

WEST SCRANTON NEIGHBORHOOD PLAN HIGHLIGHTS



The community's ideas and desires for the future of West Scranton provide the foundation for this plan. Input from residents and business owners—which was collected through community meetings, a door-to-door survey, focus groups, 1-on-1 interviews, and social media—informed the plan's vision and strategies. These are highlights from the full plan.

SURVEY SAYS...

MAIN REASONS PEOPLE LIVE HERE:



A STRONG FOUNDATION, BUT ROOM TO IMPROVE

GOOD ASPECTS OF THE COMMUNITY:

- + Friendliness of neighbors
- + Quality of public services

ASPECTS TO IMPROVE IN THE COMMUNITY:

- Physical condition of streets, sidewalks, and public spaces
- Physical conditions of homes in the community
- Cleanliness of the community

STRONG SENSE OF COMMUNITY



58% believe that neighbors will work together to fix problems in the community

MIXED FEELINGS ON NEIGHBORHOOD CHANGE

Nearly half of all respondents so far felt that the community has

STAYED ABOUT THE SAME
IN THE LAST 3YRS



ISN'T LIKELY TO CHANGE
MUCH IN THE NEXT 3YRS.

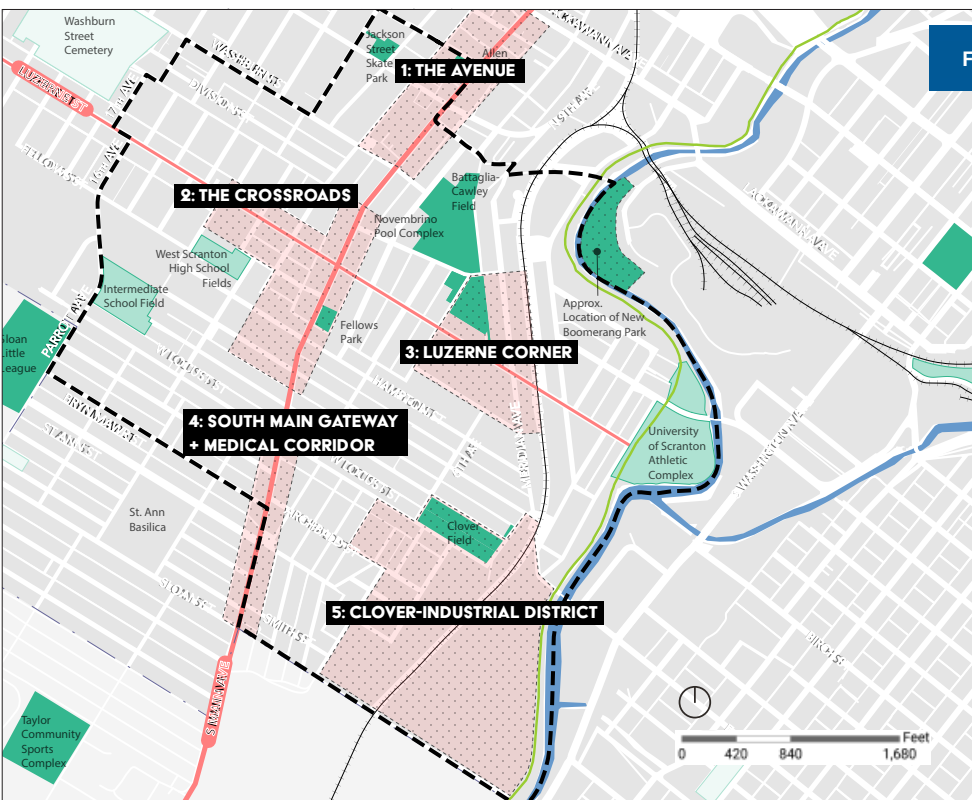


FIGURE 1. TARGET AREA

Districts are highlighted, each of which will have a customized set of strategies.

ENHANCEMENT AREAS

- Business Clusters/Districts
- Proposed New Park

OPEN SPACES

- Park
- School Field
- Cemetery
- Lackawanna River Heritage Trail

- Target Area
- City of Scranton
- Waterways
- Railway

VISION

In 2030, West Scranton is a vibrant, welcoming community with safe and affordable neighborhoods, walkable business districts, and a spirit of neighborliness that is celebrated in its culture and connections to schools, parks, and community organizations.

