutional properties.










Carbondale Elm Street : Land Use

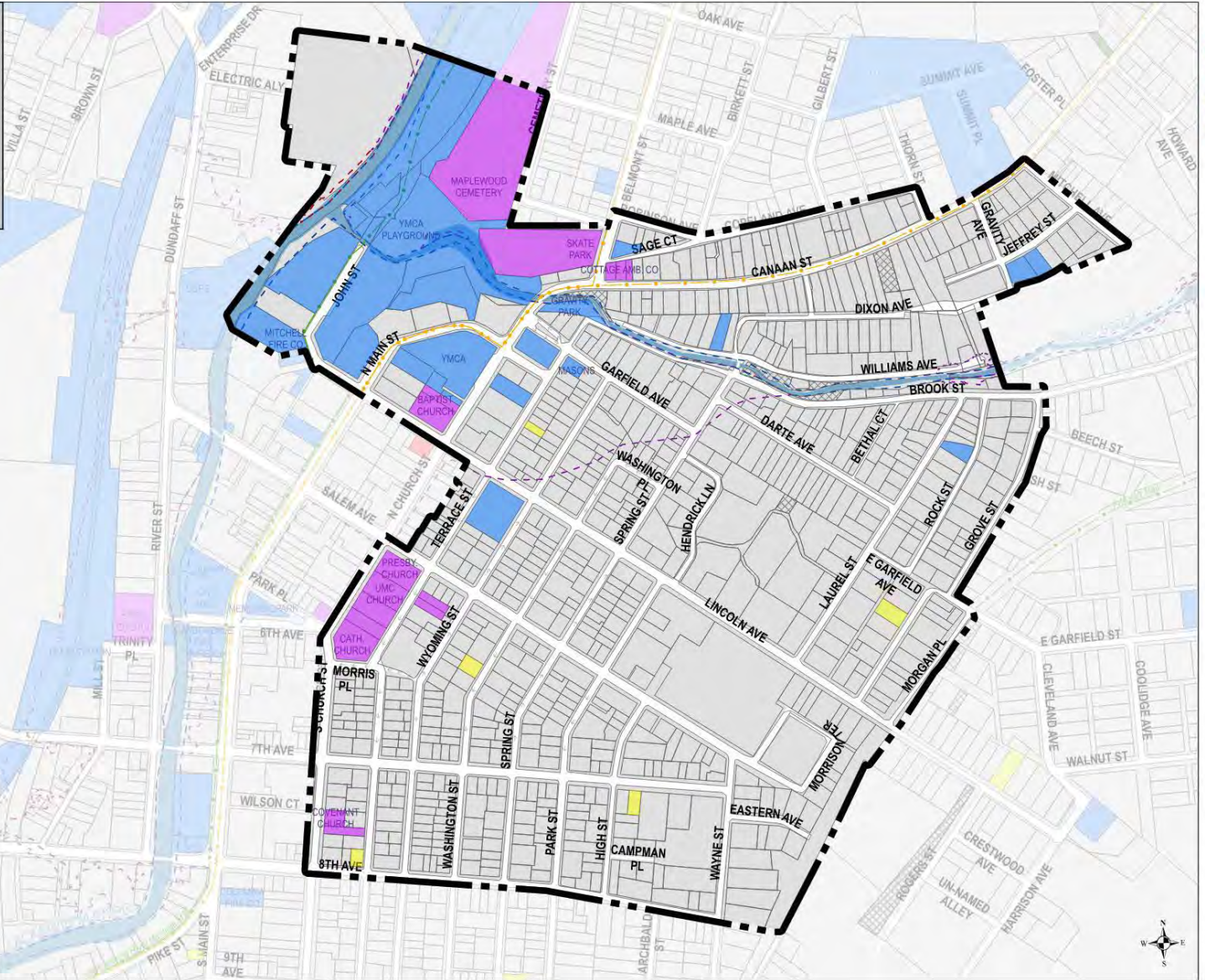
City of Carbondale, Lackawanna County, Pennsylvania - 3/18/2024

Study Area
Not Taxable - County GIS

Type Description

-  Unknown Status
-  Exempt Institutions
-  Exempt Commercial
-  Exempt Government
-  Exempt Utility
-  Exempt Residential

-  PA Bike Route
-  Railroads
-  Trails
-  Waterways
-  Parcels
-  Study Area
-  0.2% Annual Chance of Flooding
-  1% Annual Chance of Flooding
-  Floodway

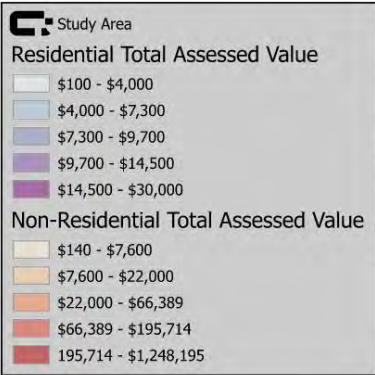


Tax Exempt Status

These parcels are exempt from paying full property taxes due to the religious, governmental, educational or other not-for-profit entities that own them.

Carbondale Elm Street : Tax Exemption Status
 City of Carbondale, Lackawanna County, Pennsylvania - 3/18/2024

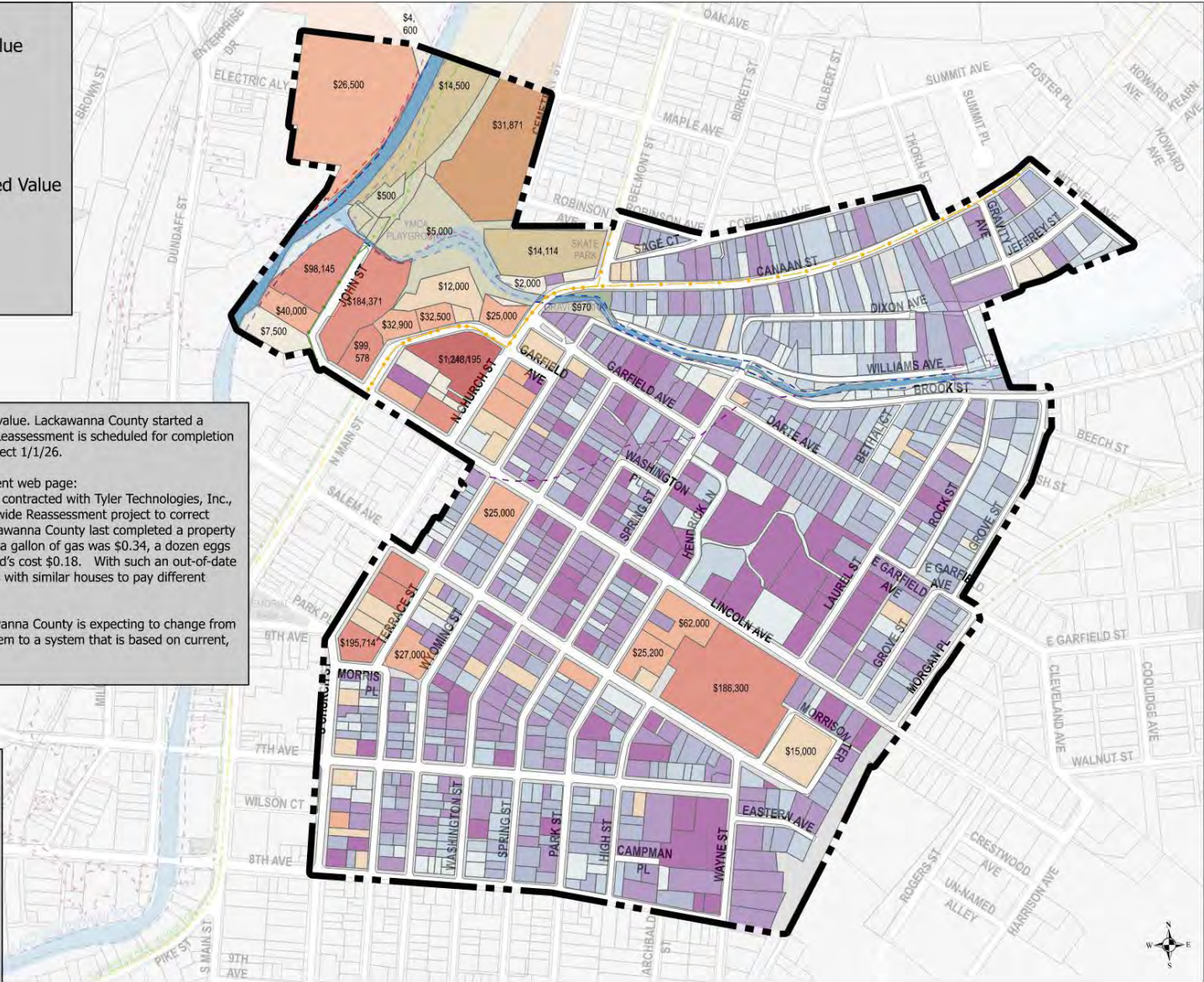
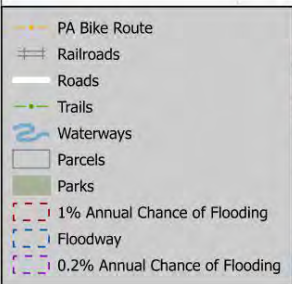
TAX EXEMPTION STATUS



This map reflects current total assessed value. Lackawanna County started a property reassessment project in 2022. Reassessment is scheduled for completion by the end of 2025, with new rates in effect 1/1/26.