FOCUS AREAS



COMMUNITY CHARACTER

What is unique, valuable, and distinctive about the community and lifestyle in West Scranton? This is a way of identifying what aspects of life in West Scranton should be emphasized and supported in the plan and what aspects perhaps need to change. A lot of this has to do with heritage and culture, but it also may involve identifying some physical places in the neighborhood that are visually or conceptually significant.



COMMERCIAL CORRIDORS

What are the strengths, issues, and opportunities for the neighborhood's two primary commercial corridors – Main Avenue and Luzerne Street? This begins with determining the sub-districts along each corridor, as well as the optimal balance between the circulation and commercial functions of these roads.



SERVICES + AMENITIES

What community services and amenities exist already, how well are they serving community needs, and what else is needed to support a high quality of life for residents? This starts with understanding the current assets, such as parks, open spaces, schools, and social service providers, as well as the programming, activities, and services that operate out of and make use of those physical assets. Once that foundation is established, the next step is to identify gaps or shortcomings in the existing network of services and amenities in the neighborhood.



HOUSING

What are the strengths, issues, and opportunities for West Scranton's housing stock from the perspective of homeowners, renters, and landlords? The overall goal is to (1) understand what types of infill housing are needed to align with the mix of household sizes, structures and lifestyles of West Scranton residents, (2) identify adaptations and updates needed to the existing housing stock to make it perform best for its occupants, (3) determine what types of programs or projects are needed to ensure that people have access to the resources they need to uphold a high standard of property maintenance, feel confident investing in their neighborhood, and achieve financial stability in their West Scranton home, and (4) determine what kind of housing typologies and amenities are needed to attract and retain new residents.

STRATEGIES

REINFORCE + CELEBRATE WEST SIDE'S COMMUNITY NEIGHBORLINESS

Residents have stressed the importance of neighborliness, friendliness, and neighbors' willingness to work together to help one or another out, participate in local events, and support local organizations.

INTEGRATE LOCAL INSTITUTIONS INTO VIBRANT DISTRICTS

Community character and sense of place were identified as assets of the West Scranton neighborhood to build from.

BETTER DEFINE KEY MIXED-USE DISTRICTS

Commercial and mixed-use districts need a more defined identity, sense of place, and enhanced public spaces, as well as more programming and events to attract residents and visitors.

SUPPORT + GROW LOCAL BUSINESSES

Explore opportunities for a Business Association, support for facade and building improvements, promotional events, "shop local," reduce storefront vacancies, and activate the commercial corridors.

DEFINE AND EXPAND THE ROLES OF EXISTING + PLANNED COMMUNITY CENTERS

Define clear, supportive roles for the neighborhood community centers that complement each other and provide needed community resources, services, and programs.

STRENGTHEN CONNECTIONS BETWEEN THE OPEN SPACE NETWORK + COMMUNITY INSTITUTIONS

Provide a more diverse range of outdoor and community open spaces for all users, and explore ways to better connect and activate neighborhood open spaces and parks.

ENHANCE KEY STREETS AS AN EXTENSION OF THE OPEN SPACE NETWORK

Streets can provide more than a direct route from one place to another, instead providing places for the community to come together, support local business and residents, and provide places for people to walk and stay awhile.

STABILIZE FRAGILE HOUSING MARKETS

The local housing market can be improved through training / capacity building for local owners and renters, support for seniors to allow aging in place, vacant lot clean-ups, and code enforcement.

DENSIFY + DIVERSIFY HOUSING OPTIONS

Provide a range of options to meet residential housing needs, e.g., new infill, market-rate, affordable units, senior housing, and housing near commercial corridors to offer more walkability and activity.