Excerpted from the County Tax Assessment web page:

- On May 18, 2022, Lackawanna County contracted with Tyler Technologies, Inc., Appraisal Services, to conduct a County-wide Reassessment project to correct unfair property assessments. When Lackawanna County last completed a property assessment in 1968, the national cost of a gallon of gas was \$0.34, a dozen eggs cost \$0.53, and a hamburger at McDonald's cost \$0.18. With such an out-of-date system, it is possible for property owners with similar houses to pay different amounts of property tax.
- By conducting a reassessment, Lackawanna County is expecting to change from an out-of-date, unequal assessment system to a system that is based on current, accurate property values.



Assessed Tax Values

Assessed tax value was mapped at left to give a snapshot of property values at time of assessment. This can illustrate where investment should occur to raise property values.

Carbondale Elm Street : Real Estate Total Assessed Value

City of Carbondale, Lackawanna County, Pennsylvania - 2/26/2024

Study Area
2' Elevation Contours (PAMAP, 2008)

- Index Contours
- Index Depression Contours
- Intermediate Contours
- Intermediate Depression Contours

- PA Bike Route
- Railroads
- Trails
- Waterways
- Parcels
- 0.2% Annual Chance of Flooding
- 1% Annual Chance of Flooding
- Floodway

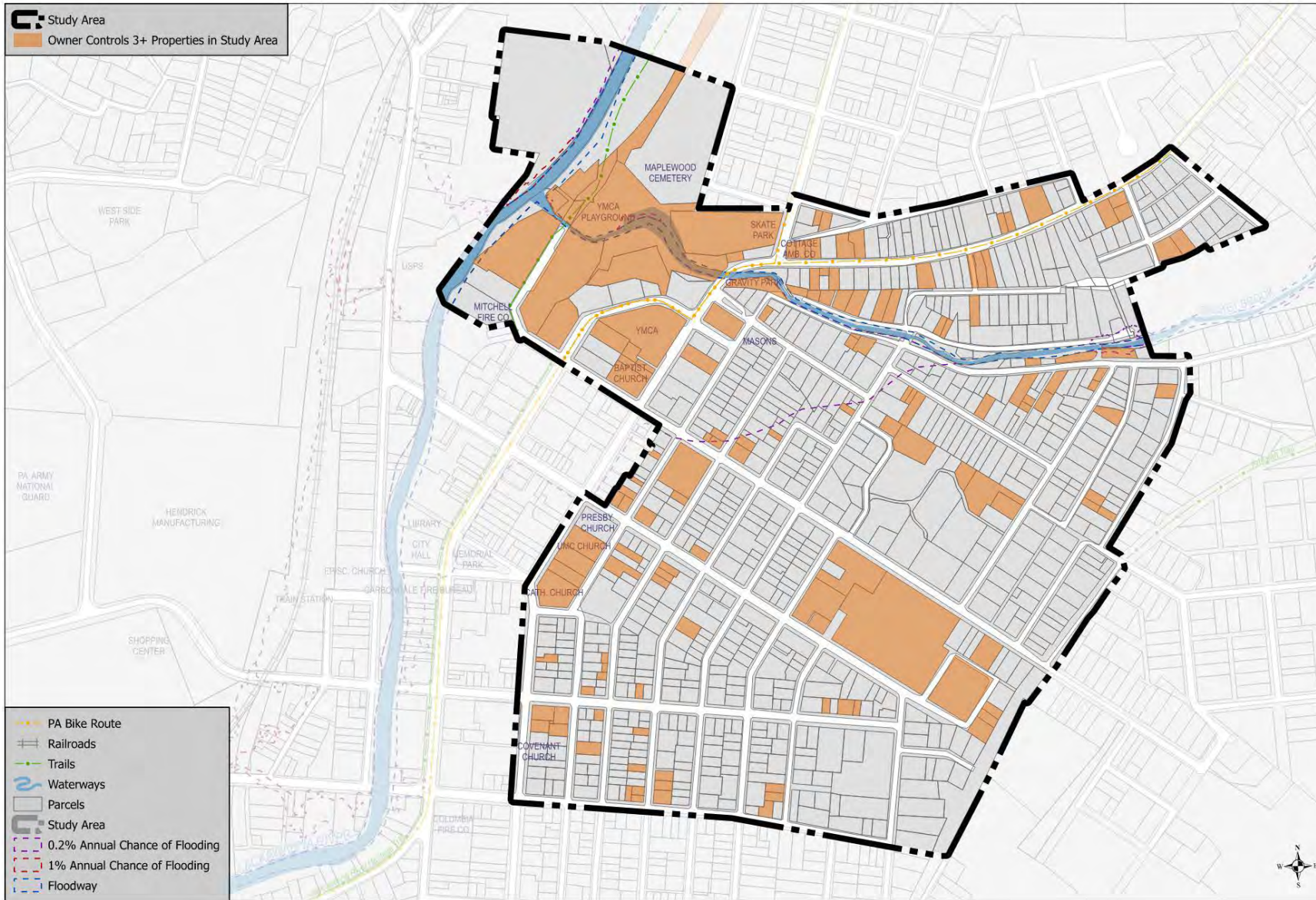


DERCK & EDSON
CONSTRUCTION & PLANNING

Topography

The map at left illustrates the topography within the study area. Shades of red and orange are steeper than the shades of yellow and green. The contours shown on this map are every 2 feet.

Carbondale Elm Street : Topography
 City of Carbondale, Lackawanna County, Pennsylvania - 3/18/2024



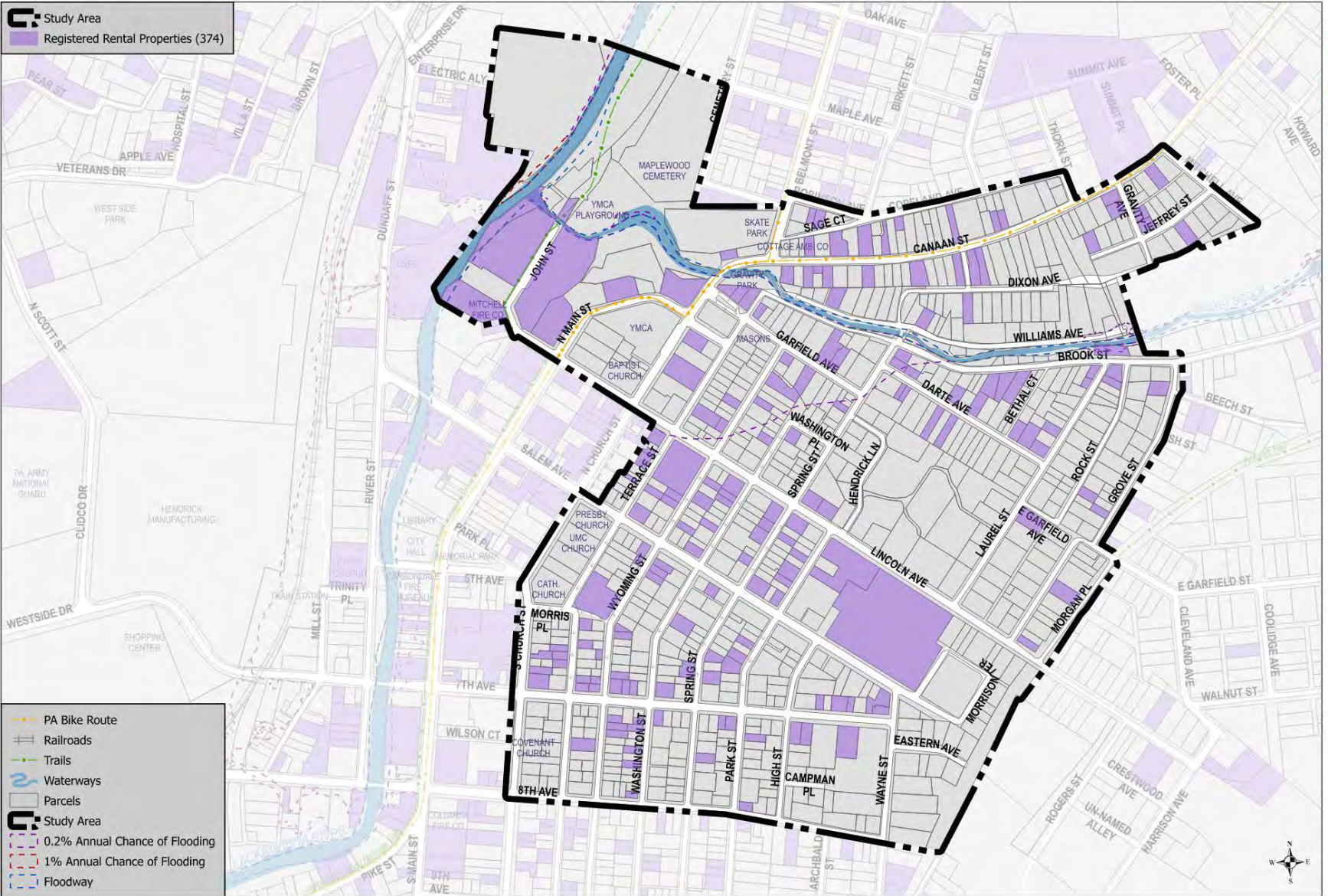
Owner of 3 or more Properties

The map at left illustrates which properties have an owner who controls 3 or more properties. We measure this along with Out-of-Town Ownership and Non-Owner Occupied parcels because if a property owner shows up on all 3 maps that parcel is more likely to be a blighted property or run by an absentee landlord.

Carbondale Elm Street : Same Owner for Three Properties or More

City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024

G Study Area
 Registered Rental Properties (374)



DERCK & EDSON
 ENGINEERS ARCHITECTS

Registered Rentals

The map at left illustrates which properties are registered as a rental. Currently **172 properties (21%)** are listed as having being registered rentals.