KEY DISTRICTS + CATALYST SITES

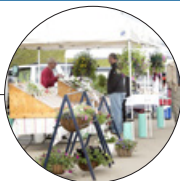
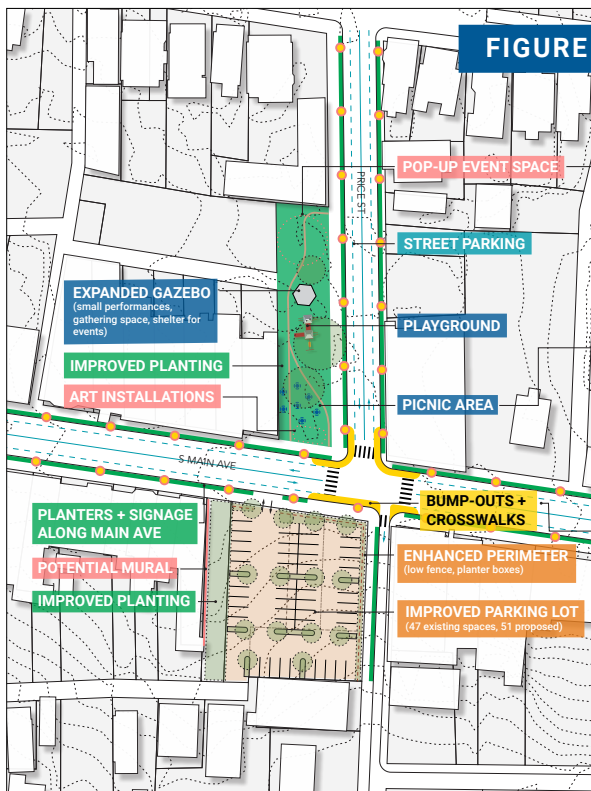


THE AVENUE

District 1 is the northernmost gateway into the planning area and the busiest part of Main Avenue in terms of commercial activity, generally along Main Avenue and between Lackawanna Avenue and Washburn Street. The vision for “The Avenue” is to enhance its place as a charming, historic commercial core, home to unique retail, food, entertainment and nightlife where you can expect to meet locals and visitors seeking out a uniquely West Scranton experience.



FIGURE 2. DISTRICT 1 CATALYST SITE PLAN - PROPOSED OPTION 2



The above image shows what the proposed changes to Allen Park and the Municipal Parking Lot could look and feel like, if implemented according to the proposed Option 2.



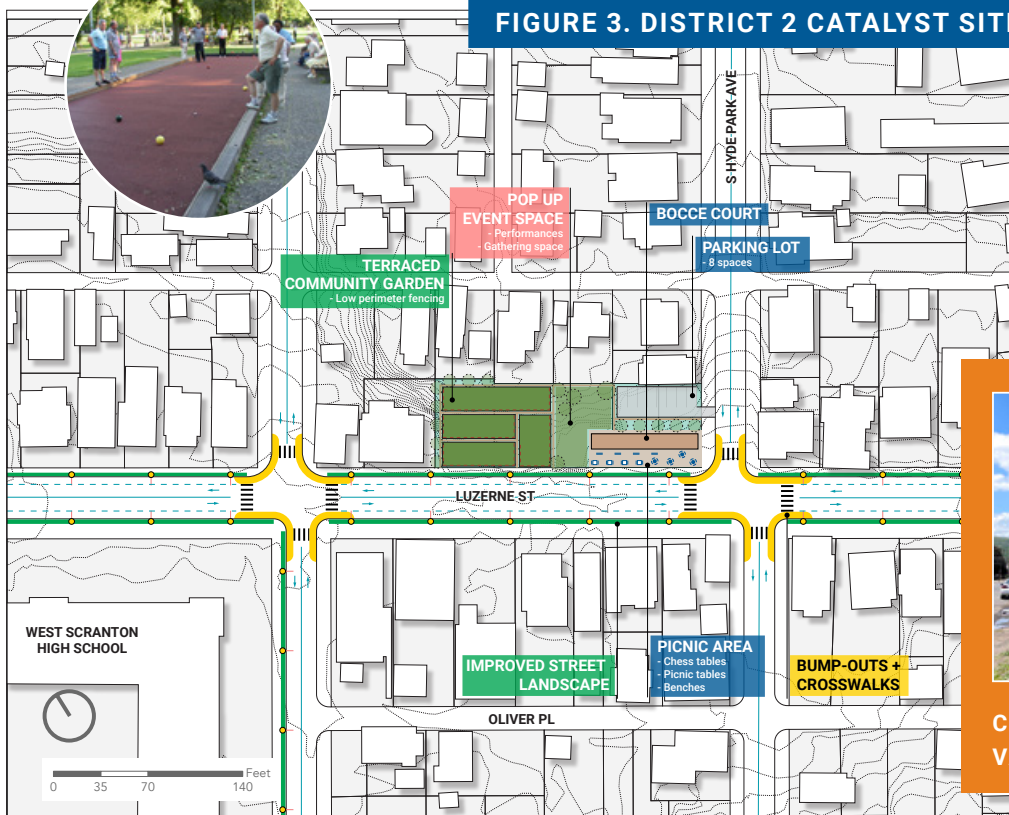
CATALYST SITE: ALLEN PARK + MUNICIPAL PARKING LOT

THE CROSSROADS

District 2 is central to the neighborhood and includes West Scranton High School along Luzerne Street. A future for the “Crossroads” area is an iconic, highly visible gateway and a hub of community services where you can expect to run into neighbors. Students, families, and residents regularly travel through this area taking advantage of recreation and open space, as well as connections to other parts of the neighborhood.



FIGURE 3. DISTRICT 2 CATALYST SITE PLAN - PROPOSED OPTION 3



Located on Luzerne Street, east of the High School, Option 3 is to develop the site with a mix of new family housing at the front of the lot avoiding steep slopes, combined with a community plaza or event space on the corner of Hyde Park Ave.



CATALYST SITE: LUZERNE VACANT LOTS

LUZERNE CORNER

District 3 stretches along Luzerne Street, east of Main Avenue and including Meridian and Railroad Avenues. A future vision for the “Luzerne Corner” includes enhanced shopping, restaurants, entertainment, and recreational opportunities, serving as a hub with something for everyone in the family.

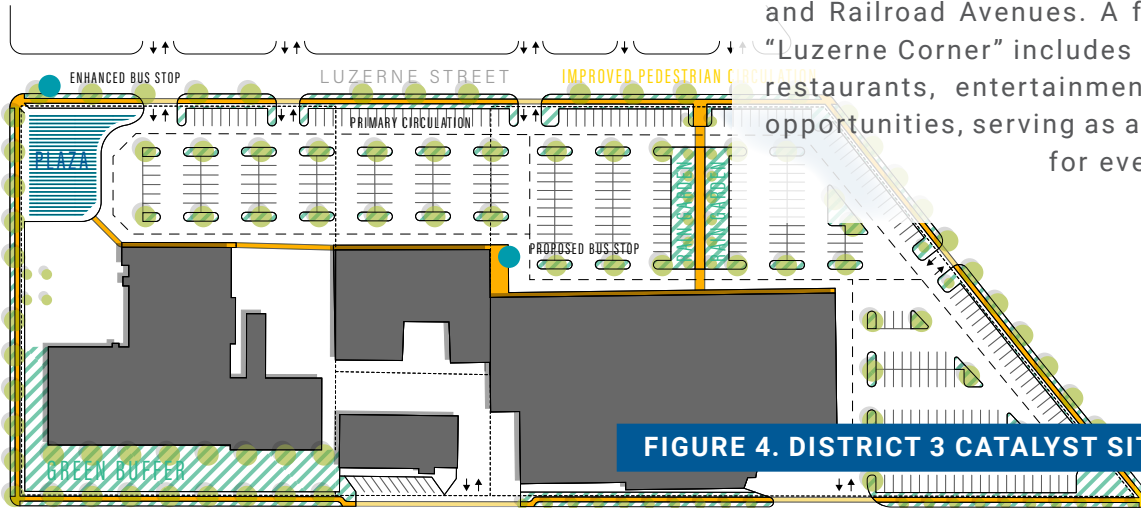
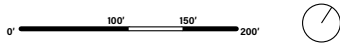


FIGURE 4. DISTRICT 3 CATALYST SITE PLAN - OPTION 1

PARKING:

Existing* - 419
Proposed - 367

*APPROXIMATE COUNT- ONLY STRIPED SPOTS



A key opportunity site identified by the community, Option 1 for the Luzerne Shopping Center area includes short-term enhancements to improve parking, circulation, and community sense of place. More street trees for shade, safe pedestrian access, green buffers, and a new plaza are envisioned.