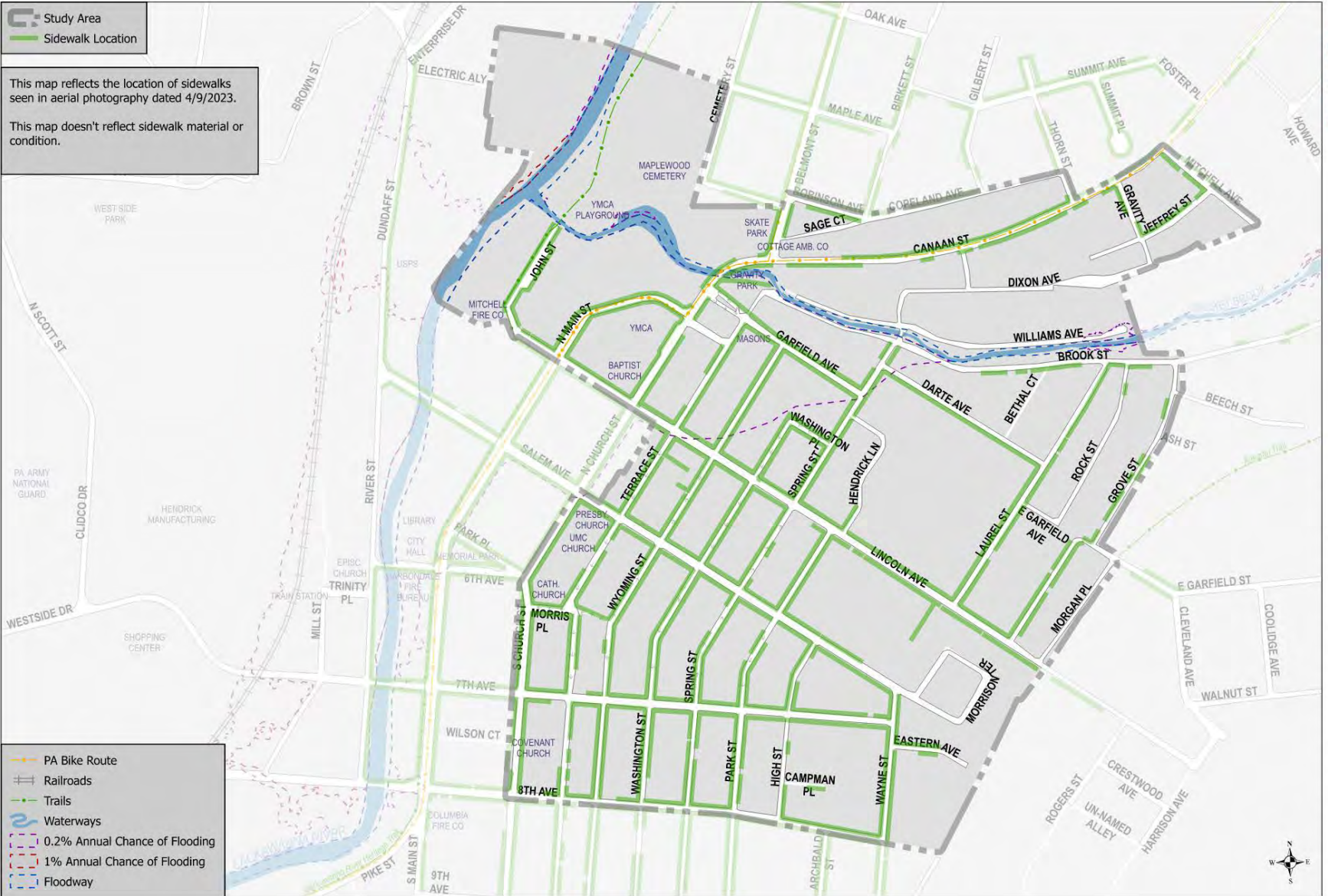
Carbondale Elm Street : Registered Rentals
 City of Carbondale, Lackawanna County, Pennsylvania - 2/23/2024

REGISTERED RENTALS

Study Area
Sidewalk Location

This map reflects the location of sidewalks seen in aerial photography dated 4/9/2023.

This map doesn't reflect sidewalk material or condition.

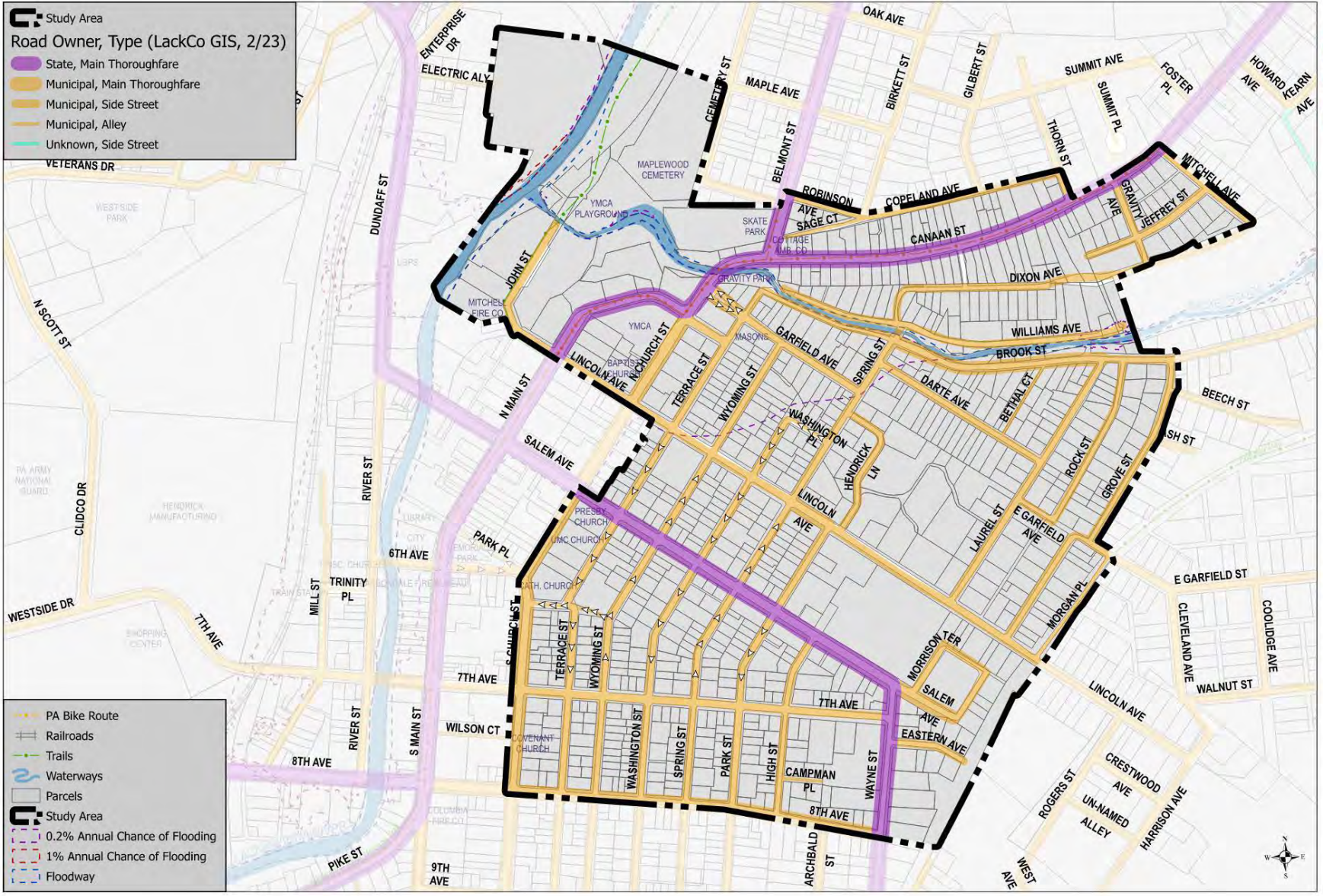


DERCK & EDSON
 CONSULTING ENGINEERS ARCHITECTS

Sidewalks

The map at left illustrates which where there are currently sidewalks within the study area. Existing sidewalks range from poor to good condition.

Carbondale Elm Street : Sidewalk Location
 City of Carbondale, Lackawanna County, Pennsylvania - 2/26/2024



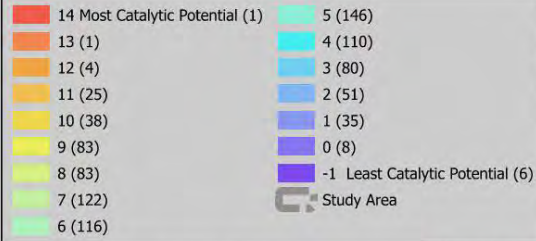
Street Network

The map at left illustrates the street network within the study area. Streets range from alleys to main thoroughfares.

Carbondale Elm Street : Street Network
 City of Carbondale, Lackawanna County, Pennsylvania - 2/28/2024

STREET NETWORK

Catalytic Potential Index
All Factors Total Score

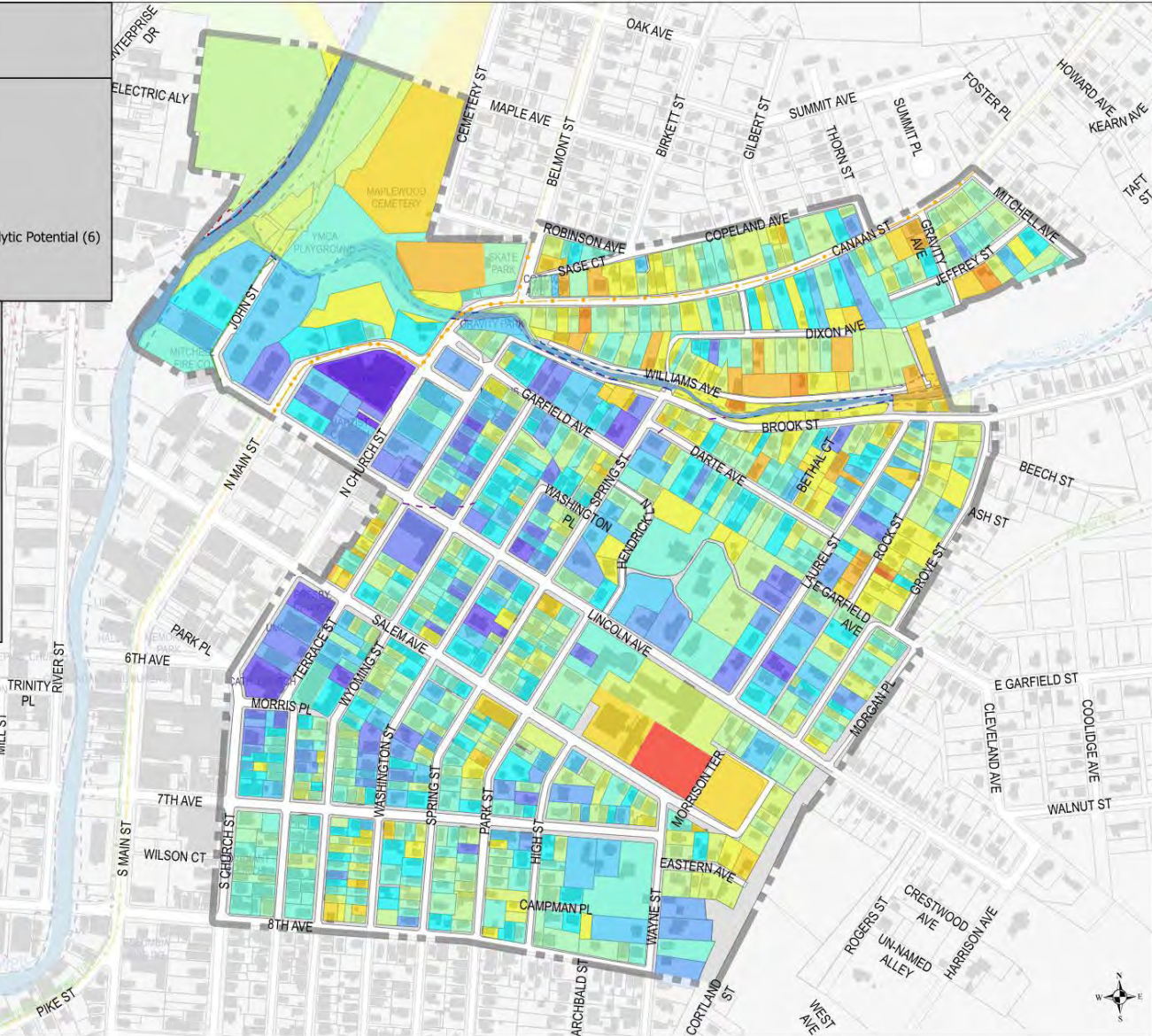
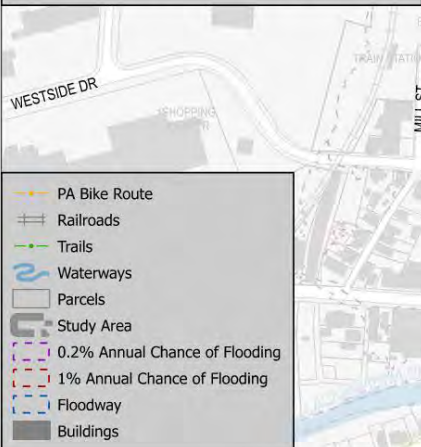


CATALYTIC POTENTIAL INDEX EXPLAINED:
Catalytic Potential Index (CPI) is a single, calculated, value assigned on a per-address basis.

Using a series of defined factors, the analysis is intended to help focus revitalization efforts on properties where incremental physical changes can make the greatest difference. CPI indicates the positive impact that improvements to those parcels are likely to have on neighboring properties.

FACTORS INCLUDED IN THIS CPI ANALYSIS:

- The condition of: street curbing, sidewalk, building façade, and curb appeal.
- The presence of: street trees, building vacancy, and unimproved land.
- The status of: rental registration, City engagement, multiple property control, community perception, institutional ownership, and ownership by public entities.

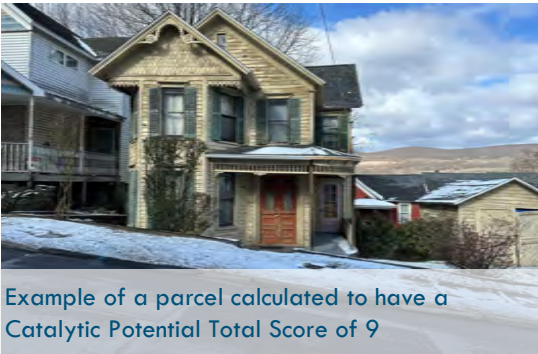


Catalytic Potential

To arrive at a final number that reflects each parcel's Catalytic Potential Total Score, the design team combined results from the Community Perception Map, the in-field Fulcrum assessments and key municipal records reviews. Every property received a total score and corresponding map color. These scores were then mapped across the study area to determine any patterns to blighted properties.

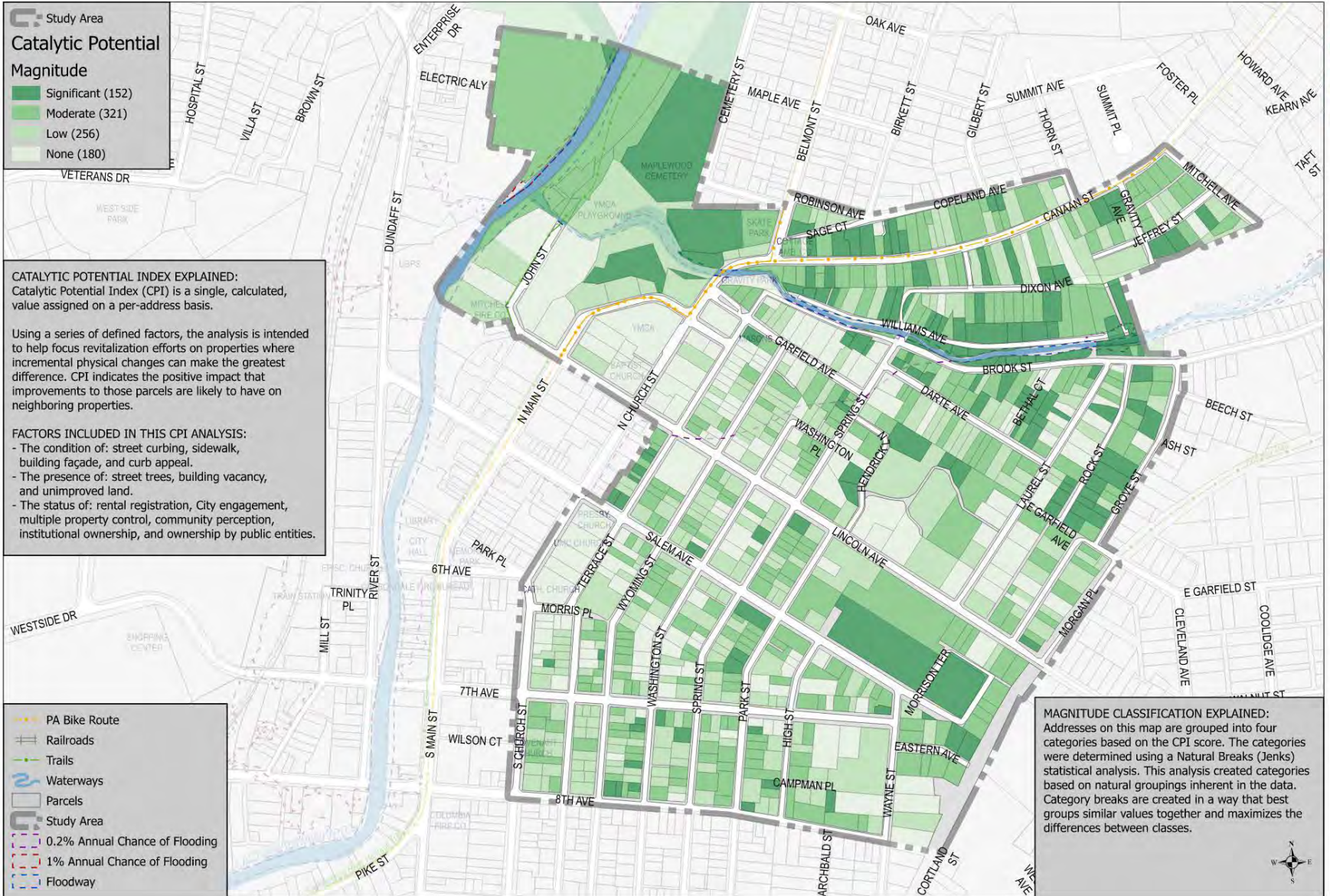
The higher the Total Score, the higher the Catalytic Potential of the parcel.

The higher the Catalytic Potential of a parcel, the greater the positive impact that improvements to those parcels are likely to have on the entire study area. Therefore, properties in the yellow to red range should be prioritized for reinvestment.



Example of a parcel calculated to have a Catalytic Potential Total Score of 9

Carbondale Elm Street : CPI Total Value
City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Catalytic Potential

The Catalytic potential scores were then grouped based on statistical analysis into 3 groups with similar characteristics.