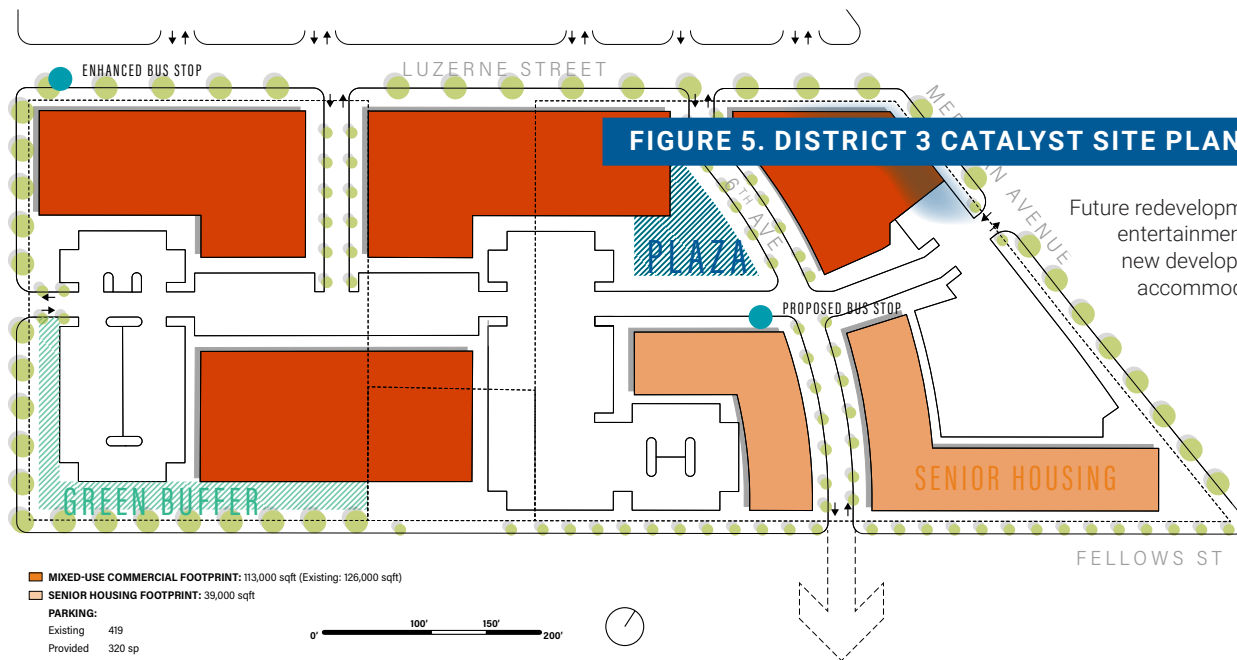


FIGURE 5. DISTRICT 3 CATALYST SITE PLAN - OPTION 2B

MIXED-USE COMMERCIAL FOOTPRINT: 113,000 sqft (Existing: 126,000 sqft)
SENIOR HOUSING FOOTPRINT: 39,000 sqft

PARKING:

Existing 419
Provided 320 sp
Required*: 450 sp

*NOT INCLUDING RESIDENTIAL REQUIREMENT-PROPOSE SHARED PARKING?

▭ Parcels



Future redevelopment may include retail, entertainment, and housing, and the new development pattern could still accommodate all current tenants.