The final catalytic potential categories were:

- “Low” Potential
- “Moderate” Potential
- “Significant” Potential

Using this metric, the study area is home to **152 parcels** with “Significant” catalytic potential and **321 parcels** with “Moderate” catalytic potential. **(52% of the total parcels).**



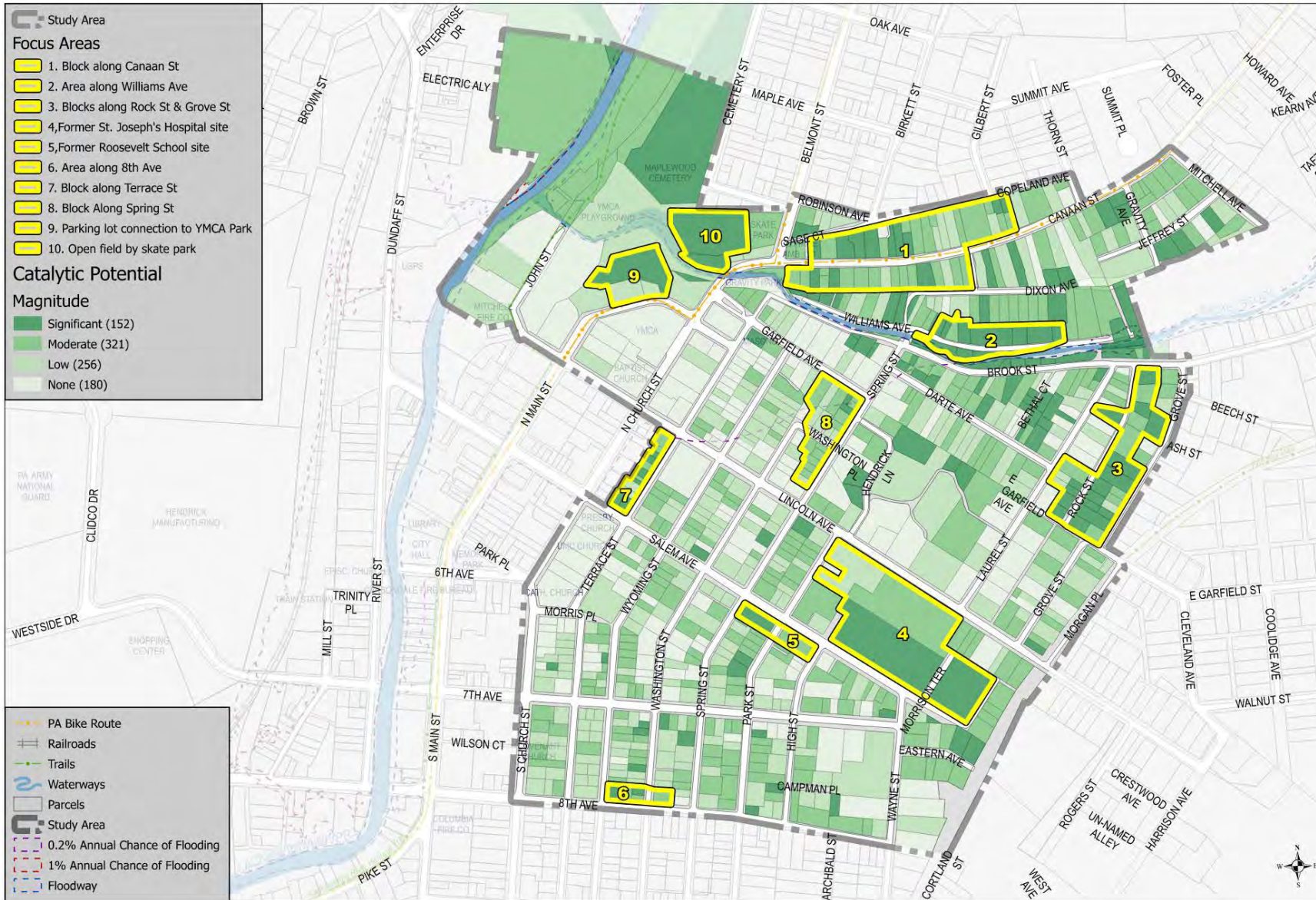
Example of a parcel calculated to have “Significant” Catalytic Potential

Carbondale Elm Street : Magnitude of Catalytic Potential
City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024

MAGNITUDE OF CATALYTIC POTENTIAL

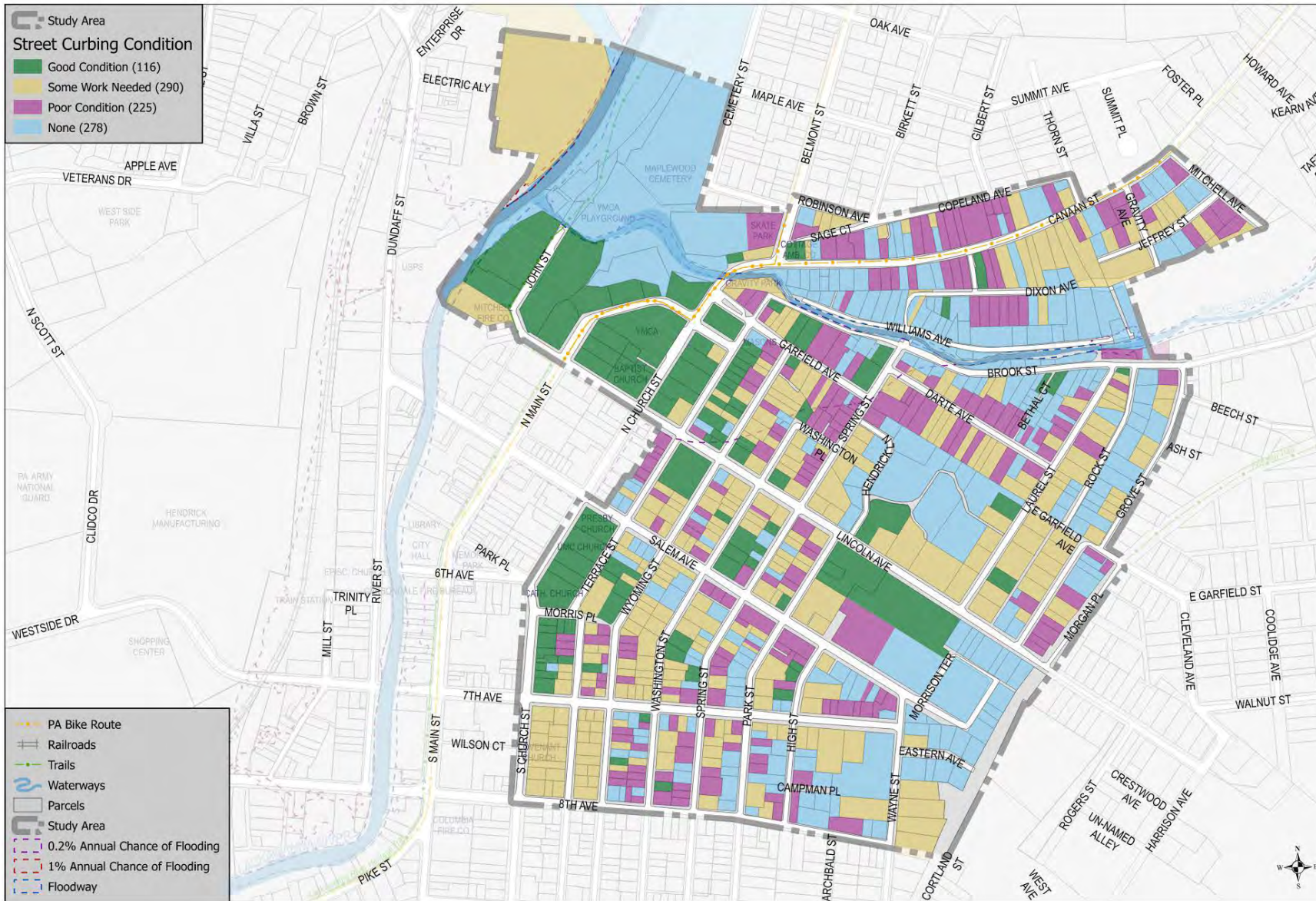
Project Emphasis Areas

Using the previous analysis slides overlaid with field observations, we recommend focusing improvement efforts on the 10 targeted areas at left. These areas allow for clustering of project sites deemed to have high catalytic potential by our statistical analysis while factoring in visibility and streetscape presence.



Carbondale Elm Street : Focus Areas

City of Carbondale, Lackawanna County, Pennsylvania - 4/16/2024



Street Curbing Conditions

Existing curbing conditions can be an indicator of blight

- Safety concerns
- Appearance of neighborhood as a whole
- **87.2% of the study area was assessed as having street curbing in “None”, “Poor Condition” or “Some Work Needed”**

Carbondale Elm Street : Street Curbing Condition

City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Example of “Poor” Street Curb Condition