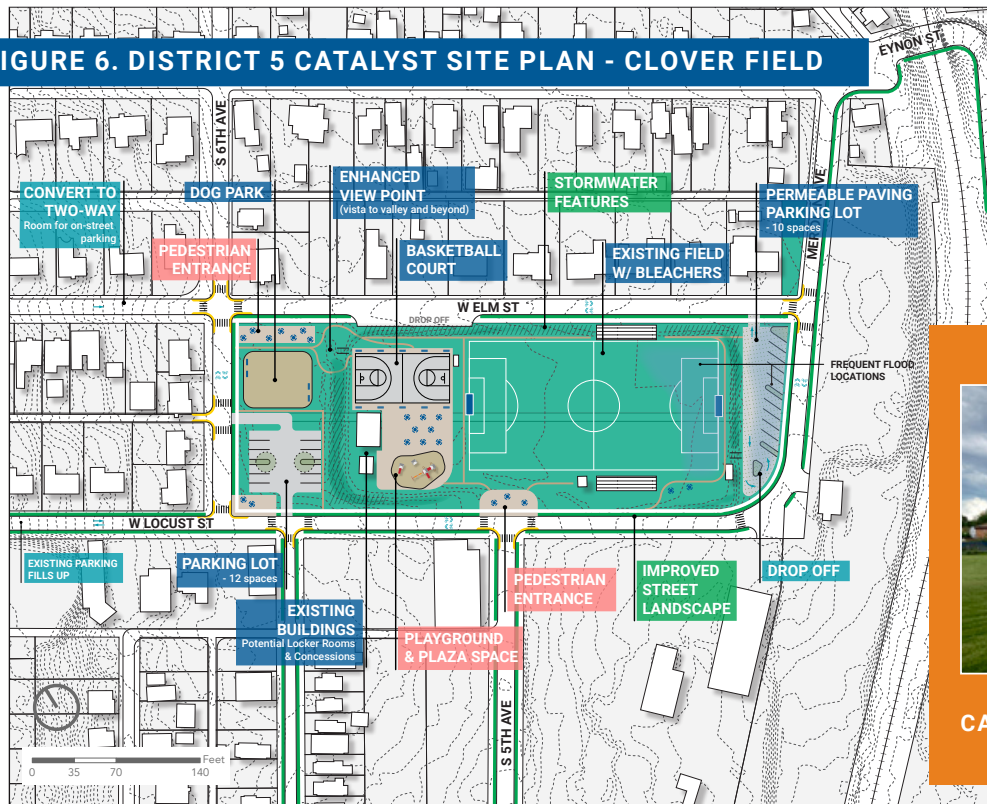
CATALYST SITE: LUZERNE SHOPPING CENTER

CLOVER-INDUSTRIAL DISTRICT

The District 5 plan for “Clover-Industrial District” supports the local economy with reliable, accountable, and well-maintained set of industrial service businesses that provide good jobs and keep the city running smoothly. This district includes enhanced Clover Field recreation opportunities, a potential dog park or other community amenity, and improved relationship to the trail.



FIGURE 6. DISTRICT 5 CATALYST SITE PLAN - CLOVER FIELD



CATALYST SITE: CLOVER FIELD

SOUTH MAIN GATEWAY + MEDICAL CORRIDOR

The District 4 plan includes South Main Avenue tying into community anchor, St. Ann's. This district envisions strengthening of the gateway and emerging medical / services corridor to create a welcoming, dispersed set of distinctive, eye-catching businesses and services for meeting your everyday needs at a relaxed, sociable pace.



CATALYST SITE: SMITH + MAIN

MEDICAL OFFICE DEVELOPMENT

This \$5.5 million new investment in the medical corridor is now home to a physical therapy office, pharmacy, home health company, and a medical marijuana dispensary.



NEIGHBORWORKS NEPA OFFICE

NeighborWorks Northeastern Pennsylvania has relocated their office to West Scranton, replacing the former credit union behind the gas station. NeighborWorks envisions this as a hub for revitalization and community building in West Scranton.

IMPLEMENTATION

Implementing this plan will require partnerships, creative funding strategies, and vision. These are some of the strategies we plan to employ over the next 10 years.



COMMUNITY CHARACTER

GOAL 1: Document and share stories that exemplify West Side values in action.

GOAL 2: Cultivate an inclusive “West Sider” identity through multi-generational programs.

GOAL 3: Create a “Welcome Committee” to orient newcomers to the community.



COMMERCIAL CORRIDORS

GOAL 1: Organize a business association for West Scranton.

GOAL 2: Invest in beautifying outdated or deteriorated building facades and business signage.

GOAL 3: Improve commercial corridor safety and walkability.



SERVICES + AMENITIES

GOAL 1: Introduce neighborhood safety, cleanliness, and maintenance programs, especially along commercial corridors.

GOAL 2: Increase social amenities geared towards young adults and seniors.



HOUSING

GOAL 1: Work with the city to improve code enforcement.

GOAL 2: Develop quality, affordable senior housing near community assets and anchors.

GET INVOLVED

- 1 View the full plan online at nwnepa.org/westscranton
- 2 Like us on Facebook facebook.com/westsidescranton
- 3 Join our email list for updates nwnepa.org/westscranton
- 4 Join a committee