Sidewalk Conditions

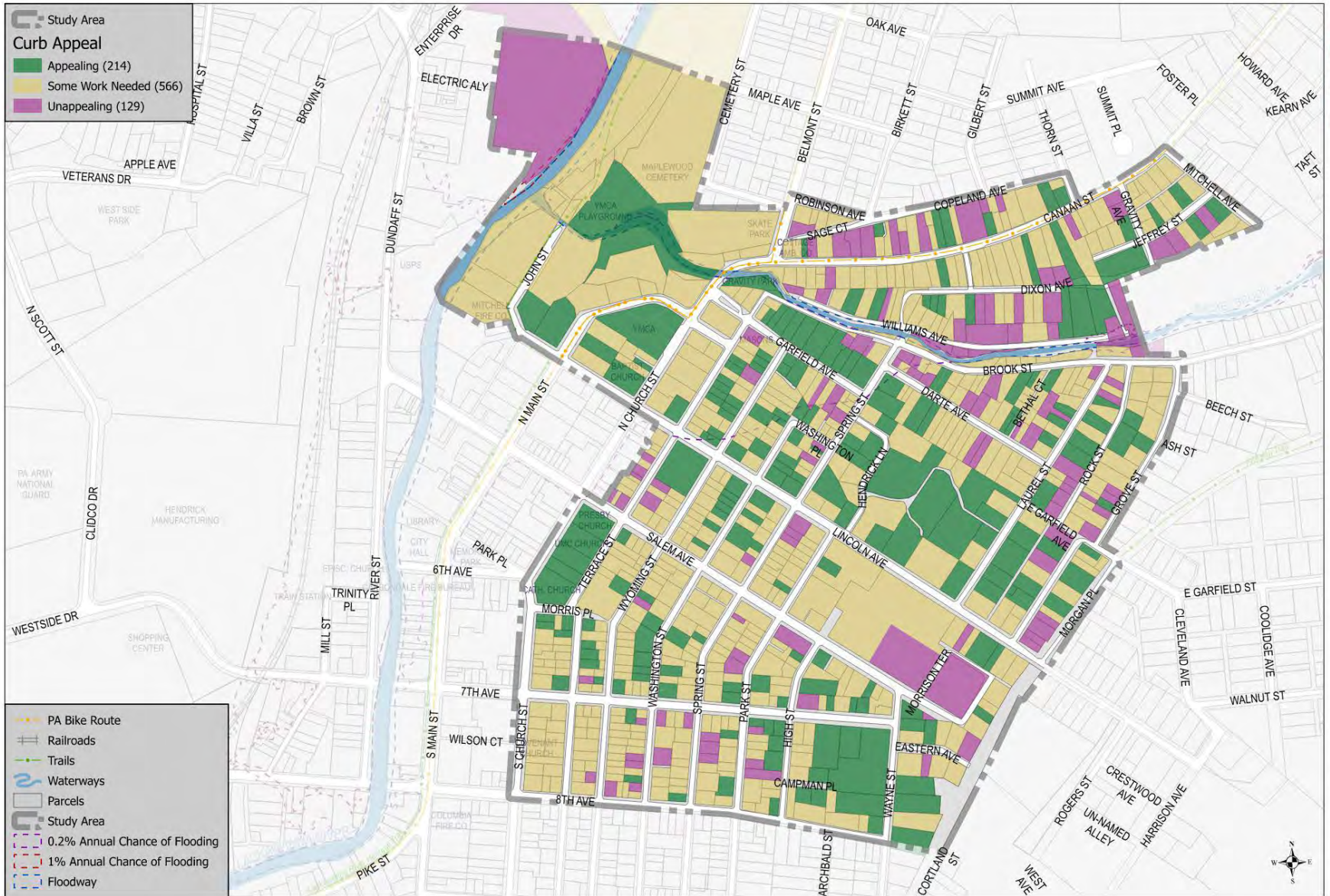
Existing sidewalk conditions can be an indicator of blight

- Safety concerns
- Appearance of neighborhood as a whole
- **69% of the study area was assessed as having sidewalks in “None”, “Poor Condition” or “Some Work Needed”**

Carbondale Elm Street : Sidewalk Condition
City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Example of “Poor” Sidewalk Condition

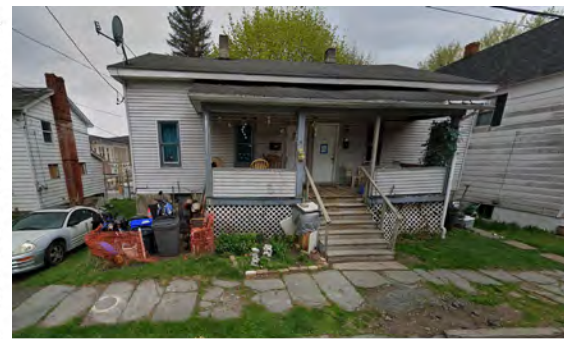


Curb Appeal

Existing curb appeal can be an indicator of blight

- Property value concerns
- Appearance of neighborhood as a whole
- **76.4% of the study area was assessed as having curb appeal in “Unappealing” or “Some Work Needed”**

Carbondale Elm Street : Curb Appeal
 City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Example of “Unappealing” Curb Appeal



Façade Condition

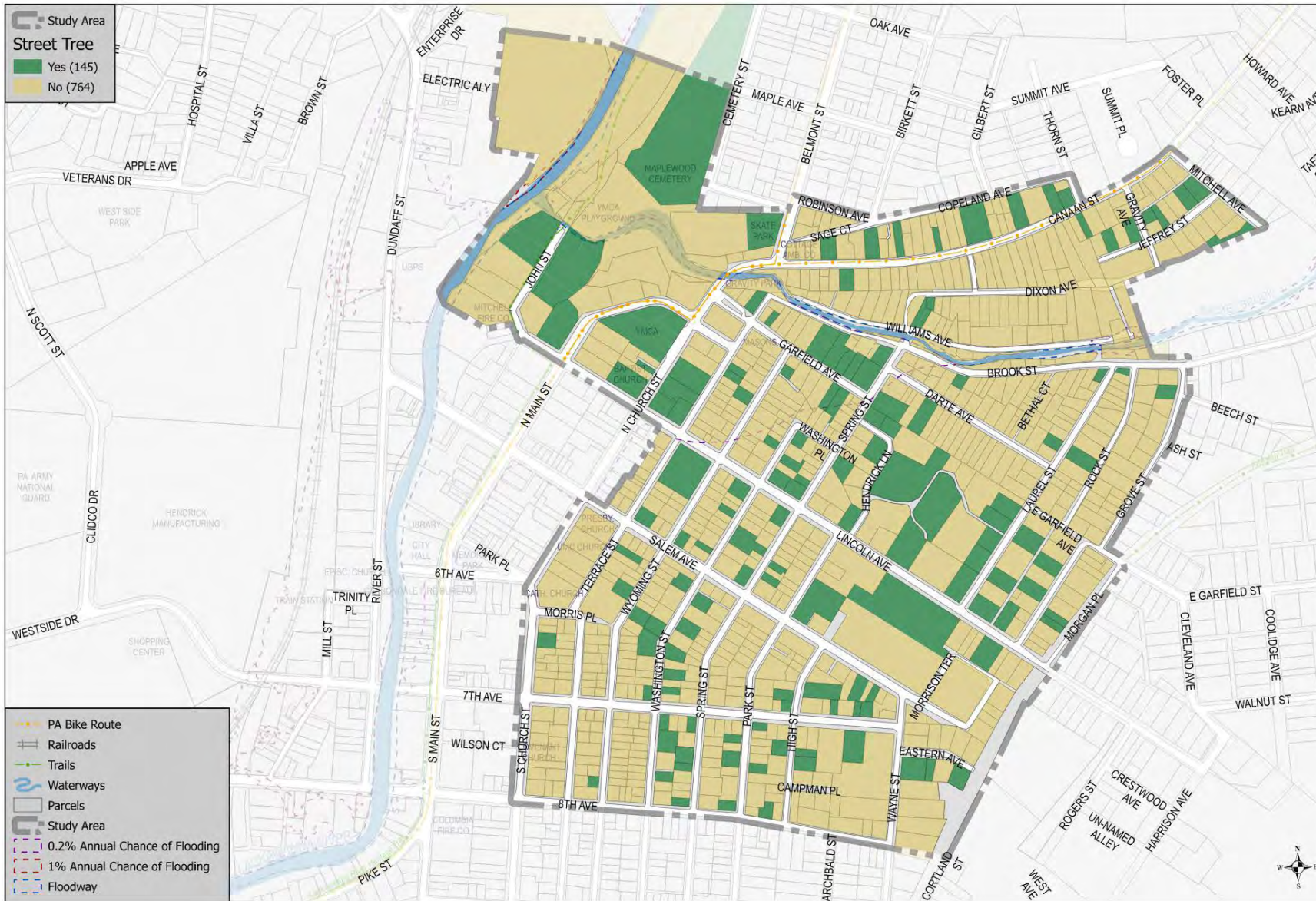
Existing façade conditions can be an indicator of blight

- Property value concerns
- Appearance of neighborhood as a whole
- **56.1% of the study area was assessed as having facades in “Poor Condition” or “Some Work Needed”**

Carbondale Elm Street : Façade Condition
City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Example of “Poor” Façade Condition



Street Trees

Street Tree presence is an indicator of safe, quality neighborhoods.

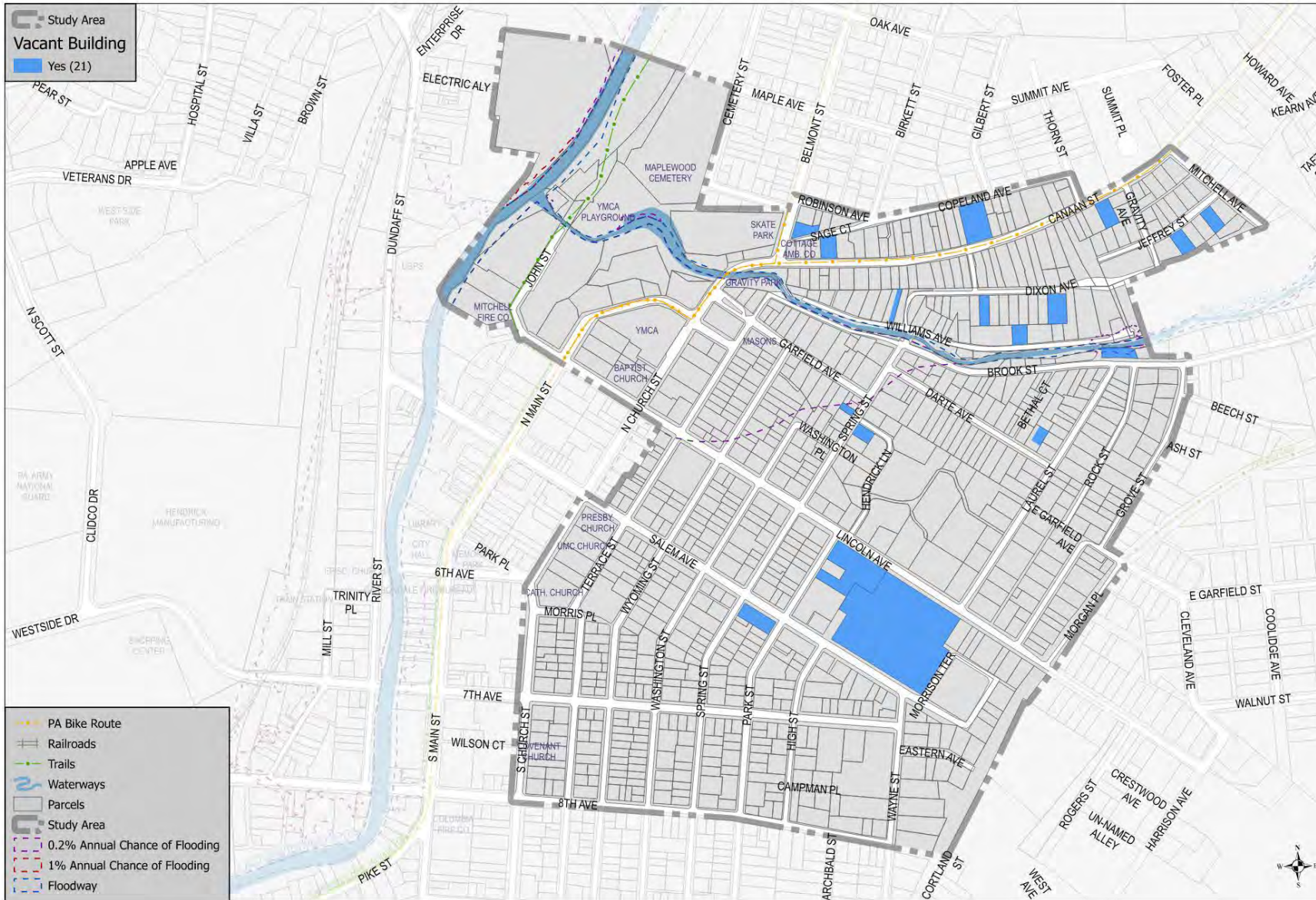
- Appearance of neighborhood as a whole
- Property Values
- Energy Savings
- **84% of the study area does not have Street Trees**

Carbondale Elm Street : Street Tree

City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Example of Street Trees



Vacant Buildings

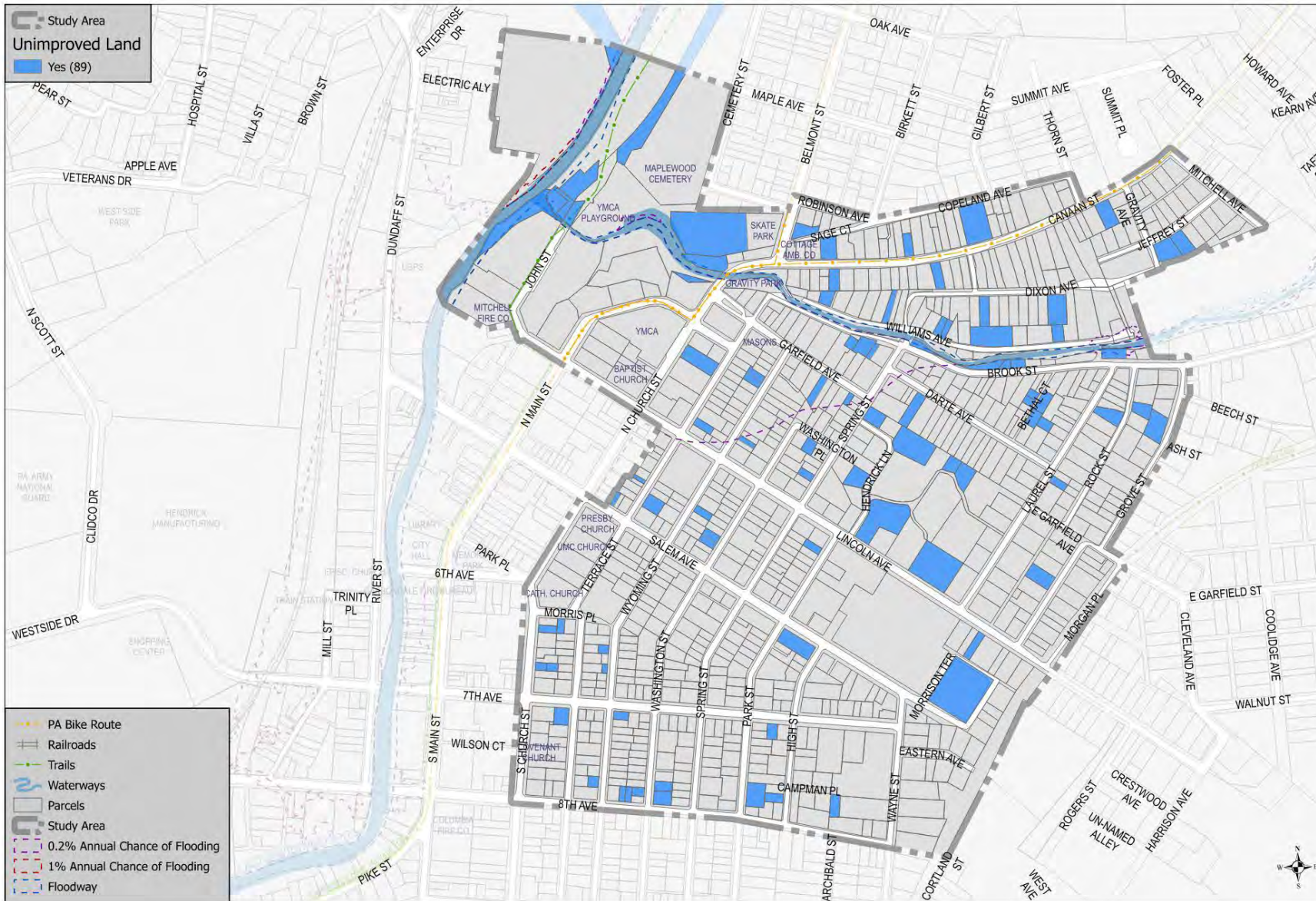
Vacant Buildings can be an indicator of blight.

- Safety concerns
- Appearance of neighborhood as a whole
- Property Values
- **21 Vacant buildings in the study area.**

Carbondale Elm Street : Vacant Buildings
 City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Example of Vacant Building



Unimproved Parcels

Unimproved parcels can be an indicator of blight or represent redevelopment opportunities.

- Safety concerns
- Appearance of neighborhood as a whole
- Property Values
- **9.7% of parcels are unimproved in the study area.**

Carbondale Elm Street : Unimproved / Vacant Land

City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024



Example of Unimproved Parcel



Community Perception

On the left is a map of the community perception of positive and negative areas within the study area

- Based on community input at the public meeting.
- **2.2% of parcels are perceived as negative or very negative in the study area.**



Example of "Positive" Community Perception



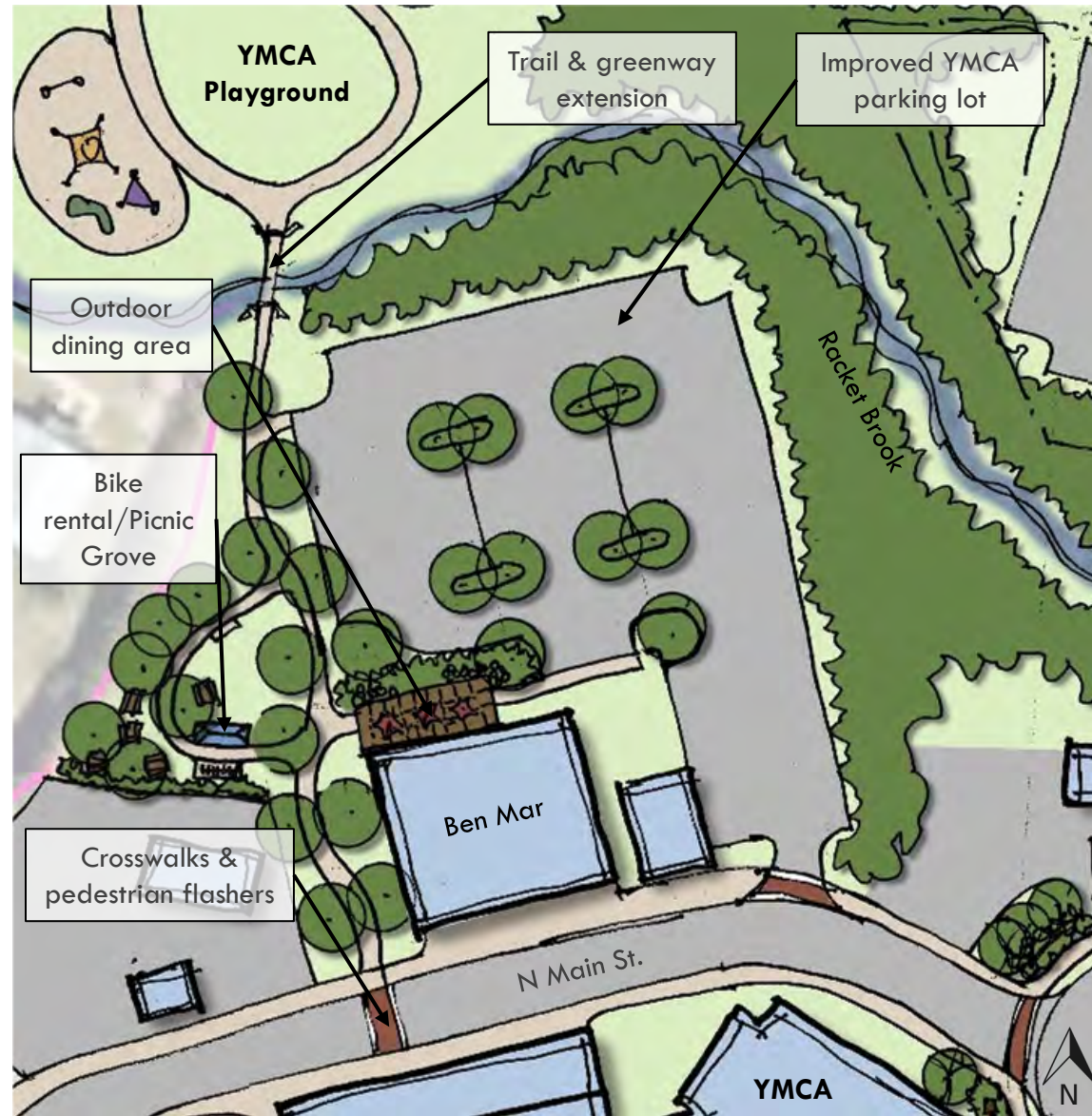
Example of "Negative" Community Perception

Carbondale Elm Street : Community Perception
 City of Carbondale, Lackawanna County, Pennsylvania - 4/10/2024

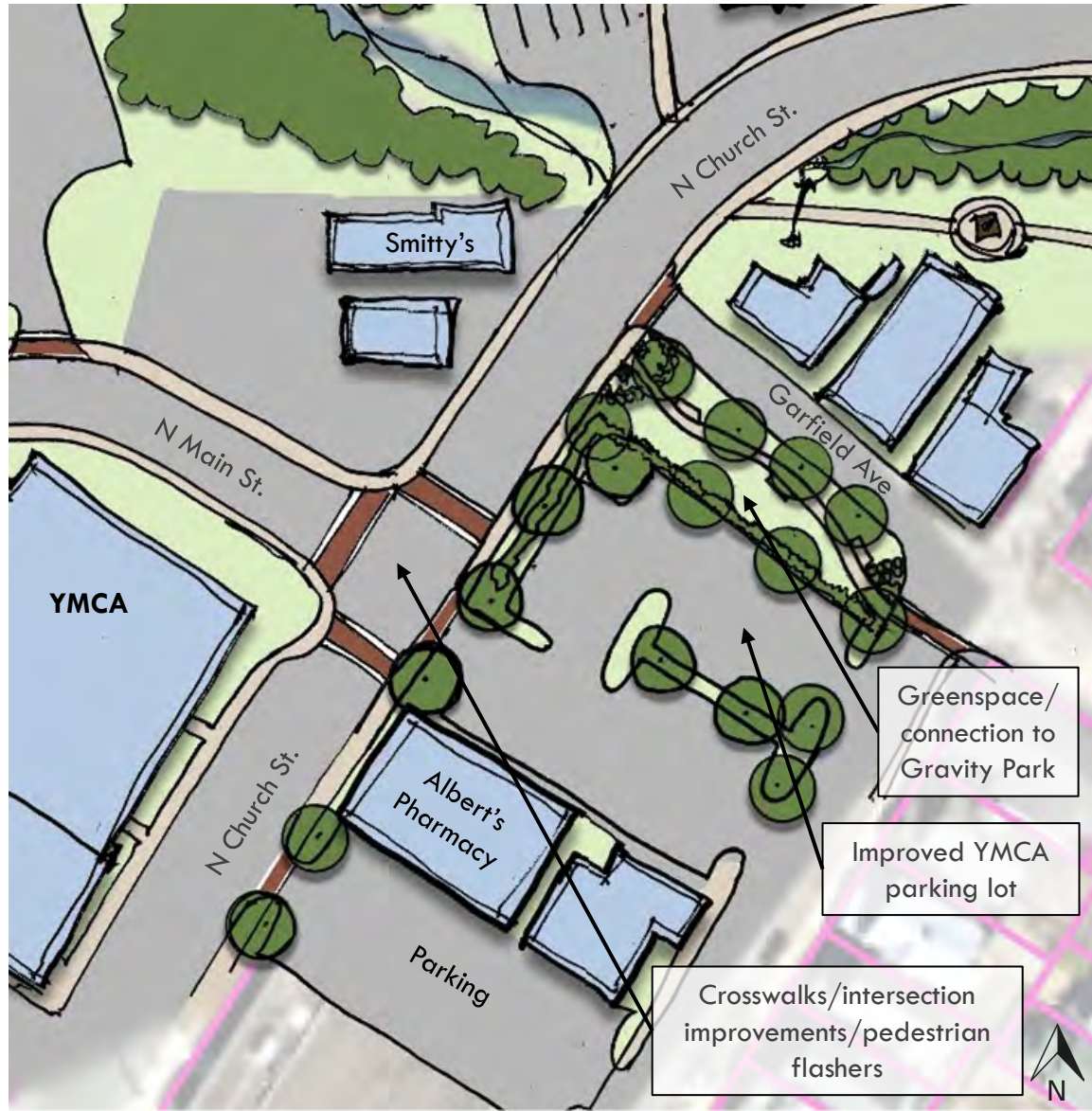
COMMUNITY PERCEPTION

APPENDIX B

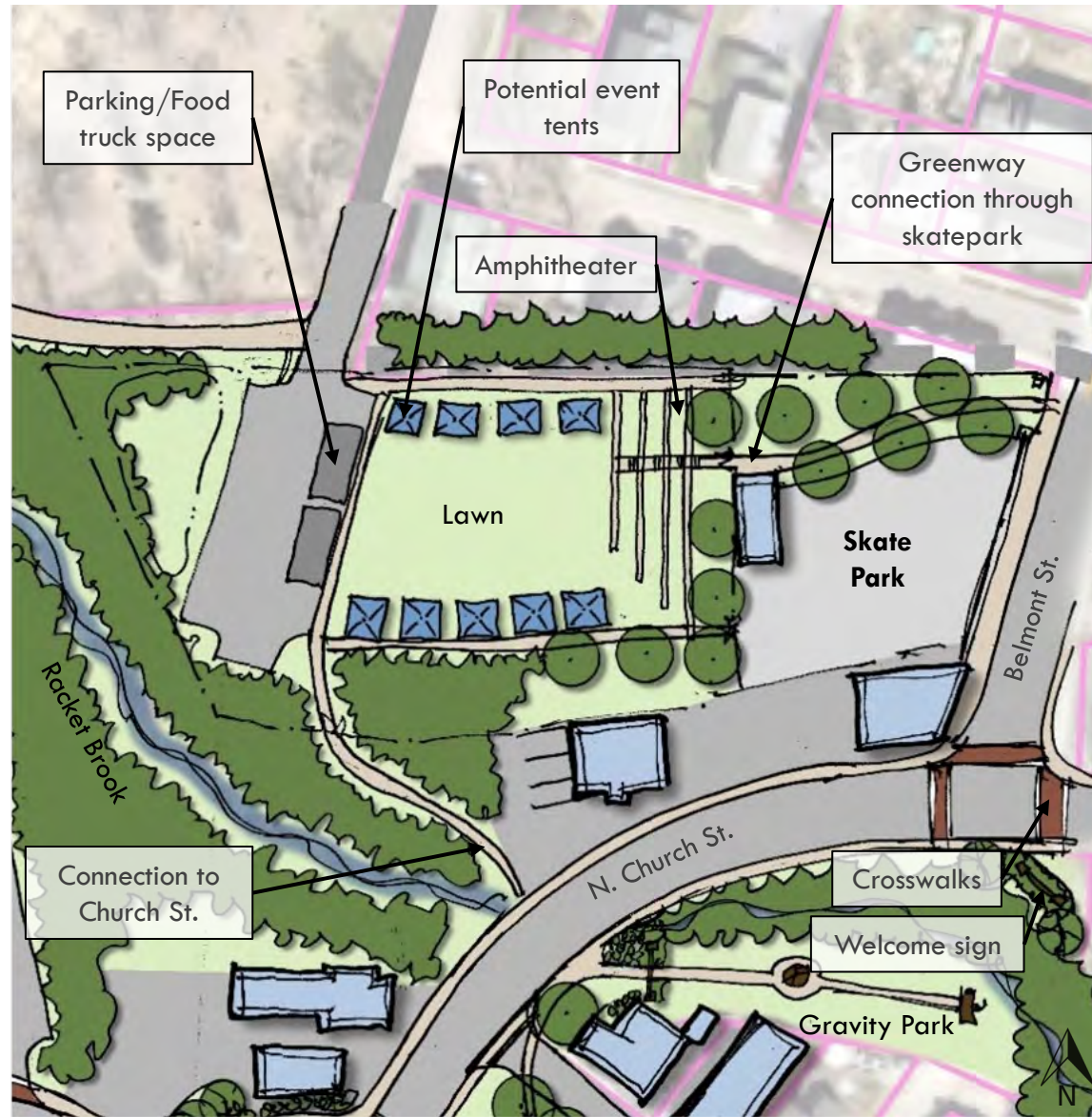
ALTERNATE SITE PLANS



SITE 1: TRAILHEAD PARK AT YMCA ALTERNATE



SITE 2: GRAVITY PARK GATEWAY ALTERNATE



SITE 3: SKATEPARK AMPHITHEATER ALTERNATE

Carbondale Core Neighborhood Plan



June 2024